

## Balance Sheet

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

As of: 01/31/2024

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	156,897.62
CASH/CAPITAL RESERVE ACCT	35,000.00
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	76,991.24
CERTIFICATE OF DEPOSIT 2	20,576.14
<b>Total Cash</b>	<b>349,465.00</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>349,915.00</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	31,600.00
<b>Total Liabilities</b>	<b>31,600.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	46,473.34
Calculated Prior Years Retained Earnings	117,139.64
<b>Total Capital</b>	<b>318,315.00</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>349,915.00</b>

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

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

As of: Jan 2024

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	-133,242.65	-133,242.65	0.00
ASSESSMENTS	199,895.60	199,895.60	313,650.00
DISCOUNTS	-2,872.95	-2,872.95	0.00
FINE	0.00	0.00	1,000.00
ROAD MAINTENANCE FEE	300.00	300.00	2,400.00
ARCHITECTURAL REVIEW FEE	2,000.00	2,000.00	1,500.00
INTEREST	215.00	215.00	3,700.00
ASSOCIATION TRANSFER FEE	2,200.00	2,200.00	8,000.00
HOA DOC FEE	350.00	350.00	1,000.00
GATE STICKERS	80.00	80.00	700.00
LATE FEE	0.00	0.00	1,800.00
<b>Total Operating Income</b>	<b>68,925.00</b>	<b>68,925.00</b>	<b>333,750.00</b>
<b>Expense</b>			
CAPITAL RESERVE DEPOSITS	0.00	0.00	131,950.00
PROPERTY INSURANCE	0.00	0.00	5,600.00
LEGAL/ACCOUNTING	9,083.50	9,083.50	14,500.00
PROFESSIONAL FEES	0.00	0.00	1,000.00
ARCHITECTURAL REVIEW	0.00	0.00	100.00
TELEPHONE-INTERNET	406.95	406.95	3,200.00
OFFICE SUPPLIES	0.00	0.00	400.00
MANAGEMENT FEES	3,880.00	3,880.00	35,000.00
SNOW REMOVAL	0.00	0.00	30,000.00
GROUNDS CARE	0.00	0.00	10,000.00
SECURITY GATE MAINTENANCE	4,463.95	4,463.95	15,500.00
ROAD REPAIR	0.00	0.00	14,000.00
LIGHTS MAINTENANCE	0.00	0.00	22,000.00
ELECTRIC-COMMON	567.00	567.00	7,800.00

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

<b>Account Name</b>	<b>MTD Actual</b>	<b>YTD Actual</b>	<b>Annual Budget</b>
WATER-COMMON	0.00	0.00	300.00
REFUSE	3,775.26	3,775.26	41,400.00
SOCIAL PROGRAMS	275.00	275.00	1,000.00
<b>Total Operating Expense</b>	<b>22,451.66</b>	<b>22,451.66</b>	<b>333,750.00</b>
Total Operating Income	68,925.00	68,925.00	333,750.00
Total Operating Expense	22,451.66	22,451.66	333,750.00
<b>NOI - Net Operating Income</b>	<b>46,473.34</b>	<b>46,473.34</b>	<b>0.00</b>
Total Income	68,925.00	68,925.00	333,750.00
Total Expense	22,451.66	22,451.66	333,750.00
<b>Net Income</b>	<b>46,473.34</b>	<b>46,473.34</b>	<b>0.00</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:** 01/01/2024 to 01/31/2024**GL Account Map:** FALLING WATERS**Show Reversed Transactions:** No

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>7400-0000 - LEGAL/ACCOUNTING</b>					
4888	01/17/2024	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2678	6,197.50
4945	01/10/2024	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2676	2,886.00
					<b>9,083.50</b>
<b>7454-0000 - TELEPHONE-INTERNET</b>					
144472	01/03/2024	S&K SECURITY CORP.	GATE PHONE PLAN-01/01/24-01/31/24	2674	335.00
8771400480098195	01/24/2024	COMCAST	01/11/24-02/10/24	2680	71.95
					<b>406.95</b>
<b>7610-0000 - MANAGEMENT FEES</b>					
12798	01/03/2024	FLOWERS WITH JAZZ	DECORATE/TAKEDOWN	2671	1,450.00
DEC23MGMT	01/10/2024	1ST AMERICAN MANAGEMENT CO., INC.	DEC 23 MANAGEMENT FEES	2675	2,430.00
					<b>3,880.00</b>
<b>7971-0000 - SECURITY GATE MAINTENANCE</b>					
144471	01/03/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-01/01/24-01/31/24	2674	147.00
144473	01/03/2024	S&K SECURITY CORP.	GATE ALARM-01/01/24-01/31/24	2674	28.00
144520	01/03/2024	S&K SECURITY CORP.	GATE CONNECTION-01/01/24-01/31/24	2674	220.95
144524	01/03/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-01/01/24-01/31/24	2674	422.00
144525	01/03/2024	S&K SECURITY CORP.	GATE CAMERA-01/01/24-01/31/24	2674	246.00
144600	01/03/2024	S&K SECURITY CORP.	GATE REPAIR OPERATOR/RPLC CNTRL BATTERY-12-21-23	2674	505.00
144620	01/17/2024	S&K SECURITY CORP.	SRVC CALL-ADJUSTED ROLLERS 01/05/24	2677	762.00
145021	01/31/2024	S&K SECURITY CORP.	SRVC CALL-BAL ON REPLACING BARRIER ARMS SOUTH ENTR GATE	2682	2,133.00
					<b>4,463.95</b>

**BILL DETAIL-PAID**

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>8120-0001 - ELECTRIC-COMMON</b>					
76659001	01/03/2024	KANKAKEE VALLEY REMC	11/21/23-12/21/23	2673	477.00
76659002	01/03/2024	KANKAKEE VALLEY REMC	11/21/23-12/21/23	2673	90.00
					<b>567.00</b>
<b>8220-0000 - REFUSE</b>					
307150037565	01/31/2024	REPUBLIC SERVICES 715	02/01/24-02/29/24	2681	3,775.26
<b>8306-0000 - SOCIAL PROGRAMS</b>					
01172024	01/17/2024	CROSS OF CHRIST LUTHERAN CHURCH	RENTAL-SPECIAL MEETING-01/25/24	2679	125.00
01252024	01/31/2024	DAVIS, LOVIE	CHURCH SPACE-ANNUAL MEETING	2683	150.00
					<b>275.00</b>
<b>Total</b>					<b>22,451.66</b>