

Balance Sheet

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

As of: 03/31/2024

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	126,502.91
CASH/CAPITAL RESERVE ACCT	35,000.00
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	77,747.34
CERTIFICATE OF DEPOSIT 2	20,576.14
Total Cash	319,826.39
DEPOSITS	450.00
TOTAL ASSETS	320,276.39
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	36,300.00
Total Liabilities	36,300.00
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	12,134.73
Calculated Prior Years Retained Earnings	117,139.64
Total Capital	283,976.39
TOTAL LIABILITIES & CAPITAL	320,276.39

F/S-Income Statement-Annual Budget - Comparative

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

As of: Mar 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	-945.00	-136,419.65	0.00
ASSESSMENTS	5,593.77	212,224.73	313,650.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	0.00	0.00	1,000.00
ROAD MAINTENANCE FEE	1,200.00	2,100.00	2,400.00
CONVENIENCE FEE	0.00	50.00	0.00
ARCHITECTURAL REVIEW FEE	4,550.00	8,600.00	1,500.00
INTEREST	1,098.10	1,565.10	3,700.00
ASSOCIATION TRANSFER FEE	1,000.00	3,600.00	8,000.00
HOA DOC FEE	50.00	450.00	1,000.00
GATE STICKERS	100.00	280.00	700.00
LATE FEE	0.00	0.00	1,800.00
Total Operating Income	12,646.87	89,577.23	333,750.00
Expense			
CAPITAL RESERVE DEPOSITS	0.00	0.00	131,950.00
PROPERTY INSURANCE	5,029.00	5,029.00	5,600.00
LEGAL/ACCOUNTING	0.00	0.00	14,500.00
LEGAL FEES-COUNSEL	2,500.00	14,397.50	0.00
ACCOUNTING FEES	250.00	250.00	0.00
PROFESSIONAL FEES	600.00	750.37	1,000.00
ARCHITECTURAL REVIEW	0.00	0.00	100.00
TELEPHONE-INTERNET	406.95	1,220.85	3,200.00
OFFICE SUPPLIES	0.00	584.24	400.00
MANAGEMENT FEES	2,440.00	8,750.00	35,000.00
SUPPLIES	43.55	43.55	0.00
SNOW REMOVAL	24,482.50	24,482.50	30,000.00
GROUNDS CARE	0.00	1,005.00	10,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
SECURITY GATE MAINTENANCE	1,063.95	6,707.85	15,500.00
ROAD REPAIR	0.00	0.00	14,000.00
LIGHTS MAINTENANCE	823.01	823.01	22,000.00
ELECTRIC-COMMON	476.00	1,646.00	7,800.00
WATER-COMMON	29.37	49.09	300.00
REFUSE	3,595.30	10,903.54	41,400.00
SOCIAL PROGRAMS	75.00	800.00	1,000.00
Total Operating Expense	41,814.63	77,442.50	333,750.00
Total Operating Income	12,646.87	89,577.23	333,750.00
Total Operating Expense	41,814.63	77,442.50	333,750.00
NOI - Net Operating Income	-29,167.76	12,134.73	0.00
Total Income	12,646.87	89,577.23	333,750.00
Total Expense	41,814.63	77,442.50	333,750.00
Net Income	-29,167.76	12,134.73	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:** 03/01/2024 to 03/31/2024**GL Account Map:** FALLING WATERS**Show Reversed Transactions:** No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7320-0000 - PROPERTY INSURANCE					
9250J8141	03/20/2024	THE TRAVELERS	INSURANCE PREMIUM-ANNUAL	2706	5,029.00
7400-0004 - LEGAL FEES-COUNSEL					
03252024	03/27/2024	CRAIG & CRAIG, LLC	RETAINER AGREEMENT FEE	2707	2,500.00
7401-0001 - ACCOUNTING FEES					
53005	03/27/2024	KITTREDGE & ZEHNER P C	2023 FEDERAL/STATE TAX RETURNS	2710	250.00
7402-0000 - PROFESSIONAL FEES					
202402720	03/06/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-735 VERDANO TERRACE	2701	600.00
7454-0000 - TELEPHONE-INTERNET					
145318	03/06/2024	S&K SECURITY CORP.	GATE PHONE PLAN-03/01/24-03/31/24	2702	335.00
8771400480098195	03/20/2024	COMCAST	03/11/24-04/10/24	2705	71.95
					406.95
7610-0000 - MANAGEMENT FEES					
FEB24MGMT	03/06/2024	1ST AMERICAN MANAGEMENT CO., INC.	FEB 24 MANAGEMENT FEES	2698	2,440.00
7910-0000 - SUPPLIES					
03122024	03/27/2024	DEVINE, ROBERT	REIMBURSEMENT-KEYS FROM ACE HARDWARE	2709	43.55
7950-0000 - SNOW REMOVAL					
01012024	03/13/2024	MIDWEST MARINE CO.	SNOW/SALT-12/1/23-01/31/24	2704	24,482.50
7971-0000 - SECURITY GATE MAINTENANCE					
145317	03/06/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-03/01/24-03/31/24	2702	147.00
145319	03/06/2024	S&K SECURITY CORP.	GATE ALARM-03/01/24-03/31/24	2702	28.00
145368	03/06/2024	S&K SECURITY CORP.	GATE CONNECTION-03/01/24-03/31/24	2702	220.95

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
145371	03/06/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-03/01/24-03/31/24	2702	422.00
145372	03/06/2024	S&K SECURITY CORP.	GATE CAMERA-03/01/24-03/31/24	2702	246.00
					1,063.95
7987-0000 - LIGHTS MAINTENANCE					
03042024	03/06/2024	ALL SERVICES	TROUBLESHOOT/INSPECT EXTERIOR LIGHTS	2699	823.01
8120-0001 - ELECTRIC-COMMON					
76659001	03/06/2024	KANKAKEE VALLEY REMC	01/22/24-02/21/24	2700	383.00
76659002	03/06/2024	KANKAKEE VALLEY REMC	01/22/24-02/21/24	2700	93.00
					476.00
8130-0001 - WATER-COMMON					
1010210005133368	03/13/2024	INDIANA AMERICAN WATER CO	02/02/24-02/29/24	2703	29.37
8220-0000 - REFUSE					
307150037565	03/27/2024	REPUBLIC SERVICES 715	04/01/24-04/30/24	2711	3,595.30
8306-0000 - SOCIAL PROGRAMS					
03212024	03/27/2024	CROSS OF CHRIST LUTHERAN CHURCH	APRIL 2024 COMMUNITY MEETING	2708	75.00
Total					41,814.63