

## Balance Sheet

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

As of: 05/31/2024

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	105,383.26
CASH-SECURITY DEPOSIT	41,900.00
CASH/CAPITAL RESERVE ACCT	35,001.95
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>340,608.69</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>341,058.69</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	41,200.00
<b>Total Liabilities</b>	<b>41,200.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	28,017.03
Calculated Prior Years Retained Earnings	117,139.64
<b>Total Capital</b>	<b>299,858.69</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>341,058.69</b>

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

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

As of: May 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	915.82	-134,686.83	0.00
ASSESSMENTS	1,775.00	232,099.80	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	100.00	1,760.00	1,000.00
ROAD MAINTENANCE FEE	1,500.00	4,500.00	2,400.00
CONVENIENCE FEE	50.00	100.00	0.00
ARCHITECTURAL REVIEW FEE	5,350.00	17,200.00	1,500.00
INTEREST	1.95	2,307.05	3,700.00
ASSOCIATION TRANSFER FEE	800.00	9,400.00	8,000.00
HOA DOC FEE	150.00	750.00	1,000.00
GATE STICKERS	80.00	440.00	700.00
LATE FEE	0.00	100.00	1,800.00
<b>Total Operating Income</b>	<b>10,722.77</b>	<b>131,097.07</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	175.00	325.00	1,000.00
ARCHITECTURAL REVIEW	2,100.00	6,300.00	100.00
WEBSITE SERVICES	0.00	150.37	0.00
TELEPHONE-INTERNET	71.95	359.75	3,200.00
ADMINISTRATIVE	39.82	42.32	0.00
OFFICE SUPPLIES	0.00	584.24	400.00
MANAGEMENT FEES	2,460.00	15,756.43	35,000.00
RENTAL FEE	0.00	650.00	0.00
SUPPLIES	132.96	176.51	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	398.77	4,336.77	15,500.00
ROAD REPAIR	0.00	148.75	14,000.00
LIGHTS MAINTENANCE	326.00	1,211.51	22,000.00
ELECTRIC-COMMON	468.00	2,574.00	7,800.00
WATER-COMMON	26.17	98.10	300.00
REFUSE	7,304.00	18,207.54	41,400.00
SECURITY: GATES ACCESS CONTROL	422.00	2,110.00	0.00
SECURITY: PHONE/INTERNET	335.00	1,675.00	0.00
SECURITY GATE: ALARM	248.95	1,244.75	0.00
SECURITY GATE: CAMERA	393.00	1,965.00	0.00
SOCIAL PROGRAMS	0.00	0.00	1,000.00
<b>Total Operating Expense</b>	<b>14,901.62</b>	<b>103,080.04</b>	<b>259,170.00</b>
Total Operating Income	10,722.77	131,097.07	259,170.00
Total Operating Expense	14,901.62	103,080.04	259,170.00
<b>NOI - Net Operating Income</b>	<b>-4,178.85</b>	<b>28,017.03</b>	<b>0.00</b>
Total Income	10,722.77	131,097.07	259,170.00
Total Expense	14,901.62	103,080.04	259,170.00
<b>Net Income</b>	<b>-4,178.85</b>	<b>28,017.03</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: 05/01/2024 to 05/31/2024

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>7402-0000 - PROFESSIONAL FEES</b>					
4177	05/01/2024	GRONENDYKE PLUMBING	REPAIR BROKEN WATER LINE	2721	175.00
<b>7405-0000 - ARCHITECTURAL REVIEW</b>					
202404720	05/08/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-SEVERAL LOCATIONS	2725	2,100.00
<b>7454-0000 - TELEPHONE-INTERNET</b>					
8771400480098195	05/22/2024	COMCAST	05/11/24-06/10/24	2729	71.95
<b>7500-0000 - ADMINISTRATIVE</b>					
715409348	05/15/2024	BANK-A-COUNT CORPORATION	DEPOSIT TICKET BOOKS-04/24	2727	39.82
<b>7610-0000 - MANAGEMENT FEES</b>					
APR24MGMT	05/01/2024	1ST AMERICAN MANAGEMENT CO., INC.	APR 24 MANAGEMENT FEES	2720	2,460.00
<b>7910-0000 - SUPPLIES</b>					
05212024	05/30/2024	PLUMB, DON	REIMBURSEMENT- 2 AMERICAN FLAGS FOR FRONT OF PROPERTY	2732	132.96
<b>7971-0000 - SECURITY GATE MAINTENANCE</b>					
05172024	05/30/2024	GARNER, WILLIAM	REIMBURSEMENT-APC BACK-UPS 10 OUTLET TOWER UNINTERRUPTIBLE POWER SUPPLY FOR GAURD HOUSES	2731	398.77
<b>7987-0000 - LIGHTS MAINTENANCE</b>					
6168	05/22/2024	ROSELAWN ELECTRIC LLC	SERVICE CALL-REPAIR/REPLACE LIGHTS-STURGILL/KETILL ST	2730	326.00
<b>8120-0001 - ELECTRIC-COMMON</b>					
76659001	05/01/2024	KANKAKEE VALLEY REMC	03/21/24-04/22/24	2722	376.00
76659002	05/01/2024	KANKAKEE VALLEY REMC	03/21/24-04/22/24	2722	92.00
					<b>468.00</b>

**BILL DETAIL-PAID**

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>8130-0001 - WATER-COMMON</b>					
1010210005133368	05/15/2024	INDIANA AMERICAN WATER CO	04/02/24-05/02/24	2728	26.17
<b>8220-0000 - REFUSE</b>					
307150037565	05/01/2024	REPUBLIC SERVICES 715	05/01/24-05/31/24	2723	3,493.80
307150037565	05/30/2024	REPUBLIC SERVICES 715	06/01/24-06/30/24	2733	3,810.20
					<b>7,304.00</b>
<b>8225-0100 - SECURITY: GATES ACCESS CONTROL</b>					
146222	05/08/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-05/01/24-05/31/24	2726	422.00
<b>8225-2000 - SECURITY: PHONE/INTERNET</b>					
146173	05/08/2024	S&K SECURITY CORP.	GATE PHONE PLAN-05/01/24-05/31/24	2726	335.00
<b>8225-6000 - SECURITY GATE: ALARM</b>					
146174	05/08/2024	S&K SECURITY CORP.	GATE ALARM-05/01/24-05/31/24	2726	28.00
146219	05/08/2024	S&K SECURITY CORP.	GATE CONNECTION-05/01/24-05/31/24	2726	220.95
					<b>248.95</b>
<b>8225-7000 - SECURITY GATE: CAMERA</b>					
146172	05/08/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-05/01/24-05/31/24	2726	147.00
146223	05/08/2024	S&K SECURITY CORP.	GATE CAMERA-05/01/24-05/31/24	2726	246.00
					<b>393.00</b>
<b>9500-1100 - UNUSED APPFOLIO - Clearing Account</b>					
05022024	05/08/2024	C & H BUILDERS	RFND DEPOSIT-754 LUCANO WAY	2724	700.00
<b>Total</b>					<b>15,601.62</b>