

Balance Sheet

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

As of: 04/30/2023

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	145,960.80
CASH/CAPITAL RESERVE ACCT	35,000.00
SAVINGS - ROAD PROVISION FUND	60,000.00
Total Cash	240,960.80
DEPOSITS	450.00
TOTAL ASSETS	241,410.80
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	27,500.00
PRINCIPAL BALANCE MORTGAGE	39,259.55
Total Liabilities	66,759.55
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	105,505.28
Calculated Prior Years Retained Earnings	-85,556.05
Total Capital	174,651.25
TOTAL LIABILITIES & CAPITAL	241,410.80

F/S-Income Statement-Annual Budget - Comparative

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

As of: Apr 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	0.00	-6,363.34	0.00
ASSESSMENTS	2,510.00	171,089.15	210,000.00
FINE	50.00	250.00	0.00
ARCHITECTURAL REVIEW FEE	150.00	150.00	0.00
INTEREST	200.00	1,429.99	0.00
ASSOCIATION TRANSFER FEE	0.00	4,400.00	8,000.00
HOA DOC FEE	0.00	650.00	0.00
GATE STICKERS	80.00	240.00	300.00
LATE FEE	0.00	60.00	0.00
Total Operating Income	2,990.00	171,905.80	218,300.00
Expense			
INTEREST-MORTGAGE	0.00	0.00	1,100.00
PROPERTY INSURANCE	4,970.00	4,970.00	5,600.00
LEGAL/ACCOUNTING	1,150.00	4,349.00	15,000.00
TELEPHONE-INTERNET	406.95	1,627.80	3,200.00
ADMINISTRATIVE	124.78	1,232.79	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	3,055.00	12,220.00	36,500.00
SUPPLIES	0.00	0.00	250.00
HVAC & PLUMBING	975.00	975.00	500.00
SNOW REMOVAL	9,765.00	21,075.00	29,000.00
GROUNDS CARE	300.00	0.00	8,000.00
BEAUTIFICATION/LANDSCAPING	89.68	207.36	9,000.00
GENERAL MAINTENANCE	0.00	0.00	1,000.00
SECURITY GATE MAINTENANCE	1,063.95	4,255.80	15,000.00
ROAD REPAIR	0.00	0.00	15,000.00
LIGHTS MAINTENANCE	-4,600.00	2,529.00	3,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
ELECTRIC-COMMON	576.00	2,522.00	5,000.00
WATER-COMMON	0.00	0.00	500.00
REFUSE	0.00	9,815.52	30,000.00
SOCIAL PROGRAMS	401.25	551.25	0.00
NSF/BANK SERVICE CHARGES	70.00	70.00	0.00
Total Operating Expense	18,347.61	66,400.52	180,150.00
Total Operating Income	2,990.00	171,905.80	218,300.00
Total Operating Expense	18,347.61	66,400.52	180,150.00
NOI - Net Operating Income	-15,357.61	105,505.28	38,150.00
Total Income	2,990.00	171,905.80	218,300.00
Total Expense	18,347.61	66,400.52	180,150.00
Net Income	-15,357.61	105,505.28	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: 04/01/2023 to 04/30/2023

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7320-0000 - PROPERTY INSURANCE					
9250J8141	04/06/2023	THE TRAVELERS	INSURANCE PREMIUM-ANNUAL	ONLINE PAYMENT	4,970.00
7400-0000 - LEGAL/ACCOUNTING					
3716	04/26/2023	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2576	1,150.00
7454-0000 - TELEPHONE-INTERNET					
140689	04/05/2023	S&K SECURITY CORP.	GATE PHONE PLAN-04/01/23-04/30/23	2569	335.00
8771400480098195	04/26/2023	COMCAST	04/11/23-05/10/23	2575	71.95
					406.95
7500-0000 - ADMINISTRATIVE					
04172023	04/19/2023	ELLIS, NANCY	REIMB-SUPPLIES	2572	124.78
7610-0000 - MANAGEMENT FEES					
MAR23MGMT	04/05/2023	1ST AMERICAN MANAGEMENT CO., INC.	MAR 23 MANAGEMENT FEES	2565	3,055.00
7940-0000 - HVAC & PLUMBING					
162	04/26/2023	ABSOLUTE PROPERTY SERVICES LLC	SRVC CALL-FIX LEAK	2574	975.00
7950-0000 - SNOW REMOVAL					
03312023	04/05/2023	MIDWEST MARINE CO.	SNOW/SALT-01/25/23-03/03/23	2568	9,765.00
7960-0000 - GROUNDS CARE					
8179	04/05/2023	ABSOLUTE PROPERTY SERVICES LLC	FALL CLEAN UP-11/07/22	2566	300.00
7963-0000 - BEAUTIFICATION/LANDSCAPING					
04122023	04/19/2023	LANGBEHN, MARK	REIMB-SUPPLIES/SIGNS	2573	89.68
7971-0000 - SECURITY GATE MAINTENANCE					
140688	04/05/2023	S&K SECURITY CORP.	GATE CAMERA PLAN-04/01/23-04/30/23	2569	147.00
140690	04/05/2023	S&K SECURITY CORP.	GATE ALARM-04/01/23-04/30/23	2569	28.00

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
140738	04/05/2023	S&K SECURITY CORP.	GATE CONNECTION-04/01/23-04/30/23	2569	220.95
140742	04/05/2023	S&K SECURITY CORP.	GATE ACCESS CNTRL-04/01/23-04/30/23	2569	422.00
140743	04/05/2023	S&K SECURITY CORP.	GATE CAMERA-04/01/23-04/30/23	2569	246.00
					1,063.95
8120-0001 - ELECTRIC-COMMON					
76659001	04/05/2023	KANKAKEE VALLEY REMC	02/21/23-03/21/23	2567	499.00
76659002	04/05/2023	KANKAKEE VALLEY REMC	02/21/23-03/21/23	2567	77.00
					576.00
8306-0000 - SOCIAL PROGRAMS					
04172023	04/18/2023	AMERICLEAN INC	EARTH DAY-SOCIAL PROGRAMS-DUMPSTER RENTAL	2571	401.25
Total					22,877.61