

Balance Sheet

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

As of: 05/31/2023

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	44,452.45
CASH/CAPITAL RESERVE ACCT	35,000.00
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	75,000.00
CERTIFICATE OF DEPOSIT 2	20,000.00
Total Cash	234,452.45
DEPOSITS	450.00
TOTAL ASSETS	234,902.45
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	27,500.00
PRINCIPAL BALANCE COMMERCIAL LOAN	39,259.55
Total Liabilities	66,759.55
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	98,996.93
Calculated Prior Years Retained Earnings	-85,556.05
Total Capital	168,142.90
TOTAL LIABILITIES & CAPITAL	234,902.45

F/S-Income Statement-Annual Budget - Comparative

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

As of: May 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	100.00	-6,263.34	0.00
ASSESSMENTS	6,650.00	177,739.15	210,000.00
FINE	0.00	250.00	0.00
ARCHITECTURAL REVIEW FEE	100.00	250.00	0.00
INTEREST	370.00	1,799.99	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	320.00	300.00
LATE FEE	50.00	110.00	0.00
Total Operating Income	7,350.00	179,255.80	218,300.00
Expense			
INTEREST-COMMERCIAL LOAN	0.00	0.00	1,100.00
PROPERTY INSURANCE	0.00	4,970.00	5,600.00
LEGAL/ACCOUNTING	1,151.00	5,500.00	15,000.00
CAPITAL RESERVE STUDY	2,000.00	2,000.00	0.00
TELEPHONE-INTERNET	1,331.95	2,959.75	3,200.00
ADMINISTRATIVE	488.99	1,721.78	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	0.00	12,220.00	36,500.00
SUPPLIES	0.00	0.00	250.00
HVAC & PLUMBING	0.00	975.00	500.00
SNOW REMOVAL	2,125.00	23,200.00	29,000.00
GROUNDS CARE	490.00	490.00	8,000.00
BEAUTIFICATION/LANDSCAPING	0.00	207.36	9,000.00
GENERAL MAINTENANCE	0.00	0.00	1,000.00
SECURITY GATE MAINTENANCE	1,063.95	5,319.75	15,000.00
ROAD REPAIR	0.00	0.00	15,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
LIGHTS MAINTENANCE	-2,075.00	454.00	3,000.00
ELECTRIC-COMMON	415.00	2,937.00	5,000.00
WATER-COMMON	14.18	14.18	500.00
REFUSE	6,403.28	16,218.80	30,000.00
SOCIAL PROGRAMS	450.00	1,001.25	0.00
NSF/BANK SERVICE CHARGES	0.00	70.00	0.00
Total Operating Expense	13,858.35	80,258.87	180,150.00
Total Operating Income	7,350.00	179,255.80	218,300.00
Total Operating Expense	13,858.35	80,258.87	180,150.00
NOI - Net Operating Income	-6,508.35	98,996.93	38,150.00
Total Income	7,350.00	179,255.80	218,300.00
Total Expense	13,858.35	80,258.87	180,150.00
Net Income	-6,508.35	98,996.93	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: 05/01/2023 to 05/31/2023

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7400-0000 - LEGAL/ACCOUNTING					
3853	05/24/2023	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2589	1,151.00
7410-0000 - CAPITAL RESERVE STUDY					
05052023	05/10/2023	RESERVE ADVISORS LLC	CAP RSRV STUDY-RETAINER	2583	2,000.00
7454-0000 - TELEPHONE-INTERNET					
141075	05/10/2023	S&K SECURITY CORP.	GATE PHONE PLAN-05/01/23-05/31/23	2585	335.00
141197	05/10/2023	S&K SECURITY CORP.	SRVC CALL-W GATE ENTRANCE	2585	925.00
8771400480098195	05/17/2023	COMCAST	05/11/23-06/10/23	2586	71.95
					1,331.95
7500-0000 - ADMINISTRATIVE					
05042023	05/10/2023	ELLIS, NANCY	REIMB-BOOKLETS	2580	75.82
49308	05/10/2023	1ST AMERICAN MANAGEMENT CO., INC.	1ST QTR 23 ADMINISTRATIVE FEES	2579	413.17
					488.99
7950-0000 - SNOW REMOVAL					
1112	05/24/2023	LANDMARK LAWN CARE	SNOW/SALT-12/22/22-01/25/23	2587	2,125.00
7960-0000 - GROUNDS CARE					
1109	05/24/2023	LANDMARK LAWN CARE	LAWN MAINT-03/01/23-03/31/23	2587	490.00
7971-0000 - SECURITY GATE MAINTENANCE					
141074	05/10/2023	S&K SECURITY CORP.	GATE CAMERA PLAN-05/01/23-05/31/23	2585	147.00
141076	05/10/2023	S&K SECURITY CORP.	GATE ALARM-05/01/23-05/31/23	2585	28.00
141123	05/10/2023	S&K SECURITY CORP.	GATE CONNECTION-05/01/23-05/31/23	2585	220.95
141126	05/10/2023	S&K SECURITY CORP.	GATE ACCESS CNTRL-05/01/23-05/31/23	2585	422.00
141127	05/10/2023	S&K SECURITY CORP.	GATE CAMERA-05/01/23-05/31/23	2585	246.00
					1,063.95

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
7987-0000 - LIGHTS MAINTENANCE					
5496	05/10/2023	ROSELAWN ELECTRIC LLC	SRVC CALL-REPAIR HIT WIRES	2584	1,385.00
8120-0001 - ELECTRIC-COMMON					
76659001	05/03/2023	KANKAKEE VALLEY REMC	03/21/23-04/22/23	2577	349.00
76659002	05/03/2023	KANKAKEE VALLEY REMC	03/21/23-04/22/23	2577	66.00
					415.00
8130-0001 - WATER-COMMON					
1010210005133368	05/10/2023	INDIANA AMERICAN WATER CO	04/18/23-05/01/23	2582	14.18
8220-0000 - REFUSE					
0715004168305	05/03/2023	REPUBLIC SERVICES 715	04/17/23-05/31/23	2578	3,107.81
0715004186101	05/24/2023	REPUBLIC SERVICES 715	04/18/23-06/30/23	2588	3,295.47
					6,403.28
8306-0000 - SOCIAL PROGRAMS					
05042023	05/10/2023	HOWELL, JESSICA	REIMB-SOCIAL COMMITTEE	2581	250.00
05242023	05/24/2023	DAVIS, LOVIE	EARTH DAY ICE CREAM-SOCIAL COMMITTEE	2590	250.00
					500.00
Total					17,368.35