

Income Statement

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Sunrise Property Management Group

Properties: Watersong Community Association, Inc. - Falling Water Blvd Fort Wayne, IN 46845

As of: Dec 2023

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Year to Month End
Operating Income & Expense	
Income	
HOA Dues	
HOA Dues	55,693.75
Villa Dues	70,430.25
Recycling	1,050.00
Pond Charge	855.00
HOA Dues (Prior Years)	0.00
Total HOA Dues	128,029.00
Other Income	135.00
SPMG Revenue	
Reimbursements	
Other Reimbursements	0.00
Total Reimbursements	0.00
Total SPMG Revenue	0.00
Cash Basis Adjustment	-7,815.75
Total Operating Income	120,348.25
Expense	
Repairs & Maintenance	
Ground Repair & Maintenance	
Landscaping (All Inclusive)	15,769.98
Landscaping (All Inclusive) - Villas	49,230.03
Mowing	0.00
Mowing - Villas	0.00
Mulching/Edging	0.00
Mulch - Villas	17,670.00
Fertilization Turf	0.00
Fertilization - Villas	0.00
Weed Control	0.00
Spring/Fall Grounds Clean-up	0.00
Tree Maintenance	1,419.50
Trimming and Pruning	0.00
Trimming and Pruning - Villas	0.00
Other Ground Repair & Maintenance	2,666.98
Other Ground Repair & Maintenance - Villas	0.00
Total Ground Repair & Maintenance	86,756.49

Building Repairs & Maintenance	
Condo/Villa Repairs	2,587.50
Total Building Repairs & Maintenance	2,587.50
Pond Repair & Maintenance	
Pond Maintenance	10,081.29
Pond Weed Control	0.00
Other Pond Repair & Maintenance	0.00
Total Pond Repair & Maintenance	10,081.29
Streets, Signs and Lighting Repair & Maintenance	
Mail Boxes	3,926.46
Snow Removal	3,800.00
Snow Removal - Villas	6,336.00
Street Lights	0.00
Total Streets, Signs and Lighting Repair & Maintenance	14,062.46
Total Repairs & Maintenance	113,487.74
Utilities	
Electricity	2,104.59
Trash	16,383.24
Total Utilities	18,487.83
General & Administrative	
Bank Fees	8.00
Insurance	1,312.00
Misc	53.50
Office Expenses	556.27
Professional Fees	
Association Management	7,502.50
Legal	0.00
Tax Filings	300.00
Total Professional Fees	7,802.50
Total General & Administrative	9,732.27
Total Operating Expense	141,707.84
NOI - Net Operating Income	-21,359.59
Total Income	120,348.25
Total Expense	141,707.84
Net Income	-21,359.59