

## FALLING WATERS HOA 2023 BUDGET

	YTD Actuals as of 9/26/22	2022 Budget	2023 Budget	COMMENTS
<b>Income</b>				
PREPAID INCOME	615.43	0.00	0.00	
ASSESSMENTS	59,342.59	169,000.00	210,000.00	
FINES	120.00	0.00	0.00	
INSURANCE CLAIM INCOME	15,659.00	0.00	0.00	
ASSOCIATION TRANSFER FEE	18,800.00	13,900.00	8,000.00	
HOA DOC FEES	1,300.00	0.00	0.00	
PERMIT INCOME	50.00	0.00	0.00	
GATE STICKERS	400.00	100.00	300.00	
LATE FEES	200.00	0.00	0.00	
OTHER INCOME	1,542.03	0.00	0.00	
<b>Total Operating Income</b>	<b>98,029.05</b>	<b>183,000.00</b>	<b>218,300.00</b>	
<b>Expense</b>				
INTEREST-MORTGAGE	1,045.56	0.00	1,100.00	
PROPERTY INSURANCE	5,281.10	5,600.00	5,600.00	
LEGAL/ACCOUNTING	9,510.38	15,000.00	15,000.00	
TELEPHONE-INTERNET	1,769.40	3,180.00	3,200.00	
ADMINISTRATIVE	1,206.00	0.00	1,500.00	
ACC CONSULTING FEES	1,885.00	0.00	1,000.00	
MANAGEMENT FEES	19,391.00	24,900.00	36,500.00	
SUPPLIES	170.36	0.00	250.00	
HVAC & PLUMBING	400.00	0.00	500.00	
SNOW REMOVAL	27,587.50	18,000.00	29,000.00	
GROUNDS CARE	7,500.90	6,800.00	8,000.00	
IMPROVEMENTS - PARK, ETC	0.00	0.00	9,000.00	
GENERAL MAINTENANCE	481.55	0.00	1,000.00	
SECURITY GATE MAINTENANCE	21,060.93	16,000.00	15,000.00	
LIGHTS MAINTENANCE	1,324.00	6,000.00	3,000.00	
ELECTRIC-COMMON	3,660.88	5,600.00	5,000.00	
WATER-COMMON	128.02	600.00	500.00	
REFUSE / TRASH	21,483.48	27,000.00	30,000.00	
ROAD REPAIR / MAINTENANCE	0.00	30,000.00	15,000.00	
Road and Safety Savings account			15,000.00	
<b>Total Operating Expense</b>	<b>123,886.06</b>	<b>158,680.00</b>	<b>195,150.00</b>	
Total Operating Income	98,029.05	183,000.00	218,300.00	
Total Operating Expense	123,886.06	158,680.00	195,150.00	
<b>NOI - Net Operating Income</b>	<b>-25,857.01</b>	<b>24,320.00</b>	<b>23,150.00</b>	