

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

GL Account Map: FALLING WATERS

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
CASH IN OPERATING ACCT	-472.73
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	20,493.78
Total Cash	190,021.05
DEPOSITS	450.00
TOTAL ASSETS	190,471.05
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	30,900.00
Total Liabilities	30,900.00
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	90,425.08
Calculated Prior Years Retained Earnings	-85,556.05
Total Capital	159,571.05
TOTAL LIABILITIES & CAPITAL	190,471.05

F/S-Income Statement-Annual Budget - Comparative

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

As of: Nov 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
Income			
PREPAID INCOME	-300.00	-4,131.50	0.00
ASSESSMENTS	977.53	208,991.00	210,000.00
FINE	0.00	800.00	0.00
ROAD MAINTENANCE FEE	1,500.00	3,900.00	0.00
INSURANCE CLAIM INCOME	12,015.00	18,505.00	0.00
ARCHITECTURAL REVIEW FEE	5,100.00	15,350.00	0.00
INTEREST	493.78	3,687.06	0.00
ASSOCIATION TRANSFER FEE	1,200.00	10,800.00	8,000.00
HOA DOC FEE	75.00	1,550.00	0.00
GATE STICKERS	140.00	1,040.00	300.00
LATE FEE	0.00	460.00	0.00
Total Operating Income	21,201.31	260,951.56	218,300.00
Expense			
INTEREST-COMMERCIAL LOAN	0.00	1,403.78	1,100.00
PROPERTY INSURANCE	0.00	4,970.00	5,600.00
LEGAL/ACCOUNTING	0.00	9,774.36	15,000.00
CAPITAL RESERVE STUDY	0.00	4,000.00	0.00
TELEPHONE-INTERNET	1,284.45	5,608.95	3,200.00
ADMINISTRATIVE	1,504.57	8,407.26	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	2,420.00	30,283.00	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	300.00	300.00	1,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
SECURITY GATE MAINTENANCE	14,142.90	24,787.50	15,000.00
ROAD REPAIR	0.00	0.00	15,000.00
LIGHTS MAINTENANCE	0.00	2,516.00	3,000.00
ELECTRIC-COMMON	990.00	6,504.00	5,000.00
WATER-COMMON	187.71	327.52	500.00
REFUSE	7,070.37	36,895.34	30,000.00
SOCIAL PROGRAMS	125.00	1,336.25	0.00
NSF/BANK SERVICE CHARGES	0.00	105.00	0.00
Total Operating Expense	28,025.00	170,526.48	180,150.00
Total Operating Income	21,201.31	260,951.56	218,300.00
Total Operating Expense	28,025.00	170,526.48	180,150.00
NOI - Net Operating Income	-6,823.69	90,425.08	38,150.00
Total Income	21,201.31	260,951.56	218,300.00
Total Expense	28,025.00	170,526.48	180,150.00
Net Income	-6,823.69	90,425.08	38,150.00