

Balance Sheet

Properties: FALLING WATERS HOA INC. (348) - - CROWN POINT, IN 46307

As of: 06/30/2023

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	54,382.55
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	244,382.55
DEPOSITS	450.00
TOTAL ASSETS	244,832.55
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	29,600.00
PRINCIPAL BALANCE COMMERCIAL LOAN	39,259.55
Total Liabilities	68,859.55
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	106,827.03
Calculated Prior Years Retained Earnings	-85,556.05
Total Capital	175,973.00
TOTAL LIABILITIES & CAPITAL	244,832.55

F/S-Income Statement-Annual Budget - Comparative

Properties: FALLING WATERS HOA INC. (348) - - CROWN POINT, IN 46307

As of: Jun 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	1,675.60	-4,587.74	0.00
ASSESSMENTS	13,261.38	191,000.53	210,000.00
FINE	0.00	250.00	0.00
ROAD MAINTENANCE FEE	900.00	900.00	0.00
INSURANCE CLAIM INCOME	2,225.00	2,225.00	0.00
ARCHITECTURAL REVIEW FEE	1,500.00	1,750.00	0.00
INTEREST	30.00	1,829.99	0.00
ASSOCIATION TRANSFER FEE	1,600.00	6,000.00	8,000.00
HOA DOC FEE	200.00	850.00	0.00
GATE STICKERS	0.00	320.00	300.00
LATE FEE	0.00	110.00	0.00
Total Operating Income	21,391.98	200,647.78	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	0.00	5,500.00	15,000.00
CAPITAL RESERVE STUDY	0.00	2,000.00	0.00
TELEPHONE-INTERNET	406.95	3,366.70	3,200.00
ADMINISTRATIVE	959.92	2,681.70	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	6,123.00	18,343.00	36,500.00
SUPPLIES	0.00	0.00	250.00
HVAC & PLUMBING	0.00	975.00	500.00
SNOW REMOVAL	0.00	23,200.00	29,000.00
GROUNDS CARE	0.00	490.00	8,000.00
BEAUTIFICATION/LANDSCAPING	1,000.00	1,207.36	9,000.00
GENERAL MAINTENANCE	0.00	0.00	1,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
SECURITY GATE MAINTENANCE	1,063.95	6,383.70	15,000.00
ROAD REPAIR	0.00	0.00	15,000.00
LIGHTS MAINTENANCE	0.00	454.00	3,000.00
ELECTRIC-COMMON	502.00	3,439.00	5,000.00
WATER-COMMON	36.37	50.55	500.00
REFUSE	3,469.69	19,688.49	30,000.00
SOCIAL PROGRAMS	0.00	1,001.25	0.00
NSF/BANK SERVICE CHARGES	0.00	70.00	0.00
Total Operating Expense	13,561.88	93,820.75	180,150.00
Total Operating Income	21,391.98	200,647.78	218,300.00
Total Operating Expense	13,561.88	93,820.75	180,150.00
NOI - Net Operating Income	7,830.10	106,827.03	38,150.00
Total Income	21,391.98	200,647.78	218,300.00
Total Expense	13,561.88	93,820.75	180,150.00
Net Income	7,830.10	106,827.03	38,150.00

BILL DETAIL-PAID

Properties: FALLING WATERS HOA INC. (348) -- CROWN POINT, IN 46307

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: Paid

Date Type: Payment Date

Date Range: 06/01/2023 to 06/30/2023

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7454-0000 - TELEPHONE-INTERNET					
141476	06/01/2023	S&K SECURITY CORP.	GATE PHONE PLAN-06/01/23-06/30/23	2594	335.00
8771400480098195	06/21/2023	COMCAST	06/11/23-07/10/23	2601	71.95
					406.95
7500-0000 - ADMINISTRATIVE					
05252023	06/01/2023	ELLIS, NANCY	REIMB-LEGAL DOCUMENTS	2591	38.80
05252023	06/01/2023	LANGBEHN, MARK	REIMB-ADMIN	2593	471.12
202305720	06/07/2023	MCALPINE CONSULTING LLC	CONSULTING SERVICES-05/31/23	2597	450.00
					959.92
7610-0000 - MANAGEMENT FEES					
APR23MGMT	06/07/2023	1ST AMERICAN MANAGEMENT CO., INC.	APR 23 MANAGEMENT FEES	2596	3,055.00
MAY23MGMT	06/01/2023	1ST AMERICAN MANAGEMENT CO., INC.	MAY 23 MANAGEMENT FEES	2595	3,068.00
					6,123.00
7963-0000 - BEAUTIFICATION/LANDSCAPING					
3859	06/07/2023	RUSSELL'S TREE CARE SERVICES INC	CLEAR SPECIFIED AREA	2598	1,000.00
7971-0000 - SECURITY GATE MAINTENANCE					
141475	06/01/2023	S&K SECURITY CORP.	GATE CAMERA PLAN-06/01/23-06/30/23	2594	147.00
141477	06/01/2023	S&K SECURITY CORP.	GATE ALARM-06/01/23-06/30/23	2594	28.00
141526	06/01/2023	S&K SECURITY CORP.	GATE CONNECTION-06/01/23-06/30/23	2594	220.95
141529	06/01/2023	S&K SECURITY CORP.	GATE ACCESS CNTRL-06/01/23-06/30/23	2594	422.00
141530	06/01/2023	S&K SECURITY CORP.	GATE CAMERA-06/01/23-06/30/23	2594	246.00
					1,063.95
8120-0001 - ELECTRIC-COMMON					
76659001	06/01/2023	KANKAKEE VALLEY REMC	04/22/23-05/21/23	2592	439.00

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
76659002	06/01/2023	KANKAKEE VALLEY REMC	04/22/23-05/21/23	2592	63.00
					502.00
8130-0001 - WATER-COMMON					
1010210005133368	06/14/2023	INDIANA AMERICAN WATER CO	05/02/23-06/01/23	2600	36.37
8220-0000 - REFUSE					
0715004207367	06/28/2023	REPUBLIC SERVICES 715	07/01/23-07/31/23	2602	3,469.69
9500-1100 - UNUSED APPFOLIO - Clearing Account					
	06/12/2023	DICKINSON, BRANDON	REFUND DUPLICATE PAYMENT 03/21/23	2599	600.00
Total					14,161.88

FALLING WATERS HOA, INC. 2023 BUDGET YTD 7/1/23

INCOME

	2022 BUDGET		2022 ACTUAL		2023 BUDGET		2023 YTD (6/30/23)		2023 REMAINING BUDGET	
109 @ \$1,000										
100 @ \$600										
DUES \$169,000			\$76,996.88		DUES \$210,000		\$191,000.53			Increase
OTHER \$14,000			\$27,102.03		TRSFR FEE \$8,000		\$14,234.99			Decrease
\$183,000.00			\$104,098.91		OTHER \$300		\$205,235.52			
					\$218,300.00					

EXPENSES

SNOW REMOVAL	\$18,000.00	9.8%	\$27,587.50	15.1%	\$29,000.00	13.3%	\$23,200.00	10.6%	\$5,800.00	Λ
TRASH COLLECTION	\$27,000.00	14.8%	\$33,581.40	18.4%	\$30,000.00	13.7%	\$19,688.49	9.0%	\$10,311.51	Λ
ROAD MAINTENANCE / SAVINGS	\$30,000.00	16.4%	\$17,044.32	9.3%	\$30,000.00	13.7%	\$0.00	0.0%	\$30,000.00	
GATES / GATEHOUSE	\$16,000.00	8.7%	\$27,317.28	14.9%	\$15,500.00	7.1%	\$7,358.70	3.4%	\$8,141.30	V
STREET LIGHT MAINTENANCE	\$6,000.00	3.3%	\$2,824.00	1.5%	\$3,000.00	1.4%	\$454.00	0.2%	\$2,546.00	V
ELECTRIC (REMC)	\$5,600.00	3.1%	\$5,103.88	2.8%	\$5,000.00	2.3%	\$3,945.00	1.8%	\$1,055.00	V
WATER (IND AMERICAN WATER)	\$600.00	0.3%	\$218.92	0.1%	\$500.00	0.2%	\$50.56	0.0%	\$449.44	V
GATEHOUSE PHONE / INTERNET	\$3,180.00	1.7%	\$6,080.25	3.3%	\$3,200.00	1.5%	\$3,366.70	1.5%	-\$166.70	Λ
LANDSCAPING	\$6,800.00	3.7%	\$10,715.90	5.9%	\$17,000.00	7.8%	\$1,697.36	0.8%	\$15,302.64	Λ
SOCIAL PROGRAMS	\$0.00	0.0%	\$679.95	0.4%	\$1,000.00	0.5%	\$1,001.25	0.5%	-\$1.25	Λ
INSURANCE	\$5,600.00	3.1%	\$5,281.00	2.9%	\$5,600.00	2.6%	\$4,970.00	2.3%	\$630.00	
LEGAL	\$15,000.00	8.2%	\$14,390.88	7.9%	\$15,000.00	6.9%	\$6,743.36	3.1%	\$8,256.64	
LOAN PAYMENT/FUTURE RESERVES	\$23,220.00	12.7%	\$22,107.20	12.1%	\$24,250.00	11.1%	\$0.00	0.0%	\$24,250.00	Λ
OFFICE SUPPLIES	\$1,100.00	0.6%	\$1,947.14	1.1%	\$250.00	0.1%	\$0.00	0.0%	\$250.00	V
PROFESSIONAL SERVICE FEES	\$0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%	\$2,000.00	0.9%	-\$2,000.00	
ACC FEES (CHARGES & PAYMENTS)	\$0.00	0.0%	\$0.00	0.0%	\$1,000.00	0.5%	\$450.00	0.2%	\$550.00	V
PROPERTY MANAGEMENT & ADMIN	\$24,900.00	13.6%	\$33,237.09	18.2%	\$38,000.00	17.4%	\$21,094.70	9.7%	\$16,905.30	V
TOTAL EXPENSES	\$183,000.00		\$208,116.71		\$218,300.00		\$96,020.12		\$122,279.88	
INCOME - EXPENSES			-\$104,017.80				\$109,215.40			