

## Balance Sheet

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

As of: 09/30/2024

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	107,969.09
CASH-SECURITY DEPOSIT	41,300.00
CASH/CAPITAL RESERVE ACCT	35,017.83
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	77,747.34
<b>Total Cash</b>	<b>322,034.26</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>322,484.26</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	41,300.00
<b>Total Liabilities</b>	<b>41,300.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	9,342.60
Calculated Prior Years Retained Earnings	117,139.64
<b>Total Capital</b>	<b>281,184.26</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>322,484.26</b>

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

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

As of: Sep 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	385.00	-133,722.16	0.00
ASSESSMENTS	40.00	247,434.14	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	0.00	1,910.00	1,000.00
ROAD MAINTENANCE FEE	0.00	6,300.00	2,400.00
CONVENIENCE FEE	0.00	650.00	0.00
INSURANCE CLAIM INCOME	4,400.00	4,400.00	0.00
ARCHITECTURAL REVIEW FEE	100.00	24,650.00	1,500.00
INTEREST	277.76	3,332.39	3,700.00
ASSOCIATION TRANSFER FEE	0.00	17,800.00	8,000.00
HOA DOC FEE	0.00	1,900.00	1,000.00
GATE STICKERS	180.00	1,220.00	700.00
LATE FEE	0.00	100.00	1,800.00
<b>Total Operating Income</b>	<b>5,382.76</b>	<b>173,101.42</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	3,098.25	24,249.99	14,500.00
PROFESSIONAL FEES	-100.00	1,625.00	1,000.00
ARCHITECTURAL REVIEW	1,200.00	13,300.00	100.00
WEBSITE SERVICES	0.00	150.37	0.00
TELEPHONE-INTERNET	71.95	647.55	3,200.00
ADMINISTRATIVE	0.00	64.82	0.00
OFFICE SUPPLIES	0.00	793.06	400.00
MANAGEMENT FEES	2,690.00	26,673.54	35,000.00
RENTAL FEE	140.00	915.00	0.00
SUPPLIES	0.00	43.55	0.00

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

Account Name	MTD Actual	YTD Actual	Annual Budget
GATE DECAL EXPENSE	677.50	677.50	0.00
SNOW REMOVAL	0.00	24,482.50	30,000.00
GROUNDS CARE	0.00	2,091.57	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	1,511.50	22,000.00
ELECTRIC-COMMON	624.00	4,856.00	7,800.00
WATER-COMMON	91.34	332.87	300.00
REFUSE	5,958.82	39,152.49	41,400.00
SECURITY: GATES ACCESS CONTROL	422.00	3,798.00	0.00
SECURITY: PHONE/INTERNET	335.00	3,015.00	0.00
SECURITY GATE: ALARM	248.95	2,240.55	0.00
SECURITY GATE: CAMERA	393.00	3,537.00	0.00
SOCIAL PROGRAMS	0.00	86.44	1,000.00
<b>Total Operating Expense</b>	<b>15,850.81</b>	<b>163,758.82</b>	<b>259,170.00</b>
Total Operating Income	5,382.76	173,101.42	259,170.00
Total Operating Expense	15,850.81	163,758.82	259,170.00
<b>NOI - Net Operating Income</b>	<b>-10,468.05</b>	<b>9,342.60</b>	<b>0.00</b>
Total Income	5,382.76	173,101.42	259,170.00
Total Expense	15,850.81	163,758.82	259,170.00
<b>Net Income</b>	<b>-10,468.05</b>	<b>9,342.60</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:** 09/01/2024 to 09/30/2024**GL Account Map:** FALLING WATERS**Show Reversed Transactions:** No

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>7400-0000 - LEGAL/ACCOUNTING</b>					
16700	09/18/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-GENERAL MATTERS	2775	2,909.00
16701	09/18/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-PAGEL	2775	189.25
					<b>3,098.25</b>
<b>7405-0000 - ARCHITECTURAL REVIEW</b>					
202408720	09/25/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONSTRUCTION-24 LEVANO DR/756 LUCANO WAY	2777	1,200.00
<b>7454-0000 - TELEPHONE-INTERNET</b>					
8771400480098195	09/18/2024	COMCAST	09/11/24-10/10/24	2774	71.95
<b>7610-0000 - MANAGEMENT FEES</b>					
AUG24MGMT	09/04/2024	1ST AMERICAN MANAGEMENT CO., INC.	AUG 24 MANAGEMENT FEES	2769	2,690.00
<b>7620-0000 - RENTAL FEE</b>					
09202024	09/25/2024	FALLING WATERS EXECUTIVE COTTAGE HOMES HOA	COTTAGE HOME CLUBHOUSE RENTAL	2776	140.00
<b>7913-0000 - GATE DECAL EXPENSE</b>					
147699	09/04/2024	S&K SECURITY CORP.	SERVICE CALL-DROPPED OFF 100 BAR CODES-08/15/24	2772	677.50
<b>8120-0001 - ELECTRIC-COMMON</b>					
76659001	09/04/2024	KANKAKEE VALLEY REMC	07/22/24-08/22/24	2771	534.00
76659002	09/04/2024	KANKAKEE VALLEY REMC	07/22/24-08/22/24	2771	90.00
					<b>624.00</b>
<b>8130-0001 - WATER-COMMON</b>					
1010210005133368	09/04/2024	INDIANA AMERICAN WATER CO	07/30/24-08/27/24	2770	45.67

**BILL DETAIL-PAID**

Reference	Paid Date	Payee Name	Description	Check #	Paid
1010210005133368	09/11/2024	INDIANA AMERICAN WATER CO	07/30/24-08/27/24	2773	45.67
					<b>91.34</b>
<b>8220-0000 - REFUSE</b>					
307150037565	09/25/2024	REPUBLIC SERVICES #715	10/01/24-10/31/24	2778	5,958.82
<b>8225-0100 - SECURITY: GATES ACCESS CONTROL</b>					
147993	09/25/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-09/01/24-09/30/24	2779	422.00
<b>8225-2000 - SECURITY: PHONE/INTERNET</b>					
147941	09/25/2024	S&K SECURITY CORP.	GATE PHONE PLAN-09/01/24-09/30/24	2779	335.00
<b>8225-6000 - SECURITY GATE: ALARM</b>					
147942	09/25/2024	S&K SECURITY CORP.	GATE ALARM-09/01/24-09/30/24	2779	28.00
147990	09/25/2024	S&K SECURITY CORP.	GATE CONNECTION-09/01/24-09/30/24	2779	220.95
					<b>248.95</b>
<b>8225-7000 - SECURITY GATE: CAMERA</b>					
147940	09/25/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-09/01/24-09/30/24	2779	147.00
147994	09/25/2024	S&K SECURITY CORP.	GATE CAMERA-09/01/24-09/30/24	2779	246.00
					<b>393.00</b>
<b>Total</b>					<b>15,950.81</b>