

## Balance Sheet

Properties: FALLING WATERS HOA INC. -- CROWN POINT, IN 46307

As of: 10/31/2023

Accounting Basis: Cash

GL Account Map: FALLING WATERS

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
CASH IN OPERATING ACCT	3,344.74
CASH/CAPITAL RESERVE ACCT	35,000.00
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	75,000.00
CERTIFICATE OF DEPOSIT 2	20,000.00
<b>Total Cash</b>	<b>193,344.74</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>193,794.74</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	27,400.00
<b>Total Liabilities</b>	<b>27,400.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	97,248.77
Calculated Prior Years Retained Earnings	-85,556.05
<b>Total Capital</b>	<b>166,394.74</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>193,794.74</b>

**F/S-Income Statement-Annual Budget - Comparative**

Properties: FALLING WATERS HOA INC. -- CROWN POINT, IN 46307

As of: Oct 2023

Additional Account Types: None

Accounting Basis: Cash

GL Account Map: FALLING WATERS

Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	Annual Budget
<b>Income</b>			
PREPAID INCOME	-900.00	-3,831.50	0.00
ASSESSMENTS	2,319.78	208,013.47	210,000.00
FINE	0.00	800.00	0.00
ROAD MAINTENANCE FEE	300.00	2,400.00	0.00
INSURANCE CLAIM INCOME	3,765.00	6,490.00	0.00
ARCHITECTURAL REVIEW FEE	3,050.00	10,250.00	0.00
INTEREST	0.00	3,193.28	0.00
ASSOCIATION TRANSFER FEE	1,200.00	9,600.00	8,000.00
HOA DOC FEE	275.00	1,475.00	0.00
GATE STICKERS	100.00	900.00	300.00
LATE FEE	0.00	460.00	0.00
<b>Total Operating Income</b>	<b>10,109.78</b>	<b>239,750.25</b>	<b>218,300.00</b>
<b>Expense</b>			
INTEREST-COMMERCIAL LOAN	0.00	1,403.78	1,100.00
PROPERTY INSURANCE	0.00	4,970.00	5,600.00
LEGAL/ACCOUNTING	908.00	9,774.36	15,000.00
CAPITAL RESERVE STUDY	0.00	4,000.00	0.00
TELEPHONE-INTERNET	71.95	4,324.50	3,200.00
ADMINISTRATIVE	900.00	6,902.69	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	2,390.00	27,863.00	36,500.00
SUPPLIES	0.00	481.09	250.00
HVAC & PLUMBING	0.00	975.00	500.00
SNOW REMOVAL	0.00	23,200.00	29,000.00
GROUNDS CARE	0.00	7,110.00	8,000.00
BEAUTIFICATION/LANDSCAPING	0.00	1,541.43	9,000.00
GENERAL MAINTENANCE	0.00	0.00	1,000.00

### F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
SECURITY GATE MAINTENANCE	0.00	10,644.60	15,000.00
ROAD REPAIR	0.00	0.00	15,000.00
LIGHTS MAINTENANCE	0.00	2,516.00	3,000.00
ELECTRIC-COMMON	534.00	5,514.00	5,000.00
WATER-COMMON	0.00	139.81	500.00
REFUSE	3,264.78	29,824.97	30,000.00
SOCIAL PROGRAMS	0.00	1,211.25	0.00
NSF/BANK SERVICE CHARGES	0.00	105.00	0.00
<b>Total Operating Expense</b>	<b>8,068.73</b>	<b>142,501.48</b>	<b>180,150.00</b>
Total Operating Income	10,109.78	239,750.25	218,300.00
Total Operating Expense	8,068.73	142,501.48	180,150.00
<b>NOI - Net Operating Income</b>	<b>2,041.05</b>	<b>97,248.77</b>	<b>38,150.00</b>
Total Income	10,109.78	239,750.25	218,300.00
Total Expense	8,068.73	142,501.48	180,150.00
<b>Net Income</b>	<b>2,041.05</b>	<b>97,248.77</b>	<b>38,150.00</b>

**BILL DETAIL-PAID**

Properties: FALLING WATERS HOA INC. -- CROWN POINT, IN 46307

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: Paid

Date Type: Payment Date

Date Range: 10/01/2023 to 10/31/2023

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>7400-0000 - LEGAL/ACCOUNTING</b>					
4622	10/18/2023	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2647	908.00
<b>7454-0000 - TELEPHONE-INTERNET</b>					
8771400480098195	10/18/2023	COMCAST	10/11/23-11/10/23	2646	71.95
<b>7500-0000 - ADMINISTRATIVE</b>					
202309720	10/11/2023	MCALPINE CONSULTING LLC	CONSULTING SERVICES-09/30/23	2645	900.00
<b>7610-0000 - MANAGEMENT FEES</b>					
SEP23MGMT	10/04/2023	1ST AMERICAN MANAGEMENT CO., INC.	SEP 23 MANAGEMENT FEES	2642	2,390.00
<b>8120-0001 - ELECTRIC-COMMON</b>					
76659001	10/04/2023	KANKAKEE VALLEY REMC	08/21/23-09/21/23	2643	448.00
76659002	10/04/2023	KANKAKEE VALLEY REMC	08/21/23-09/21/23	2643	86.00
					<b>534.00</b>
<b>8220-0000 - REFUSE</b>					
0715004261325	10/04/2023	REPUBLIC SERVICES 715	10/01/23-10/31/23	2644	3,264.78
<b>Total</b>					<b>8,068.73</b>