

## Balance Sheet

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

As of: 06/30/2024

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	99,214.56
CASH-SECURITY DEPOSIT	41,200.00
CASH/CAPITAL RESERVE ACCT	35,005.85
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	77,747.34
CERTIFICATE OF DEPOSIT 2	21,085.75
<b>Total Cash</b>	<b>334,253.50</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>334,703.50</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	40,500.00
<b>Total Liabilities</b>	<b>40,500.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	22,361.84
Calculated Prior Years Retained Earnings	117,139.64
<b>Total Capital</b>	<b>294,203.50</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>334,703.50</b>

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

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

As of: Jun 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	157.47	-134,974.77	0.00
ASSESSMENTS	5,276.29	237,837.50	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	50.00	1,810.00	1,000.00
ROAD MAINTENANCE FEE	0.00	4,500.00	2,400.00
CONVENIENCE FEE	250.00	350.00	0.00
ARCHITECTURAL REVIEW FEE	0.00	17,250.00	1,500.00
INTEREST	799.51	3,040.56	3,700.00
ASSOCIATION TRANSFER FEE	2,400.00	11,800.00	8,000.00
HOA DOC FEE	375.00	1,125.00	1,000.00
GATE STICKERS	160.00	600.00	700.00
LATE FEE	0.00	100.00	1,800.00
<b>Total Operating Income</b>	<b>9,468.27</b>	<b>140,565.34</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	3,693.38	18,340.88	14,500.00
PROFESSIONAL FEES	0.00	325.00	1,000.00
ARCHITECTURAL REVIEW	1,800.00	8,100.00	100.00
WEBSITE SERVICES	0.00	150.37	0.00
TELEPHONE-INTERNET	71.95	431.70	3,200.00
ADMINISTRATIVE	0.00	42.32	0.00
OFFICE SUPPLIES	0.00	584.24	400.00
MANAGEMENT FEES	2,769.00	18,525.43	35,000.00
RENTAL FEE	0.00	650.00	0.00
SUPPLIES	0.00	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	0.00	4,336.77	15,500.00
ROAD REPAIR	0.00	148.75	14,000.00
LIGHTS MAINTENANCE	0.00	1,211.51	22,000.00
ELECTRIC-COMMON	546.00	3,120.00	7,800.00
WATER-COMMON	32.40	130.50	300.00
REFUSE	4,725.08	22,932.62	41,400.00
SECURITY: GATES ACCESS CONTROL	422.00	2,532.00	0.00
SECURITY: PHONE/INTERNET	335.00	2,010.00	0.00
SECURITY GATE: ALARM	248.95	1,493.70	0.00
SECURITY GATE: CAMERA	393.26	2,358.26	0.00
SOCIAL PROGRAMS	86.44	86.44	1,000.00
<b>Total Operating Expense</b>	<b>15,123.46</b>	<b>118,203.50</b>	<b>259,170.00</b>
Total Operating Income	9,468.27	140,565.34	259,170.00
Total Operating Expense	15,123.46	118,203.50	259,170.00
<b>NOI - Net Operating Income</b>	<b>-5,655.19</b>	<b>22,361.84</b>	<b>0.00</b>
Total Income	9,468.27	140,565.34	259,170.00
Total Expense	15,123.46	118,203.50	259,170.00
<b>Net Income</b>	<b>-5,655.19</b>	<b>22,361.84</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: 06/01/2024 to 06/30/2024

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>7400-0000 - LEGAL/ACCOUNTING</b>					
16520	06/19/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-WELLS FARGO VS FISHER,FALLING WATERS	2738	793.38
16529	06/19/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-GENERAL MATTERS	2738	2,900.00
					<b>3,693.38</b>
<b>7405-0000 - ARCHITECTURAL REVIEW</b>					
202405720	06/19/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-SEVERAL LOCATIONS	2742	1,800.00
<b>7454-0000 - TELEPHONE-INTERNET</b>					
8771400450098195	06/19/2024	COMCAST	06/11/24-07/10/24	2737	71.95
<b>7610-0000 - MANAGEMENT FEES</b>					
53491	06/05/2024	1ST AMERICAN MANAGEMENT CO., INC.	APR 24 MAINTENANCE	2734	99.00
MAY24MGMT	06/05/2024	1ST AMERICAN MANAGEMENT CO., INC.	MAY 24 MANAGEMENT FEES	2734	2,670.00
					<b>2,769.00</b>
<b>8120-0001 - ELECTRIC-COMMON</b>					
76659001	06/05/2024	KANKAKEE VALLEY REMC	04/22/24-05/22/24	2735	460.00
76659002	06/05/2024	KANKAKEE VALLEY REMC	04/22/24-05/22/24	2735	86.00
					<b>546.00</b>
<b>8130-0001 - WATER-COMMON</b>					
1010210005133368	06/19/2024	INDIANA AMERICAN WATER CO	05/03/24-05/30/24	2741	32.40
<b>8220-0000 - REFUSE</b>					
307150037565	06/26/2024	REPUBLIC SERVICES #715	07/01/24-07/31/24	2744	4,725.08
<b>8225-0100 - SECURITY: GATES ACCESS CONTROL</b>					
146626	06/05/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-06/01/24-06/30/24	2736	422.00

**BILL DETAIL-PAID**

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>8225-2000 - SECURITY: PHONE/INTERNET</b>					
146575	06/05/2024	S&K SECURITY CORP.	GATE PHONE PLAN-06/01/24-06/30/24	2736	335.00
<b>8225-6000 - SECURITY GATE: ALARM</b>					
146576	06/05/2024	S&K SECURITY CORP.	GATE ALARM-06/01/24-06/30/24	2736	28.00
146623	06/05/2024	S&K SECURITY CORP.	GATE CONNECTION-06/01/24-06/30/24	2736	220.95
					<b>248.95</b>
<b>8225-7000 - SECURITY GATE: CAMERA</b>					
146574	06/05/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-06/01/24-06/30/24	2736	147.00
146627	06/05/2024	S&K SECURITY CORP.	GATE CAMERA-06/01/24-06/30/24	2736	246.26
					<b>393.26</b>
<b>8306-0000 - SOCIAL PROGRAMS</b>					
06122024	06/19/2024	DAVIS, LOVIE	REIMBURSEMENT-MEMORIAL DAY SUPPLIES	2739	35.12
06122024	06/19/2024	HINRICKSON, REGINIA	REIMBURSEMENT-MEMORIAL DAY SUPPLIES	2740	51.32
					<b>86.44</b>
<b>9500-1100 - UNUSED APPFOLIO - Clearing Account</b>					
06202024	06/26/2024	MODERN FAMILY HOME LLC	REFUND NEW HOME DEPOSIT 348-93CAC	2743	700.00
<b>Total</b>					<b>15,823.46</b>