

Balance Sheet

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

As of: 02/28/2023

Accounting Basis: Cash

GL Account Map: FALLING WATERS

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

<u>Account Name</u>	<u>Balance</u>
ASSETS	
Cash	
CASH IN OPERATING ACCT	151,497.20
CASH/CAPITAL RESERVE ACCT	35,000.00
SAVINGS - ROAD PROVISION FUND	60,000.00
Total Cash	<u>246,497.20</u>
DEPOSITS	450.00
TOTAL ASSETS	<u>246,947.20</u>
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	29,000.00
PRINCIPAL BALANCE MORTGAGE	39,259.55
Total Liabilities	<u>68,259.55</u>
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	109,541.68
Calculated Prior Years Retained Earnings	-85,556.05
Total Capital	<u>178,687.65</u>
TOTAL LIABILITIES & CAPITAL	<u>246,947.20</u>

F/S-Income Statement-Annual Budget - Comparative

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

As of: Feb 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	52.05	-8,963.34	0.00
ASSESSMENTS	19,581.11	147,659.43	210,000.00
FINE	0.00	100.00	0.00
ASSOCIATION TRANSFER FEE	400.00	2,400.00	8,000.00
HOA DOC FEE	75.00	425.00	0.00
GATE STICKERS	0.00	40.00	300.00
LATE FEE	0.00	60.00	0.00
Total Operating Income	20,108.16	143,721.09	218,300.00
Expense			
INTEREST-MORTGAGE	0.00	0.00	1,100.00
PROPERTY INSURANCE	0.00	0.00	5,600.00
LEGAL/ACCOUNTING	1,726.00	1,726.00	15,000.00
TELEPHONE-INTERNET	406.95	813.90	3,200.00
ADMINISTRATIVE	781.94	1,231.94	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	3,055.00	6,110.00	36,500.00
SUPPLIES	0.00	0.00	250.00
HVAC & PLUMBING	0.00	0.00	500.00
SNOW REMOVAL	11,310.00	11,310.00	29,000.00
GROUNDS CARE	0.00	0.00	8,000.00
BEAUTIFICATION/LANDSCAPING	0.00	117.68	9,000.00
GENERAL MAINTENANCE	0.00	0.00	1,000.00
SECURITY GATE MAINTENANCE	1,063.95	2,127.90	15,000.00
ROAD REPAIR	0.00	0.00	15,000.00
LIGHTS MAINTENANCE	0.00	5,949.00	3,000.00
ELECTRIC-COMMON	641.00	1,295.00	5,000.00
WATER-COMMON	0.00	0.00	500.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
REFUSE	0.00	3,347.99	30,000.00
SOCIAL PROGRAMS	0.00	150.00	0.00
Total Operating Expense	18,984.84	34,179.41	180,150.00
Total Operating Income	20,108.16	143,721.09	218,300.00
Total Operating Expense	18,984.84	34,179.41	180,150.00
NOI - Net Operating Income	1,123.32	109,541.68	38,150.00
Total Income	20,108.16	143,721.09	218,300.00
Total Expense	18,984.84	34,179.41	180,150.00
Net Income	1,123.32	109,541.68	38,150.00

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: 02/01/2023 to 02/28/2023

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7400-0000 - LEGAL/ACCOUNTING					
3293	02/22/2023	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2553	905.00
3496	02/22/2023	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2553	821.00
					1,726.00
7454-0000 - TELEPHONE-INTERNET					
139864	02/01/2023	S&K SECURITY CORP.	GATE PHONE PLAN-02/01/23-02/28/23	2547	335.00
8771400480098195	02/15/2023	COMCAST	02/11/23-03/10/23	2552	71.95
					406.95
7500-0000 - ADMINISTRATIVE					
1411504	02/10/2023	ESTRADA, OMAR	HOSTEK REIMB: WEBSITE SRVCS 01/11/23-01/10/24	2551	150.37
202301720	02/08/2023	MCALPINE CONSULTING LLC	CONSULTING SERVICES-01/31/23	2550	450.00
48364	02/08/2023	1ST AMERICAN MANAGEMENT CO., INC.	4TH QTR 22 ADMINISTRATIVE FEES	2548	31.20
					631.57
7610-0000 - MANAGEMENT FEES					
JAN23MGMT	02/08/2023	1ST AMERICAN MANAGEMENT CO., INC.	JAN 23 MANAGEMENT FEES	2548	3,055.00
7950-0000 - SNOW REMOVAL					
01182023	02/01/2023	MIDWEST MARINE CO.	SNOW/SALT-11/20/22-01/14/23	2546	11,310.00
7971-0000 - SECURITY GATE MAINTENANCE					
139863	02/01/2023	S&K SECURITY CORP.	GATE CAMERA PLAN-02/01/23-02/28/23	2547	147.00
139865	02/01/2023	S&K SECURITY CORP.	GATE ALARM-02/01/23-02/28/23	2547	28.00
139920	02/01/2023	S&K SECURITY CORP.	GATE CONNECTION-02/01/23-02/28/23	2547	220.95
139923	02/01/2023	S&K SECURITY CORP.	GATE ACCESS CNTRL-02/01/23-02/28/23	2547	422.00
139924	02/01/2023	S&K SECURITY CORP.	GATE CAMERA-02/01/23-02/28/23	2547	246.00
					1,063.95

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
8120-0001 - ELECTRIC-COMMON					
76659001	02/01/2023	KANKAKEE VALLEY REMC	12/22/22-01/22/23	2545	549.00
76659002	02/01/2023	KANKAKEE VALLEY REMC	12/22/22-01/22/23	2545	92.00
					641.00
Total					18,834.47