

## Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

GL Account Map: FALLING WATERS

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
CASH IN OPERATING ACCT	148,664.06
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
<b>Total Cash</b>	<b>341,987.54</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>342,437.54</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	38,400.00
<b>Total Liabilities</b>	<b>38,400.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	32,195.88
Calculated Prior Years Retained Earnings	117,139.64
<b>Total Capital</b>	<b>304,037.54</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>342,437.54</b>

## F/S-Income Statement-Annual Budget - Comparative

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

As of: Apr 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
<b>Income</b>			
PREPAID INCOME	-569.00	-135,602.65	0.00
ASSESSMENTS	18,760.07	230,324.80	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	1,660.00	1,660.00	1,000.00
ROAD MAINTENANCE FEE	900.00	3,000.00	2,400.00
CONVENIENCE FEE	0.00	50.00	0.00
ARCHITECTURAL REVIEW FEE	3,250.00	11,850.00	1,500.00
INTEREST	740.00	2,305.10	3,700.00
ASSOCIATION TRANSFER FEE	5,000.00	8,600.00	8,000.00
HOA DOC FEE	150.00	600.00	1,000.00
GATE STICKERS	80.00	360.00	700.00
LATE FEE	100.00	100.00	1,800.00
<b>Total Operating Income</b>	<b>30,071.07</b>	<b>120,374.30</b>	<b>259,170.00</b>
<b>Expense</b>			
CAPITAL RESERVE DEPOSITS	0.00	0.00	57,370.00
PROPERTY INSURANCE	0.00	5,029.00	5,600.00
LEGAL/ACCOUNTING	0.00	14,647.50	14,500.00
PROFESSIONAL FEES	0.00	150.00	1,000.00
ARCHITECTURAL REVIEW	3,600.00	4,200.00	100.00
WEBSITE SERVICES	0.00	150.37	0.00
TELEPHONE-INTERNET	71.95	287.80	3,200.00
ADMINISTRATIVE	2.50	2.50	0.00
OFFICE SUPPLIES	0.00	584.24	400.00
MANAGEMENT FEES	4,546.43	13,296.43	35,000.00
RENTAL FEE	0.00	650.00	0.00
SUPPLIES	0.00	43.55	0.00
SNOW REMOVAL	0.00	24,482.50	30,000.00

### F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
GROUNDS CARE	0.00	1,005.00	10,000.00
SECURITY GATE MAINTENANCE	0.00	3,938.00	15,500.00
ROAD REPAIR	148.75	148.75	14,000.00
LIGHTS MAINTENANCE	62.50	885.51	22,000.00
ELECTRIC-COMMON	460.00	2,106.00	7,800.00
WATER-COMMON	22.84	71.93	300.00
REFUSE	0.00	10,903.54	41,400.00
SECURITY: GATES ACCESS CONTROL	844.00	1,688.00	0.00
SECURITY: PHONE/INTERNET	335.00	1,340.00	0.00
SECURITY GATE: ALARM	248.95	995.80	0.00
SECURITY GATE: CAMERA	393.00	1,572.00	0.00
SOCIAL PROGRAMS	0.00	0.00	1,000.00
<b>Total Operating Expense</b>	<b>10,735.92</b>	<b>88,178.42</b>	<b>259,170.00</b>
Total Operating Income	30,071.07	120,374.30	259,170.00
Total Operating Expense	10,735.92	88,178.42	259,170.00
<b>NOI - Net Operating Income</b>	<b>19,335.15</b>	<b>32,195.88</b>	<b>0.00</b>
Total Income	30,071.07	120,374.30	259,170.00
Total Expense	10,735.92	88,178.42	259,170.00
<b>Net Income</b>	<b>19,335.15</b>	<b>32,195.88</b>	<b>0.00</b>

**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:** 04/01/2024 to 04/30/2024**GL Account Map:** FALLING WATERS**Show Reversed Transactions:** No

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>7405-0000 - ARCHITECTURAL REVIEW</b>					
202403720	04/10/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-SEVERAL LOCATIONS	2716	3,600.00
<b>7454-0000 - TELEPHONE-INTERNET</b>					
8771400480098195	04/24/2024	COMCAST	04/11/24-05/10/24	2719	71.95
<b>7500-0000 - ADMINISTRATIVE</b>					
04052024	04/05/2024	INDIANA SECRETARY OF STATE	CHANGE OF GOVERNING PERSON	ACHEFT	2.50
<b>7610-0000 - MANAGEMENT FEES</b>					
53100	04/24/2024	1ST AMERICAN MANAGEMENT CO., INC.	1ST QTR 24 ADMINISTRATIVE FEES	2718	2,096.43
MAR24MGMT	04/03/2024	1ST AMERICAN MANAGEMENT CO., INC.	MAR 24 MANAGEMENT FEES	2712	2,450.00
					<b>4,546.43</b>
<b>7982-0000 - ROAD REPAIR</b>					
04082024	04/10/2024	GARNER, WILLIAM	REIMB-MATERIALS FOR ROAD REPAIRS	2715	148.75
<b>7987-0000 - LIGHTS MAINTENANCE</b>					
53201	04/24/2024	1ST AMERICAN MANAGEMENT CO., INC.	MAR 24 MAINT-RMV LIGHT & WIRING BOAT DOCK	2718	62.50
<b>8120-0001 - ELECTRIC-COMMON</b>					
76659001	04/03/2024	KANKAKEE VALLEY REMC	02/21/24-03/21/24	2713	369.00
76659002	04/03/2024	KANKAKEE VALLEY REMC	02/21/24-03/21/24	2713	91.00
					<b>460.00</b>
<b>8130-0001 - WATER-COMMON</b>					
1010210005133368	04/17/2024	INDIANA AMERICAN WATER CO	03/01/24-04/01/24	2717	22.84
<b>8225-0100 - SECURITY: GATES ACCESS CONTROL</b>					
1444949	04/03/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-02/01/24-02/29/24	2714	422.00

**BILL DETAIL-PAID**

Reference	Paid Date	Payee Name	Description	Check #	Paid
145800	04/03/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-04/01/24-04/30/24	2714	422.00
					<b>844.00</b>
<b>8225-2000 - SECURITY: PHONE/INTERNET</b>					
145750	04/03/2024	S&K SECURITY CORP.	GATE PHONE PLAN-04/01/24-04/30/24	2714	335.00
<b>8225-6000 - SECURITY GATE: ALARM</b>					
145751	04/03/2024	S&K SECURITY CORP.	GATE ALARM-04/01/24-04/30/24	2714	28.00
145796	04/03/2024	S&K SECURITY CORP.	GATE CONNECTION-04/01/24-04/30/24	2714	220.95
					<b>248.95</b>
<b>8225-7000 - SECURITY GATE: CAMERA</b>					
145749	04/03/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-04/01/24-04/30/24	2714	147.00
145801	04/03/2024	S&K SECURITY CORP.	GATE CAMERA-04/01/24-04/30/24	2714	246.00
					<b>393.00</b>
<b>Total</b>					<b>10,735.92</b>