

## Balance Sheet

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

As of: 12/31/2023

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	109,724.28
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
<b>Total Cash</b>	<b>300,218.06</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>300,668.06</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	30,900.00
<b>Total Liabilities</b>	<b>30,900.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	200,622.09
Calculated Prior Years Retained Earnings	-85,556.05
<b>Total Capital</b>	<b>269,768.06</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>300,668.06</b>

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

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

As of: Dec 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	135,681.50	131,550.00	0.00
ASSESSMENTS	2,333.97	211,324.97	210,000.00
FINE	200.00	1,000.00	0.00
ROAD MAINTENANCE FEE	0.00	3,900.00	0.00
INSURANCE CLAIM INCOME	0.00	18,505.00	0.00
ARCHITECTURAL REVIEW FEE	0.00	15,350.00	0.00
INTEREST	0.00	3,687.06	0.00
ASSOCIATION TRANSFER FEE	1,400.00	12,200.00	8,000.00
HOA DOC FEE	200.00	1,750.00	0.00
GATE STICKERS	40.00	1,080.00	300.00
LATE FEE	0.00	460.00	0.00
<b>Total Operating Income</b>	<b>139,855.47</b>	<b>400,807.03</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	2,393.14	12,167.50	15,000.00
LEGAL FEES-COUNSEL	2,400.00	2,400.00	0.00
CAPITAL RESERVE STUDY	0.00	4,000.00	0.00
TELEPHONE-INTERNET	71.95	5,680.90	3,200.00
ADMINISTRATIVE	0.00	8,407.26	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	2,430.00	32,713.00	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

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

Account Name	MTD Actual	YTD Actual	Annual Budget
GENERAL MAINTENANCE	0.00	300.00	1,000.00
SECURITY GATE MAINTENANCE	2,837.90	27,625.40	15,000.00
ROAD REPAIR	15,865.00	15,865.00	15,000.00
LIGHTS MAINTENANCE	75.00	2,591.00	3,000.00
ELECTRIC-COMMON	0.00	6,504.00	5,000.00
WATER-COMMON	0.00	327.52	500.00
REFUSE	3,585.47	40,480.81	30,000.00
SOCIAL PROGRAMS	0.00	1,336.25	0.00
NSF/BANK SERVICE CHARGES	0.00	105.00	0.00
<b>Total Operating Expense</b>	<b>29,658.46</b>	<b>200,184.94</b>	<b>180,150.00</b>
Total Operating Income	139,855.47	400,807.03	218,300.00
Total Operating Expense	29,658.46	200,184.94	180,150.00
<b>NOI - Net Operating Income</b>	<b>110,197.01</b>	<b>200,622.09</b>	<b>38,150.00</b>
Total Income	139,855.47	400,807.03	218,300.00
Total Expense	29,658.46	200,184.94	180,150.00
<b>Net Income</b>	<b>110,197.01</b>	<b>200,622.09</b>	<b>38,150.00</b>