

Balance Sheet

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

As of: 02/29/2024

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	153,626.77
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
Total Cash	346,194.15
DEPOSITS	450.00
TOTAL ASSETS	346,644.15
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	33,500.00
Total Liabilities	33,500.00
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	41,302.49
Calculated Prior Years Retained Earnings	117,139.64
Total Capital	313,144.15
TOTAL LIABILITIES & CAPITAL	346,644.15

F/S-Income Statement-Annual Budget - Comparative

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

As of: Feb 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
Income			
PREPAID INCOME	-2,238.00	-135,480.65	0.00
ASSESSMENTS	6,735.36	206,630.96	313,650.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	0.00	0.00	1,000.00
ROAD MAINTENANCE FEE	600.00	900.00	2,400.00
CONVENIENCE FEE	50.00	50.00	0.00
ARCHITECTURAL REVIEW FEE	2,050.00	4,050.00	1,500.00
INTEREST	258.00	473.00	3,700.00
ASSOCIATION TRANSFER FEE	400.00	2,600.00	8,000.00
HOA DOC FEE	50.00	400.00	1,000.00
GATE STICKERS	100.00	180.00	700.00
LATE FEE	0.00	0.00	1,800.00
Total Operating Income	8,005.36	76,930.36	333,750.00
Expense			
CAPITAL RESERVE DEPOSITS	0.00	0.00	131,950.00
PROPERTY INSURANCE	0.00	0.00	5,600.00
LEGAL/ACCOUNTING	2,814.00	11,897.50	14,500.00
PROFESSIONAL FEES	150.37	150.37	1,000.00
ARCHITECTURAL REVIEW	0.00	0.00	100.00
TELEPHONE-INTERNET	406.95	813.90	3,200.00
OFFICE SUPPLIES	584.24	584.24	400.00
MANAGEMENT FEES	2,430.00	6,310.00	35,000.00
SNOW REMOVAL	0.00	0.00	30,000.00
GROUNDS CARE	1,005.00	1,005.00	10,000.00
SECURITY GATE MAINTENANCE	1,179.95	5,643.90	15,500.00
ROAD REPAIR	0.00	0.00	14,000.00
LIGHTS MAINTENANCE	0.00	0.00	22,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
ELECTRIC-COMMON	603.00	1,170.00	7,800.00
WATER-COMMON	19.72	19.72	300.00
REFUSE	3,532.98	7,308.24	41,400.00
SOCIAL PROGRAMS	450.00	725.00	1,000.00
Total Operating Expense	13,176.21	35,627.87	333,750.00
Total Operating Income	8,005.36	76,930.36	333,750.00
Total Operating Expense	13,176.21	35,627.87	333,750.00
NOI - Net Operating Income	-5,170.85	41,302.49	0.00
Total Income	8,005.36	76,930.36	333,750.00
Total Expense	13,176.21	35,627.87	333,750.00
Net Income	-5,170.85	41,302.49	0.00

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: 02/01/2024 to 02/29/2024

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7400-0000 - LEGAL/ACCOUNTING					
5151	02/28/2024	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS-JAN 24	2697	2,814.00
7402-0000 - PROFESSIONAL FEES					
02162024	02/19/2024	ESTRADA, OMAR	HOSTEK REIMB-WEBSITE SERVICES 01/11/ 24-01/10/25	2693	150.37
7454-0000 - TELEPHONE-INTERNET					
144892	02/07/2024	S&K SECURITY CORP.	GATE PHONE PLAN-02/01/24-02/29/24	2686	335.00
8771400450098195	02/21/2024	COMCAST	02/11/24-03/10/24	2694	71.95
					406.95
7502-0000 - OFFICE SUPPLIES					
52378	02/07/2024	1ST AMERICAN MANAGEMENT CO., INC.	4TH QTR 23 ADMINISTRATIVE FEES	2684	584.24
7610-0000 - MANAGEMENT FEES					
JAN24MGMT	02/07/2024	1ST AMERICAN MANAGEMENT CO., INC.	JAN 24 MANAGEMENT FEES	2684	2,430.00
7960-0000 - GROUNDS CARE					
12152023	02/14/2024	**do not use-waiting on insurance**GREEN VIEW LANDSCAPING	LAWN MAINT-08/07/23-10/30/23	2691	1,005.00
7971-0000 - SECURITY GATE MAINTENANCE					
144891	02/07/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-02/01/24-02/29/24	2686	147.00
144893	02/07/2024	S&K SECURITY CORP.	GATE ALARM-02/01/24-02/29/24	2686	28.00
144946	02/07/2024	S&K SECURITY CORP.	GATE CONNECTION-02/01/24-02/29/24	2686	220.95
144950	02/07/2024	S&K SECURITY CORP.	GATE CAMERA-02/01/24-02/29/24	2686	246.00
145040	02/14/2024	S&K SECURITY CORP.	SRVC CALL-REPAIR GATE OPERATOR	2690	538.00
					1,179.95
8120-0001 - ELECTRIC-COMMON					
76659001	02/07/2024	KANKAKEE VALLEY REMC	12/21/23-01/22/24	2685	506.00

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
76659002	02/07/2024	KANKAKEE VALLEY REMC	12/21/23-01/22/24	2685	97.00
					603.00
8130-0001 - WATER-COMMON					
1010210005133368	02/14/2024	INDIANA AMERICAN WATER CO	01/05/24-02/01/24	2689	19.72
8220-0000 - REFUSE					
307150037565	02/28/2024	REPUBLIC SERVICES 715	03/01/24-03/31/24	2696	3,532.98
8306-0000 - SOCIAL PROGRAMS					
02022024	02/14/2024	BROSCH, WILLIAM	REIMB-SECURITY FOR HOA BOARD MEETING	2688	150.00
02162024	02/16/2024	CROSS OF CHRIST LUTHERAN CHURCH	RENTAL-FEB 24 MEETING	2692	150.00
02172024	02/16/2024	CROSS OF CHRIST LUTHERAN CHURCH	RENTAL-HOA ELECTIONS-03/05/24	2692	150.00
					450.00
9500-1100 - UNUSED APPFOLIO - Clearing Account					
348-697VET	02/23/2024	LANETTE L. ZUNICA LIVING TRUST	REFUND ASSESSMENT OVERPAYMENT	2695	2,040.00
Total					15,216.21