

Balance Sheet

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

As of: 07/31/2023

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	38,923.20
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	228,923.20
DEPOSITS	450.00
TOTAL ASSETS	229,373.20
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	31,000.00
PRINCIPAL BALANCE COMMERCIAL LOAN	31,205.56
Total Liabilities	62,205.56
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	98,021.67
Calculated Prior Years Retained Earnings	-85,556.05
Total Capital	167,167.64
TOTAL LIABILITIES & CAPITAL	229,373.20

/S-Income Statement-Annual Budget - Comparative

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

As of: Jul 2023

Additional Account Types: None

Accounting Basis: Cash

Financial Account Map: FALLING WATERS

Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	Annual Budget
Income			
PREPAID INCOME	660.00	-3,927.74	0.00
ASSESSMENTS	5,850.00	196,850.53	210,000.00
FINE	50.00	300.00	0.00
ROAD MAINTENANCE FEE	600.00	1,500.00	0.00
INSURANCE CLAIM INCOME	0.00	2,225.00	0.00
ARCHITECTURAL REVIEW FEE	2,000.00	3,750.00	0.00
INTEREST	895.00	2,724.99	0.00
ASSOCIATION TRANSFER FEE	400.00	6,400.00	8,000.00
HOA DOC FEE	75.00	925.00	0.00
GATE STICKERS	240.00	560.00	300.00
LATE FEE	150.00	260.00	0.00
Total Operating Income	10,920.00	211,567.78	218,300.00
Expense			
INTEREST-COMMERCIAL LOAN	1,144.64	1,061.21	1,100.00
PROPERTY INSURANCE	0.00	4,970.00	5,600.00
LEGAL/ACCOUNTING	1,243.36	6,743.36	15,000.00
CAPITAL RESERVE STUDY	0.00	2,000.00	0.00
TELEPHONE-INTERNET	406.95	3,773.65	3,200.00
ADMINISTRATIVE	900.00	3,581.70	1,500.00
OFFICE SUPPLIES	0.00	0.00	1,000.00
MANAGEMENT FEES	3,081.00	21,424.00	36,500.00
SUPPLIES	481.09	481.09	250.00
HVAC & PLUMBING	0.00	975.00	500.00
SNOW REMOVAL	0.00	23,200.00	29,000.00
GROUNDS CARE	6,320.00	6,810.00	8,000.00
BEAUTIFICATION/LANDSCAPING	105.61	1,312.97	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	817.95	7,201.65	15,000.00
ROAD REPAIR	0.00	0.00	15,000.00
LIGHTS MAINTENANCE	1,300.00	1,754.00	3,000.00
ELECTRIC-COMMON	506.00	3,945.00	5,000.00
WATER-COMMON	47.38	97.93	500.00
REFUSE	3,369.81	23,058.30	30,000.00
SOCIAL PROGRAMS	85.00	1,086.25	0.00
NSF/BANK SERVICE CHARGES	0.00	70.00	0.00
Total Operating Expense	19,808.79	113,546.11	180,150.00
Total Operating Income	10,920.00	211,567.78	218,300.00
Total Operating Expense	19,808.79	113,546.11	180,150.00
NOI - Net Operating Income	-8,888.79	98,021.67	38,150.00
Total Income	10,920.00	211,567.78	218,300.00
Total Expense	19,808.79	113,546.11	180,150.00
Net Income	-8,888.79	98,021.67	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: 07/01/2023 to 07/31/2023

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
2110-0000 - PRINCIPAL BALANCE COMMERCIAL LOAN					
JUL23MRTG	07/13/2023	CENTIER BANK	90109492-98325 JUL 23 MRTG	ACHEFT	7,970.56
7120-0000 - INTEREST-COMMERCIAL LOAN					
JUL23MRTG	07/13/2023	CENTIER BANK	90109492-98325 JUL 23 MRTG	ACHEFT	1,144.64
7400-0000 - LEGAL/ACCOUNTING					
3972	07/06/2023	VIS LAW LLC	LEGAL SRVC-GENERAL MATTERS	2607	1,243.36
7454-0000 - TELEPHONE-INTERNET					
141913	07/06/2023	S&K SECURITY CORP.	GATE PHONE PLAN-07/01/23-07/31/23	2606	335.00
8771400480098195	07/19/2023	COMCAST	07/11/23-08/10/23	2610	71.95
					406.95
7500-0000 - ADMINISTRATIVE					
202306720	07/06/2023	MCALPINE CONSULTING LLC	CONSULTING SERVICES-07/02/23	2605	900.00
7610-0000 - MANAGEMENT FEES					
JUN23MGMT	07/06/2023	1ST AMERICAN MANAGEMENT CO., INC.	JUN 23 MANAGEMENT FEES	2603	3,081.00
7910-0000 - SUPPLIES					
07132023	07/19/2023	CULLOM, SHERRI	REIMB-STOP SIGN	2611	481.09
7960-0000 - GROUNDS CARE					
INV750	07/28/2023	JD'S LAWN & LANDSCAPE	2023 MULCH-11 BEDS	2616	2,800.00
INV789	07/28/2023	JD'S LAWN & LANDSCAPE	LAWN MAINT-04/07/23-05/08/23	2616	120.00
INV831	07/28/2023	JD'S LAWN & LANDSCAPE	MULCH & MOWING: 06/05/23 & 06/19/23	2616	3,400.00
					6,320.00
7963-0000 - BEAUTIFICATION/LANDSCAPING					
07182023	07/26/2023	SCHAB, WILLIAM	REIMB-LANDSCAPING SUPPLIES	2615	105.61

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
7971-0000 - SECURITY GATE MAINTENANCE					
141912	07/06/2023	S&K SECURITY CORP.	GATE CAMERA PLAN-07/01/23-07/31/23	2606	147.00
141914	07/06/2023	S&K SECURITY CORP.	GATE ALARM-07/01/23-07/31/23	2606	28.00
141962	07/06/2023	S&K SECURITY CORP.	GATE CONNECTION-07/01/23-07/31/23	2606	220.95
141966	07/06/2023	S&K SECURITY CORP.	GATE ACCESS CNTRL-07/01/23-07/31/23	2606	422.00
					817.95
7987-0000 - LIGHTS MAINTENANCE					
5632	07/19/2023	ROSELAWN ELECTRIC LLC	SRVC CALL-REPAIR CUT LINE	2613	1,300.00
8120-0001 - ELECTRIC-COMMON					
76659001	07/06/2023	KANKAKEE VALLEY REMC	05/21/23-06/20/23	2604	441.00
76659002	07/06/2023	KANKAKEE VALLEY REMC	05/21/23-06/20/23	2604	65.00
					506.00
8130-0001 - WATER-COMMON					
1010210005133368	07/19/2023	INDIANA AMERICAN WATER CO	06/02/23-07/03/23	2612	47.38
8220-0000 - REFUSE					
0715004223264	07/26/2023	REPUBLIC SERVICES 715	08/01/23-08/31/23	2614	3,369.81
8306-0000 - SOCIAL PROGRAMS					
070123	07/11/2023	CROSS OF CHRIST LUTHERAN CHURCH	RENTAL-JULY 2023 MEETING	2608	125.00
Total					27,819.35