

## Balance Sheet

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

As of: 10/31/2024

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	93,096.81
CASH-SECURITY DEPOSIT	36,000.00
CASH/CAPITAL RESERVE ACCT	39,722.04
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	77,747.34
<b>Total Cash</b>	<b>306,566.19</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>307,016.19</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	35,300.00
<b>Total Liabilities</b>	<b>35,300.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	-125.47
Calculated Prior Years Retained Earnings	117,139.64
<b>Total Capital</b>	<b>271,716.19</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>307,016.19</b>

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

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

**As of:** Oct 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	1,235.52	-132,586.64	0.00
ASSESSMENTS	2,330.00	249,764.14	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	0.00	1,910.00	1,000.00
ROAD MAINTENANCE FEE	600.00	6,900.00	2,400.00
CONVENIENCE FEE	50.00	700.00	0.00
INSURANCE CLAIM INCOME	0.00	4,400.00	0.00
ARCHITECTURAL REVIEW FEE	2,000.00	26,750.00	1,500.00
LEGAL FEES-CHARGEBACK	118.41	118.41	0.00
INTEREST	109.21	3,441.60	3,700.00
ASSOCIATION TRANSFER FEE	400.00	18,200.00	8,000.00
HOA DOC FEE	0.00	1,900.00	1,000.00
GATE STICKERS	640.00	1,860.00	700.00
LATE FEE	0.00	100.00	1,800.00
BUILDER DEPOSIT FORFEIT	5,700.00	5,700.00	0.00
<b>Total Operating Income</b>	<b>13,183.14</b>	<b>186,284.56</b>	<b>259,170.00</b>
<b>Expense</b>			
CAPITAL RESERVE DEPOSITS	0.00	0.00	57,370.00
PROPERTY INSURANCE	478.00	5,507.00	5,600.00
LEGAL/ACCOUNTING	0.00	24,249.99	14,500.00
PROFESSIONAL FEES	1,020.00	2,645.00	1,000.00
ARCHITECTURAL REVIEW	600.00	13,900.00	100.00
WEBSITE SERVICES	17.54	167.91	0.00
TELEPHONE-INTERNET	71.95	719.50	3,200.00
ADMINISTRATIVE	0.00	64.82	0.00
OFFICE SUPPLIES	0.00	793.06	400.00
MANAGEMENT FEES	2,720.00	29,393.54	35,000.00

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

Account Name	MTD Actual	YTD Actual	Annual Budget
RENTAL FEE	0.00	915.00	0.00
SUPPLIES	0.00	43.55	0.00
GATE DECAL EXPENSE	104.00	781.50	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	9,400.00	9,548.75	14,000.00
LIGHTS MAINTENANCE	0.00	1,511.50	22,000.00
ELECTRIC-COMMON	1,212.00	6,068.00	7,800.00
WATER-COMMON	13.12	345.99	300.00
REFUSE	5,138.15	44,290.64	41,400.00
SECURITY: GATES ACCESS CONTROL	422.00	4,220.00	0.00
SECURITY: PHONE/INTERNET	335.00	3,350.00	0.00
SECURITY GATE: ALARM	248.95	2,489.50	0.00
SECURITY GATE: CAMERA	393.00	3,930.00	0.00
SOCIAL PROGRAMS	477.50	563.94	1,000.00
<b>Total Operating Expense</b>	<b>22,651.21</b>	<b>186,410.03</b>	<b>259,170.00</b>
Total Operating Income	13,183.14	186,284.56	259,170.00
Total Operating Expense	22,651.21	186,410.03	259,170.00
<b>NOI - Net Operating Income</b>	<b>-9,468.07</b>	<b>-125.47</b>	<b>0.00</b>
Total Income	13,183.14	186,284.56	259,170.00
Total Expense	22,651.21	186,410.03	259,170.00
<b>Net Income</b>	<b>-9,468.07</b>	<b>-125.47</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:** 10/01/2024 to 10/31/2024**GL Account Map:** FALLING WATERS**Show Reversed Transactions:** No

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>7320-0000 - PROPERTY INSURANCE</b>					
9250J8141	10/23/2024	THE TRAVELERS	INSURANCE PREMIUM-ANNUAL-BALANCE FROM CHANGE IN PRICE	2792	478.00
<b>7402-0000 - PROFESSIONAL FEES</b>					
4371	10/09/2024	GRONENDYKE PLUMBING	REPAIR/REPLACE FAUCET, VALVE, WASTE PIPE	2785	1,020.00
<b>7405-0000 - ARCHITECTURAL REVIEW</b>					
202409720	10/09/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-760 KETILL TRACE	2787	600.00
<b>7420-0000 - WEBSITE SERVICES</b>					
10302024	10/30/2024	ESTRADA, OMAR	FALLINGWATERSHOA.COM DOMAIN RENEWAL-11/12/24-11/11/25	2796	17.54
<b>7454-0000 - TELEPHONE-INTERNET</b>					
8771400480098195	10/16/2024	COMCAST	10/11/24-11/10/24	2789	71.95
<b>7610-0000 - MANAGEMENT FEES</b>					
ADDL2Q24MGMT	10/16/2024	1ST AMERICAN MANAGEMENT CO., INC.	2ND QTR 24 ADD'L MANAGEMENT FEES	2788	10.00
SEP24MGMT	10/02/2024	1ST AMERICAN MANAGEMENT CO., INC.	SEP 24 MANAGEMENT FEES	2780	2,710.00
					<b>2,720.00</b>
<b>7913-0000 - GATE DECAL EXPENSE</b>					
148588	10/16/2024	S&K SECURITY CORP.	SERVICE CALL-DROPPED OFF 2 FOBS-10/09/ 24	2790	104.00
<b>7982-0000 - ROAD REPAIR</b>					
24503	10/02/2024	SITE SERVICES INC	ASPHALT PATCHING-59 LEVANNO DR.- PROPASAL #240972 COMPLETED 08/30/24	2783	9,400.00
<b>8120-0001 - ELECTRIC-COMMON</b>					
76659001	10/02/2024	KANKAKEE VALLEY REMC	08/22/24-09/22/24	2781	533.00

**BILL DETAIL-PAID**

Reference	Paid Date	Payee Name	Description	Check #	Paid
76659001	10/30/2024	KANKAKEE VALLEY REMC	09/22/24-10/18/24	2793	500.00
76659002	10/02/2024	KANKAKEE VALLEY REMC	08/22/24-09/22/24	2781	91.00
76659002	10/30/2024	KANKAKEE VALLEY REMC	09/22/24-10/18/24	2793	88.00
					<b>1,212.00</b>
<b>8130-0001 - WATER-COMMON</b>					
1010210005133368	10/09/2024	INDIANA AMERICAN WATER CO	08/28/24-09/30/24	2786	13.12
<b>8220-0000 - REFUSE</b>					
307150037565	10/30/2024	REPUBLIC SERVICES #715	11/01/24-11/30/24	2795	5,138.15
<b>8225-0100 - SECURITY: GATES ACCESS CONTROL</b>					
148438	10/02/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-10/01/24-10/31/24	2782	422.00
<b>8225-2000 - SECURITY: PHONE/INTERNET</b>					
148388	10/02/2024	S&K SECURITY CORP.	GATE PHONE PLAN-10/01/24-10/31/24	2782	335.00
<b>8225-6000 - SECURITY GATE: ALARM</b>					
148389	10/02/2024	S&K SECURITY CORP.	GATE ALARM-10/01/24-10/31/24	2782	28.00
148434	10/02/2024	S&K SECURITY CORP.	GATE CONNECTION-10/01/24-10/31/24	2782	220.95
					<b>248.95</b>
<b>8225-7000 - SECURITY GATE: CAMERA</b>					
148387	10/02/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-10/01/24-10/31/24	2782	147.00
148439	10/02/2024	S&K SECURITY CORP.	GATE CAMERA-10/01/24-10/31/24	2782	246.00
					<b>393.00</b>
<b>8306-0000 - SOCIAL PROGRAMS</b>					
10032024	10/09/2024	DAVIS, LOVIE	REIMBURSEMENT FOR PARTY RENTALS/DJ-TATSE OF FALLING WATERS EVENT	2784	407.00
10042024	10/09/2024	DAVIS, LOVIE	REIMBURSEMENT FOR GARCO GRAPHICS-POSTERS/COLOR COPIES FOR TASTE OF FALLING WATERS RESIDENT EVENT	2784	70.50
					<b>477.50</b>
<b>9500-1100 - UNUSED APPFOLIO - Clearing Account</b>					
	10/04/2024	FALLING WATERS HOA INC.	EXPIRED BUILDER DEPOSIT FORFEIT	ACHEFT	4,000.00
	10/09/2024	FALLING WATERS HOA INC.	348-736KET SDA FORFEIT	ACHEFT	700.00
	10/31/2024	VAN SICKLE, RANDY	REFUND SECURITY DEPOSIT	1004	1,000.00
10082024	10/16/2024	VIKING BUILT HOMES LLC	NEW HOME DEPOSIT REFUND-92 BERGAMO LANE	2791	700.00
10142024	10/30/2024	NATELBORG, LEE	REFUND OF \$50 SECURITY DEPOSIT FOR IMPROVEMENT PROJECT	2794	50.00

**BILL DETAIL-PAID**

Reference	Paid Date	Payee Name	Description	Check #	Paid
348738CQD	10/31/2024	FALLING WATERS HOA INC.	CONSTRUCTION DEP FORFEIT 348-738CQD	ACHEFT	1,000.00
					7,450.00
<b>Total</b>					<b>30,101.21</b>