

Balance Sheet

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

As of: 03/31/2023

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	159,743.41
CASH/CAPITAL RESERVE ACCT	35,000.00
SAVINGS - ROAD PROVISION FUND	60,000.00
Total Cash	254,743.41
DEPOSITS	450.00
TOTAL ASSETS	255,193.41
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	26,000.00
PRINCIPAL BALANCE MORTGAGE	39,259.55
Total Liabilities	65,259.55
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	120,787.89
Calculated Prior Years Retained Earnings	-85,556.05
Total Capital	189,933.86
TOTAL LIABILITIES & CAPITAL	255,193.41

F/S-Income Statement-Annual Budget - Comparative

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

As of: Mar 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	600.00	-6,363.34	0.00
ASSESSMENTS	20,919.72	168,579.15	210,000.00
FINE	100.00	200.00	0.00
INTEREST	1,229.99	1,229.99	0.00
ASSOCIATION TRANSFER FEE	2,000.00	4,400.00	8,000.00
HOA DOC FEE	150.00	575.00	0.00
GATE STICKERS	120.00	160.00	300.00
LATE FEE	0.00	60.00	0.00
Total Operating Income	25,119.71	168,840.80	218,300.00
Expense			
INTEREST-MORTGAGE	0.00	0.00	1,100.00
PROPERTY INSURANCE	0.00	0.00	5,600.00
LEGAL/ACCOUNTING	1,473.00	3,199.00	15,000.00
TELEPHONE-INTERNET	406.95	1,220.85	3,200.00
ADMINISTRATIVE	-123.93	1,108.01	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	3,055.00	9,165.00	36,500.00
SUPPLIES	0.00	0.00	250.00
HVAC & PLUMBING	0.00	0.00	500.00
SNOW REMOVAL	0.00	11,310.00	29,000.00
GROUNDS CARE	-300.00	-300.00	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	3,191.85	15,000.00
ROAD REPAIR	0.00	0.00	15,000.00
LIGHTS MAINTENANCE	1,180.00	7,129.00	3,000.00
ELECTRIC-COMMON	651.00	1,946.00	5,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
WATER-COMMON	0.00	0.00	500.00
REFUSE	6,467.53	9,815.52	30,000.00
SOCIAL PROGRAMS	0.00	150.00	0.00
Total Operating Expense	13,873.50	48,052.91	180,150.00
Total Operating Income	25,119.71	168,840.80	218,300.00
Total Operating Expense	13,873.50	48,052.91	180,150.00
NOI - Net Operating Income	11,246.21	120,787.89	38,150.00
Total Income	25,119.71	168,840.80	218,300.00
Total Expense	13,873.50	48,052.91	180,150.00
Net Income	11,246.21	120,787.89	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:** 03/01/2023 to 03/31/2023**GL Account Map:** FALLING WATERS**Show Reversed Transactions:** No

Reference	Paid Date	Payee Name	Description	Check #	Paid
2102-0000 - SECURITY DEPOSITS					
02272023	03/01/2023	VIKING BUILT HOMES LLC	RTRN CONSTR DEPOSIT-LOT 90	2558	1,000.00
02272023	03/01/2023	VIKING BUILT HOMES LLC	RTRN CONSTR DEPOSIT-LOT RP67	2558	1,000.00
02272023	03/01/2023	VIKING BUILT HOMES LLC	RTRN CONSTR DEPOSIT-LOT RP58	2558	1,000.00
					3,000.00
7400-0000 - LEGAL/ACCOUNTING					
3639	03/15/2023	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2562	1,273.00
50216	03/01/2023	KITTREDGE & ZEHNER P C	2022 FEDERAL/STATE TAX RETURNS	2555	200.00
					1,473.00
7454-0000 - TELEPHONE-INTERNET					
140266	03/01/2023	S&K SECURITY CORP.	GATE PHONE PLAN-03/01/23-03/31/23	2557	335.00
8771400480098195	03/22/2023	COMCAST	03/11/23-04/10/23	2563	71.95
					406.95
7500-0000 - ADMINISTRATIVE					
03082023	03/15/2023	ELLIS, NANCY	REIMB-MEETING EXPENSES	2560	23.94
03162023	03/16/2023	INDIANA SECRETARY OF STATE	CHANGE OF GOVERNING PERSON	ACHEFT	2.50
					26.44
7610-0000 - MANAGEMENT FEES					
FEB23MGMT	03/08/2023	1ST AMERICAN MANAGEMENT CO., INC.	FEB 23 MANAGEMENT FEES	2559	3,055.00
7971-0000 - SECURITY GATE MAINTENANCE					
140265	03/01/2023	S&K SECURITY CORP.	GATE CAMERA PLAN-03/01/23-03/31/23	2557	147.00
140267	03/01/2023	S&K SECURITY CORP.	GATE ALARM-03/01/23-03/31/23	2557	28.00
140317	03/01/2023	S&K SECURITY CORP.	GATE CONNECTION-03/01/23-03/31/23	2557	220.95
140320	03/01/2023	S&K SECURITY CORP.	GATE ACCESS CNTRL-03/01/23-03/31/23	2557	422.00

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
140321	03/01/2023	S&K SECURITY CORP.	GATE CAMERA-03/01/23-03/31/23	2557	246.00
					1,063.95
7987-0000 - LIGHTS MAINTENANCE					
5399	03/15/2023	ROSELAWN ELECTRIC LLC	NEW WIRE FEED/348-62LED	2561	3,460.00
5400	03/15/2023	ROSELAWN ELECTRIC LLC	SRVC CALL-REBUILT DISCONNECT	2561	180.00
					3,640.00
8120-0001 - ELECTRIC-COMMON					
76659001	03/01/2023	KANKAKEE VALLEY REMC	01/22/23-02/21/23	2554	560.00
76659002	03/01/2023	KANKAKEE VALLEY REMC	01/22/23-02/21/23	2554	91.00
					651.00
8220-0000 - REFUSE					
0715004131731	03/01/2023	REPUBLIC SERVICES 715	02/10/23-03/31/23	2556	3,269.76
0715004152069	03/29/2023	REPUBLIC SERVICES 715	03/14/23-04/30/23	2564	3,197.77
					6,467.53
Total					19,783.87