

# **Financial Report Package**

**September 2024**

**Prepared for**

**Indian Falls Estates Homeowners' Association,  
Inc.**

**Seabreeze Management Company, Inc.**

# Balance Sheet Comparative - Combined

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

		Current Balance at 9/30/2024	Prior Month Balance at 08/31/2024	Change
<b>Assets</b>				
<b>CASH - OPERATING</b>				
01-1001-00	Sunwest - Operating - 1746	\$ 18,594.52	\$ 7,300.72	\$ 11,293.80
01-1045-00	Short Term Loan from Reserves	(80,000.00)	(80,000.00)	-
01-1095-00	Due (To)/From Reserves	(43,766.66)	(38,755.33)	(5,011.33)
<b>Total CASH - OPERATING:</b>		<b>\$ (105,172.14)</b>	<b>\$ (111,454.61)</b>	<b>\$ 6,282.47</b>
<b>CASH - RESERVE</b>				
02-1045-00	Short Term Loan to Operating	\$ 80,000.00	\$ 80,000.00	\$ -
02-1100-00	First Citizens - Reserve - 5528	114,997.68	114,964.18	33.50
02-1195-00	Due (To)/From Operating	43,766.66	38,755.33	5,011.33
<b>Total CASH - RESERVE:</b>		<b>\$ 238,764.34</b>	<b>\$ 233,719.51</b>	<b>\$ 5,044.83</b>
<b>ACCOUNTS RECEIVABLE</b>				
12-1280-00	Accounts Receivable-Homeowner	\$ 526,697.80	\$ 526,152.50	\$ 545.30
12-1299-00	Allowance for Doubtful Accounts	(440,464.25)	(440,464.25)	-
<b>Total ACCOUNTS RECEIVABLE:</b>		<b>\$ 86,233.55</b>	<b>\$ 85,688.25</b>	<b>\$ 545.30</b>
<b>OTHER ASSETS</b>				
13-1690-00	Clearing Account	\$ 39.55	\$ (39.55)	\$ 79.10
<b>Total OTHER ASSETS:</b>		<b>\$ 39.55</b>	<b>\$ (39.55)</b>	<b>\$ 79.10</b>
<b>Total Assets:</b>		<b>\$ 219,865.30</b>	<b>\$ 207,913.60</b>	<b>\$ 11,951.70</b>
<b>Liabilities &amp; Equity</b>				
<b>ACCOUNTS PAYABLE</b>				
20-2001-00	Prepaid Dues	\$ 4,506.89	\$ 5,706.29	\$ (1,199.40)
<b>Total ACCOUNTS PAYABLE:</b>		<b>\$ 4,506.89</b>	<b>\$ 5,706.29</b>	<b>\$ (1,199.40)</b>
<b>RESERVES</b>				
40-4000-00	Reserves - General	\$ 553,577.03	\$ 548,565.70	\$ 5,011.33
40-4002-00	Reserve Expenditures	(305,904.74)	(305,904.74)	-
40-4024-00	Electrical Equipment	(10,274.00)	(10,274.00)	-
40-4495-00	Interest	1,366.05	1,332.55	33.50
<b>Total RESERVES:</b>		<b>\$ 238,764.34</b>	<b>\$ 233,719.51</b>	<b>\$ 5,044.83</b>
<b>EQUITY</b>				
49-4997-00	Prior Year Adjustments	\$ 815.00	\$ 815.00	\$ -
49-4998-00	Prior Year Equity	(86,819.42)	(86,819.42)	-
<b>Total EQUITY:</b>		<b>\$ (86,004.42)</b>	<b>\$ (86,004.42)</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>		<b>\$ 62,598.49</b>	<b>\$ 54,492.22</b>	<b>\$ 8,106.27</b>
<b>Total Liabilities &amp; Equity:</b>		<b>\$ 219,865.30</b>	<b>\$ 207,913.60</b>	<b>\$ 11,951.70</b>

**Income Statement - Operating**  
Indian Falls Estates Homeowners' Association, Inc.  
From 09/01/2024 to 09/30/2024

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
5010-00 Regular Assessments	\$29,255.00	\$29,255.00	\$0.00	\$263,295.00	\$263,295.00	\$0.00	\$351,060.00
5023-00 Bank Return Check/NSF Fees	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
5031-00 Interest Income-Reserve	\$33.50	\$0.00	\$33.50	\$249.36	\$0.00	\$249.36	\$0.00
5040-00 Late Fees	\$431.00	\$83.00	\$348.00	\$4,607.52	\$750.00	\$3,857.52	\$1,000.00
5042-00 Late Interest	\$271.00	\$0.00	\$271.00	\$1,981.53	\$0.00	\$1,981.53	\$0.00
5043-00 Lien Recording Fees/Postage	\$0.00	\$63.00	(\$63.00)	\$670.00	\$563.00	\$107.00	\$750.00
5044-00 Parking Stickers/Registrations	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	\$105.00	\$0.00
5045-00 Gate Fees From Indian Oaks Lot	\$0.00	\$2,362.00	(\$2,362.00)	\$11,807.80	\$21,254.00	(\$9,446.20)	\$28,338.00
5052-00 Admin/Collection Fees	\$120.00	\$17.00	\$103.00	\$1,185.00	\$150.00	\$1,035.00	\$200.00
5053-00 Delinquent Letter Fees	\$50.00	\$38.00	\$12.00	\$325.00	\$338.00	(\$13.00)	\$450.00
5062-00 Transponder Income	\$45.00	\$8.00	\$37.00	\$585.00	\$75.00	\$510.00	\$100.00
5110-00 Fines/Violations	\$4,300.00	\$40.00	\$4,260.00	\$41,400.00	\$360.00	\$41,040.00	\$480.00
<b>TOTAL INCOME</b>	<b>\$34,505.50</b>	<b>\$31,866.00</b>	<b>\$2,639.50</b>	<b>\$326,261.21</b>	<b>\$286,785.00</b>	<b>\$39,476.21</b>	<b>\$382,378.00</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$34,505.50</b>	<b>\$31,866.00</b>	<b>\$2,639.50</b>	<b>\$326,261.21</b>	<b>\$286,785.00</b>	<b>\$39,476.21</b>	<b>\$382,378.00</b>
<b>OPERATING EXPENSE</b>							

**Income Statement - Operating**  
Indian Falls Estates Homeowners' Association, Inc.  
From 09/01/2024 to 09/30/2024

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
<b>ADMINISTRATION</b>							
6010-00 Audit/Tax Preparation	\$0.00	\$105.00	\$105.00	\$1,596.00	\$938.00	(\$658.00)	\$1,250.00
6015-00 Reserve Study	\$0.00	\$75.00	\$75.00	\$650.00	\$675.00	\$25.00	\$900.00
6035-00 Office & Postage	\$792.45	\$140.00	(\$652.45)	\$2,562.79	\$1,260.00	(\$1,302.79)	\$1,680.00
6040-00 Management Services	\$1,467.00	\$1,467.00	\$0.00	\$13,203.00	\$13,203.00	\$0.00	\$17,604.00
6045-00 Records Storage	(\$49.34)	\$58.00	\$107.34	\$49.34	\$525.00	\$475.66	\$700.00
6046-00 1099 Tax Form Billing	\$0.00	\$17.00	\$17.00	\$0.00	\$150.00	\$150.00	\$200.00
6047-00 Admin Gifts	\$0.00	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00
6053-00 Collection Fees/DQ Letters	\$0.00	\$35.00	\$35.00	\$2,080.00	\$315.00	(\$1,765.00)	\$420.00
6055-00 Attorney/Legal Fees	\$0.00	\$1,200.00	\$1,200.00	\$4,963.25	\$10,800.00	\$5,836.75	\$14,400.00
6056-00 Lien Fees	\$0.00	\$100.00	\$100.00	\$0.00	\$900.00	\$900.00	\$1,200.00
6057-00 Legal Collections	\$0.00	\$550.00	\$550.00	\$2,411.10	\$4,950.00	\$2,538.90	\$6,600.00
6085-00 Miscellaneous Administration	\$0.00	\$83.00	\$83.00	\$0.00	\$747.00	\$747.00	\$996.00
<b>TOTAL ADMINISTRATION</b>	\$2,210.11	\$3,955.00	\$1,744.89	\$27,515.48	\$35,588.00	\$8,072.52	\$47,450.00
<b>LANDSCAPE</b>							
6405-00 Landscape Contract	\$0.00	\$355.00	\$355.00	\$0.00	\$3,195.00	\$3,195.00	\$4,260.00
6410-00 Landscape Extras	\$0.00	\$185.00	\$185.00	\$0.00	\$1,665.00	\$1,665.00	\$2,220.00
<b>TOTAL LANDSCAPE</b>	\$0.00	\$540.00	\$540.00	\$0.00	\$4,860.00	\$4,860.00	\$6,480.00
<b>COMMON AREA MAINTENANCE</b>							
6435-00 A/C & HVAC Maintenance	\$0.00	\$30.00	\$30.00	\$447.00	\$270.00	(\$177.00)	\$360.00
6535-00 Plumbing	\$0.00	\$10.00	\$10.00	\$510.00	\$90.00	(\$420.00)	\$120.00
6550-00 Janitorial Service	\$342.78	\$335.00	(\$7.78)	\$3,116.00	\$3,015.00	(\$101.00)	\$4,020.00
6551-00 Janitorial Supplies	\$59.84	\$25.00	(\$34.84)	\$378.29	\$225.00	(\$153.29)	\$300.00
6553-00 General Maintenance & Repairs	\$0.00	\$200.00	\$200.00	\$2,721.40	\$1,800.00	(\$921.40)	\$2,400.00
6569-00 Fountain Maintenance	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	(\$2,500.00)	\$0.00
6570-00 Pool/Spa/Fountain Service	\$0.00	\$83.00	\$83.00	\$0.00	\$750.00	\$750.00	\$1,000.00
6590-00 Street Sweeping	\$292.43	\$295.00	\$2.57	\$2,665.07	\$2,655.00	(\$10.07)	\$3,540.00
<b>TOTAL COMMON AREA MAINTENANCE</b>	\$695.05	\$978.00	\$282.95	\$12,337.76	\$8,805.00	(\$3,532.76)	\$11,740.00

# Income Statement - Operating

Indian Falls Estates Homeowners' Association, Inc.

From 09/01/2024 to 09/30/2024

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
<b>PROPERTY PROTECTION</b>							
6620-00 Security Guard Services	\$17,537.44	\$17,470.00	(\$67.44)	\$155,841.63	\$157,230.00	\$1,388.37	\$209,640.00
6622-00 Gate Maintenance & Repairs	\$0.00	\$422.00	\$422.00	\$10,684.00	\$3,798.00	(\$6,886.00)	\$5,064.00
6625-00 Transponders/Fobs	\$0.00	\$250.00	\$250.00	\$0.00	\$2,250.00	\$2,250.00	\$3,000.00
<b>TOTAL PROPERTY PROTECTION</b>	<b>\$17,537.44</b>	<b>\$18,142.00</b>	<b>\$604.56</b>	<b>\$166,525.63</b>	<b>\$163,278.00</b>	<b>(\$3,247.63)</b>	<b>\$217,704.00</b>
<b>UTILITIES</b>							
6700-00 Water & Sewer	\$204.76	\$83.00	(\$121.76)	\$7,298.45	\$750.00	(\$6,548.45)	\$1,000.00
6705-00 Electricity	\$587.04	\$415.00	(\$172.04)	\$4,543.75	\$3,735.00	(\$808.75)	\$4,980.00
6720-00 Telephone	\$0.00	\$28.00	\$28.00	\$0.00	\$248.00	\$248.00	\$330.00
6735-00 Internet	\$120.00	\$150.00	\$30.00	\$1,080.00	\$1,350.00	\$270.00	\$1,800.00
<b>TOTAL UTILITIES</b>	<b>\$911.80</b>	<b>\$676.00</b>	<b>(\$235.80)</b>	<b>\$12,922.20</b>	<b>\$6,083.00</b>	<b>(\$6,839.20)</b>	<b>\$8,110.00</b>
<b>INSURANCE</b>							
6800-00 Insurance	\$0.00	\$2,500.00	\$2,500.00	(\$1,000.00)	\$22,500.00	\$23,500.00	\$30,000.00
6860-00 State Income Tax	\$0.00	\$2.00	\$2.00	\$0.00	\$20.00	\$20.00	\$27.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$2,502.00</b>	<b>\$2,502.00</b>	<b>(\$1,000.00)</b>	<b>\$22,520.00</b>	<b>\$23,520.00</b>	<b>\$30,027.00</b>
<b>TAXES</b>							
6865-00 Federal Taxes	\$0.00	\$61.00	\$61.00	\$10.32	\$548.00	\$537.68	\$731.00
<b>TOTAL TAXES</b>	<b>\$0.00</b>	<b>\$61.00</b>	<b>\$61.00</b>	<b>\$10.32</b>	<b>\$548.00</b>	<b>\$537.68</b>	<b>\$731.00</b>
<b>RESERVE ALLOCATION</b>							
9001-00 Monthly Reserve Contribution	\$5,011.33	\$5,011.33	\$0.00	\$45,101.97	\$45,101.97	\$0.00	\$60,136.00
9495-00 Interest	\$33.50	\$0.00	(\$33.50)	\$249.36	\$0.00	(\$249.36)	\$0.00
<b>TOTAL RESERVE ALLOCATION</b>	<b>\$5,044.83</b>	<b>\$5,011.33</b>	<b>(\$33.50)</b>	<b>\$45,351.33</b>	<b>\$45,101.97</b>	<b>(\$249.36)</b>	<b>\$60,136.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$26,399.23</b>	<b>\$31,865.33</b>	<b>\$5,466.10</b>	<b>\$263,662.72</b>	<b>\$286,783.97</b>	<b>\$23,121.25</b>	<b>\$382,378.00</b>
<b>Net Income:</b>	<b>\$8,106.27</b>	<b>\$0.67</b>	<b>\$8,105.60</b>	<b>\$62,598.49</b>	<b>\$1.03</b>	<b>\$62,597.46</b>	<b>\$0.00</b>

## Budget Spread Report - Operating

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
<b>OPERATING INCOME</b>														
<b>INCOME</b>														
5010-00 Regular Assessments														
Budget	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	-	-	-	263,295.00	351,060.00
Actual	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	29,255.00	-	-	-	263,295.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	25.00	-	-	25.00	-	-	-	-	50.00	
Variance	-	-	-	-	25.00	-	-	25.00	-	-	-	-	50.00	
5031-00 Interest Income-Reserve														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	20.81	19.68	23.30	23.91	29.47	30.60	33.27	34.82	33.50	-	-	-	249.36	
Variance	20.81	19.68	23.30	23.91	29.47	30.60	33.27	34.82	33.50	-	-	-	249.36	
5040-00 Late Fees														
Budget	83.00	84.00	83.00	83.00	84.00	83.00	83.00	84.00	83.00	-	-	-	750.00	1,000.00
Actual	505.30	436.15	587.50	454.50	523.96	724.00	266.11	679.00	431.00	-	-	-	4,607.52	
Variance	422.30	352.15	504.50	371.50	439.96	641.00	183.11	595.00	348.00	-	-	-	3,857.52	
5042-00 Late Interest														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	139.65	130.91	179.66	189.50	222.98	278.18	261.09	308.56	271.00	-	-	-	1,981.53	
Variance	139.65	130.91	179.66	189.50	222.98	278.18	261.09	308.56	271.00	-	-	-	1,981.53	
5043-00 Lien Recording Fees/Postage														
Budget	63.00	62.00	63.00	62.00	63.00	62.00	63.00	62.00	63.00	-	-	-	563.00	750.00
Actual	-	-	-	-	-	670.00	-	-	-	-	-	-	670.00	
Variance	(63.00)	(62.00)	(63.00)	(62.00)	(63.00)	608.00	(63.00)	(62.00)	(63.00)	-	-	-	107.00	
5044-00 Parking Stickers/Registrations														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	30.00	15.00	60.00	-	-	-	-	105.00	
Variance	-	-	-	-	-	30.00	15.00	60.00	-	-	-	-	105.00	
5045-00 Gate Fees From Indian Oaks Lot														
Budget	2,362.00	2,361.00	2,362.00	2,361.00	2,362.00	2,361.00	2,362.00	2,361.00	2,362.00	-	-	-	21,254.00	28,338.00
Actual	11,807.80	-	-	-	-	-	-	-	-	-	-	-	11,807.80	
Variance	9,445.80	(2,361.00)	(2,362.00)	(2,361.00)	(2,362.00)	(2,361.00)	(2,362.00)	(2,361.00)	(2,362.00)	-	-	-	(9,446.20)	
5052-00 Admin/Collection Fees														

## Budget Spread Report - Operating

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Budget	17.00	16.00	17.00	17.00	16.00	17.00	17.00	16.00	17.00	-	-	-	150.00	200.00
Actual	150.00	-	300.00	300.00	-	110.00	420.00	(215.00)	120.00	-	-	-	1,185.00	
Variance	133.00	(16.00)	283.00	283.00	(16.00)	93.00	403.00	(231.00)	103.00	-	-	-	1,035.00	
5053-00 Delinquent Letter Fees														
Budget	38.00	37.00	38.00	37.00	38.00	37.00	38.00	37.00	38.00	-	-	-	338.00	450.00
Actual	-	50.00	75.00	25.00	-	50.00	50.00	25.00	50.00	-	-	-	325.00	
Variance	(38.00)	13.00	37.00	(12.00)	(38.00)	13.00	12.00	(12.00)	12.00	-	-	-	(13.00)	
5062-00 Transponder Income														
Budget	8.00	9.00	8.00	8.00	9.00	8.00	8.00	9.00	8.00	-	-	-	75.00	100.00
Actual	60.00	60.00	15.00	75.00	90.00	150.00	45.00	45.00	45.00	-	-	-	585.00	
Variance	52.00	51.00	7.00	67.00	81.00	142.00	37.00	36.00	37.00	-	-	-	510.00	
5110-00 Fines/Violations														
Budget	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	360.00	480.00
Actual	9,000.00	1,000.00	2,000.00	4,100.00	7,200.00	7,300.00	6,500.00	-	4,300.00	-	-	-	41,400.00	
Variance	8,960.00	960.00	1,960.00	4,060.00	7,160.00	7,260.00	6,460.00	(40.00)	4,260.00	-	-	-	41,040.00	
Total 50 - INCOME														
Budget	31,866.00	31,864.00	31,866.00	31,863.00	31,867.00	31,863.00	31,866.00	31,864.00	31,866.00	0.00	0.00	0.00	286,785.00	382,378.00
Actual	50,938.56	30,951.74	32,435.46	34,422.91	37,346.41	38,597.78	36,845.47	30,217.38	34,505.50	0.00	0.00	0.00	326,261.21	
Variance	19,072.56	(912.26)	569.46	2,559.91	5,479.41	6,734.78	4,979.47	(1,646.62)	2,639.50	0.00	0.00	0.00	39,476.21	
Total OPERATING INCOME														
Budget	31,866.00	31,864.00	31,866.00	31,863.00	31,867.00	31,863.00	31,866.00	31,864.00	31,866.00	0.00	0.00	0.00	286,785.00	382,378.00
Actual	50,938.56	30,951.74	32,435.46	34,422.91	37,346.41	38,597.78	36,845.47	30,217.38	34,505.50	0.00	0.00	0.00	326,261.21	
Variance	19,072.56	(912.26)	569.46	2,559.91	5,479.41	6,734.78	4,979.47	(1,646.62)	2,639.50	0.00	0.00	0.00	39,476.21	
OPERATING EXPENSE														
ADMINISTRATION														
6010-00 Audit/Tax Preparation														
Budget	104.00	104.00	105.00	104.00	104.00	104.00	104.00	104.00	105.00	-	-	-	938.00	1,250.00
Actual	798.00	798.00	-	-	-	-	-	-	-	-	-	-	1,596.00	
Variance	(694.00)	(694.00)	105.00	104.00	104.00	104.00	104.00	104.00	105.00	-	-	-	(658.00)	
6015-00 Reserve Study														
Budget	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	-	-	-	675.00	900.00
Actual	-	-	-	325.00	325.00	-	-	-	-	-	-	-	650.00	
Variance	75.00	75.00	75.00	(250.00)	(250.00)	75.00	75.00	75.00	75.00	-	-	-	25.00	

## Budget Spread Report - Operating

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
6035-00 Office & Postage														
Budget	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	-	-	-	1,260.00	1,680.00
Actual	767.00	250.72	389.68	-	-	362.94	-	-	792.45	-	-	-	2,562.79	
Variance	(627.00)	(110.72)	(249.68)	140.00	140.00	(222.94)	140.00	140.00	(652.45)	-	-	-	(1,302.79)	
6040-00 Management Services														
Budget	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	-	-	-	13,203.00	17,604.00
Actual	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	1,467.00	-	-	-	13,203.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
6045-00 Records Storage														
Budget	58.00	59.00	58.00	58.00	59.00	58.00	58.00	59.00	58.00	-	-	-	525.00	700.00
Actual	-	296.00	(246.67)	49.33	(49.33)	(49.33)	49.34	49.34	(49.34)	-	-	-	49.34	
Variance	58.00	(237.00)	304.67	8.67	108.33	107.33	8.66	9.66	107.34	-	-	-	475.66	
6046-00 1099 Tax Form Billing														
Budget	17.00	16.00	17.00	17.00	16.00	17.00	17.00	16.00	17.00	-	-	-	150.00	200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	17.00	16.00	17.00	17.00	16.00	17.00	17.00	16.00	17.00	-	-	-	150.00	
6047-00 Admin Gifts														
Budget	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	-	-	-	1,125.00	1,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	-	-	-	1,125.00	
6053-00 Collection Fees/DQ Letters														
Budget	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	-	-	-	315.00	420.00
Actual	-	25.00	50.00	375.00	325.00	25.00	900.00	380.00	-	-	-	-	2,080.00	
Variance	35.00	10.00	(15.00)	(340.00)	(290.00)	10.00	(865.00)	(345.00)	35.00	-	-	-	(1,765.00)	
6055-00 Attorney/Legal Fees														
Budget	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	-	-	-	10,800.00	14,400.00
Actual	2,218.75	506.50	-	469.00	395.00	102.00	1,272.00	-	-	-	-	-	4,963.25	
Variance	(1,018.75)	693.50	1,200.00	731.00	805.00	1,098.00	(72.00)	1,200.00	1,200.00	-	-	-	5,836.75	
6056-00 Lien Fees														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	900.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	900.00	
6057-00 Legal Collections														
Budget	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	-	-	-	4,950.00	6,600.00
Actual	643.10	205.50	-	543.50	581.50	100.50	256.50	80.50	-	-	-	-	2,411.10	
Variance	(93.10)	344.50	550.00	6.50	(31.50)	449.50	293.50	469.50	550.00	-	-	-	2,538.90	



## Budget Spread Report - Operating

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
6085-00 Miscellaneous Administration														
Budget	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	-	-	-	747.00	996.00
Actual	282.00	-	-	(282.00)	-	-	-	-	-	-	-	-	-	
Variance	(199.00)	83.00	83.00	365.00	83.00	83.00	83.00	83.00	83.00	-	-	-	747.00	
Total 60 - ADMINISTRATION														
Budget	3,954.00	3,954.00	3,955.00	3,954.00	3,954.00	3,954.00	3,954.00	3,954.00	3,955.00	0.00	0.00	0.00	35,588.00	47,450.00
Actual	6,175.85	3,548.72	1,660.01	2,946.83	3,044.17	2,008.11	3,944.84	1,976.84	2,210.11	0.00	0.00	0.00	27,515.48	
Variance	(2,221.85)	405.28	2,294.99	1,007.17	909.83	1,945.89	9.16	1,977.16	1,744.89	0.00	0.00	0.00	8,072.52	
LANDSCAPE														
6405-00 Landscape Contract														
Budget	355.00	355.00	355.00	355.00	355.00	355.00	355.00	355.00	355.00	-	-	-	3,195.00	4,260.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	355.00	355.00	355.00	355.00	355.00	355.00	355.00	355.00	355.00	-	-	-	3,195.00	
6410-00 Landscape Extras														
Budget	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	-	-	-	1,665.00	2,220.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	-	-	-	1,665.00	
Total 64 - LANDSCAPE														
Budget	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	0.00	0.00	0.00	4,860.00	6,480.00
Actual	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Variance	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	0.00	0.00	0.00	4,860.00	
COMMON AREA MAINTENANCE														
6435-00 A/C & HVAC Maintenance														
Budget	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	-	-	-	270.00	360.00
Actual	-	149.00	-	149.00	-	-	149.00	-	-	-	-	-	447.00	
Variance	30.00	(119.00)	30.00	(119.00)	30.00	30.00	(119.00)	30.00	30.00	-	-	-	(177.00)	
6535-00 Plumbing														
Budget	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	-	-	-	90.00	120.00
Actual	-	-	-	-	-	185.00	-	325.00	-	-	-	-	510.00	
Variance	10.00	10.00	10.00	10.00	10.00	(175.00)	10.00	(315.00)	10.00	-	-	-	(420.00)	
6550-00 Janitorial Service														
Budget	335.00	335.00	335.00	335.00	335.00	335.00	335.00	335.00	335.00	-	-	-	3,015.00	4,020.00
Actual	332.80	-	342.78	342.78	1,069.30	342.78	342.78	-	342.78	-	-	-	3,116.00	

## Budget Spread Report - Operating

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	2.20	335.00	(7.78)	(7.78)	(734.30)	(7.78)	(7.78)	335.00	(7.78)	-	-	-	(101.00)	
6551-00 Janitorial Supplies														
Budget	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	-	-	-	225.00	300.00
Actual	63.87	-	70.14	8.40	114.24	34.69	27.11	-	59.84	-	-	-	378.29	
Variance	(38.87)	25.00	(45.14)	16.60	(89.24)	(9.69)	(2.11)	25.00	(34.84)	-	-	-	(153.29)	
6553-00 General Maintenance & Repairs														
Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	-	-	1,800.00	2,400.00
Actual	395.00	350.00	-	-	-	176.40	-	1,800.00	-	-	-	-	2,721.40	
Variance	(195.00)	(150.00)	200.00	200.00	200.00	23.60	200.00	(1,600.00)	200.00	-	-	-	(921.40)	
6569-00 Fountain Maintenance														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	750.00	-	-	-	-	-	1,750.00	-	-	-	-	2,500.00	
Variance	-	(750.00)	-	-	-	-	-	(1,750.00)	-	-	-	-	(2,500.00)	
6570-00 Pool/Spa/Fountain Service														
Budget	83.00	84.00	83.00	83.00	84.00	83.00	83.00	84.00	83.00	-	-	-	750.00	1,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	83.00	84.00	83.00	83.00	84.00	83.00	83.00	84.00	83.00	-	-	-	750.00	
6590-00 Street Sweeping														
Budget	295.00	295.00	295.00	295.00	295.00	295.00	295.00	295.00	295.00	-	-	-	2,655.00	3,540.00
Actual	304.59	296.91	293.66	298.91	298.23	297.68	292.70	289.96	292.43	-	-	-	2,665.07	
Variance	(9.59)	(1.91)	1.34	(3.91)	(3.23)	(2.68)	2.30	5.04	2.57	-	-	-	(10.07)	
Total 65 - COMMON AREA MAINTENANCE														
Budget	978.00	979.00	978.00	978.00	979.00	978.00	978.00	979.00	978.00	0.00	0.00	0.00	8,805.00	11,740.00
Actual	1,096.26	1,545.91	706.58	799.09	1,481.77	1,036.55	811.59	4,164.96	695.05	0.00	0.00	0.00	12,337.76	
Variance	(118.26)	(566.91)	271.42	178.91	(502.77)	(58.55)	166.41	(3,185.96)	282.95	0.00	0.00	0.00	(3,532.76)	
PROPERTY PROTECTION														
6620-00 Security Guard Services														
Budget	17,470.00	17,470.00	17,470.00	17,470.00	17,470.00	17,470.00	17,470.00	17,470.00	17,470.00	-	-	-	157,230.00	209,640.00
Actual	17,727.04	17,417.04	16,454.61	17,377.15	16,871.95	17,734.01	16,940.69	17,781.70	17,537.44	-	-	-	155,841.63	
Variance	(257.04)	52.96	1,015.39	92.85	598.05	(264.01)	529.31	(311.70)	(67.44)	-	-	-	1,388.37	
6622-00 Gate Maintenance & Repairs														
Budget	422.00	422.00	422.00	422.00	422.00	422.00	422.00	422.00	422.00	-	-	-	3,798.00	5,064.00
Actual	-	7,184.00	-	-	-	3,150.00	-	350.00	-	-	-	-	10,684.00	
Variance	422.00	(6,762.00)	422.00	422.00	422.00	(2,728.00)	422.00	72.00	422.00	-	-	-	(6,886.00)	

## Budget Spread Report - Operating

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
6625-00 Transponders/Fobs														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	2,250.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	2,250.00	
Total 66 - PROPERTY PROTECTION														
Budget	18,142.00	18,142.00	18,142.00	18,142.00	18,142.00	18,142.00	18,142.00	18,142.00	18,142.00	0.00	0.00	0.00	163,278.00	217,704.00
Actual	17,727.04	24,601.04	16,454.61	17,377.15	16,871.95	20,884.01	16,940.69	18,131.70	17,537.44	0.00	0.00	0.00	166,525.63	
Variance	414.96	(6,459.04)	1,687.39	764.85	1,270.05	(2,742.01)	1,201.31	10.30	604.56	0.00	0.00	0.00	(3,247.63)	
UTILITIES														
6700-00 Water & Sewer														
Budget	83.00	84.00	83.00	83.00	84.00	83.00	83.00	84.00	83.00	-	-	-	750.00	1,000.00
Actual	283.08	968.41	366.65	738.52	1,021.94	746.81	868.70	2,099.58	204.76	-	-	-	7,298.45	
Variance	(200.08)	(884.41)	(283.65)	(655.52)	(937.94)	(663.81)	(785.70)	(2,015.58)	(121.76)	-	-	-	(6,548.45)	
6705-00 Electricity														
Budget	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	-	-	-	3,735.00	4,980.00
Actual	526.65	506.77	471.68	400.17	446.46	372.38	581.09	651.51	587.04	-	-	-	4,543.75	
Variance	(111.65)	(91.77)	(56.68)	14.83	(31.46)	42.62	(166.09)	(236.51)	(172.04)	-	-	-	(808.75)	
6720-00 Telephone														
Budget	28.00	27.00	28.00	27.00	28.00	27.00	28.00	27.00	28.00	-	-	-	248.00	330.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	28.00	27.00	28.00	27.00	28.00	27.00	28.00	27.00	28.00	-	-	-	248.00	
6735-00 Internet														
Budget	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	-	-	-	1,350.00	1,800.00
Actual	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	-	-	-	1,080.00	
Variance	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	-	-	-	270.00	
Total 67 - UTILITIES														
Budget	676.00	676.00	676.00	675.00	677.00	675.00	676.00	676.00	676.00	0.00	0.00	0.00	6,083.00	8,110.00
Actual	929.73	1,595.18	958.33	1,258.69	1,588.40	1,239.19	1,569.79	2,871.09	911.80	0.00	0.00	0.00	12,922.20	
Variance	(253.73)	(919.18)	(282.33)	(583.69)	(911.40)	(564.19)	(893.79)	(2,195.09)	(235.80)	0.00	0.00	0.00	(6,839.20)	
INSURANCE														
6800-00 Insurance														
Budget	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	-	-	-	22,500.00	30,000.00
Actual	-	(1,000.00)	-	-	-	-	-	-	-	-	-	-	(1,000.00)	

## Budget Spread Report - Operating

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Variance	2,500.00	3,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	-	-	-	23,500.00	
6860-00 State Income Tax														
Budget	2.00	3.00	2.00	2.00	2.00	3.00	2.00	2.00	2.00	-	-	-	20.00	27.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	2.00	3.00	2.00	2.00	2.00	3.00	2.00	2.00	2.00	-	-	-	20.00	
Total 68 - INSURANCE														
Budget	2,502.00	2,503.00	2,502.00	2,502.00	2,502.00	2,503.00	2,502.00	2,502.00	2,502.00	0.00	0.00	0.00	22,520.00	30,027.00
Actual	0.00	(1,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,000.00)	
Variance	2,502.00	3,503.00	2,502.00	2,502.00	2,502.00	2,503.00	2,502.00	2,502.00	2,502.00	0.00	0.00	0.00	23,520.00	
TAXES														
6865-00 Federal Taxes														
Budget	61.00	61.00	61.00	61.00	61.00	61.00	60.00	61.00	61.00	-	-	-	548.00	731.00
Actual	-	-	-	-	10.32	-	-	-	-	-	-	-	10.32	
Variance	61.00	61.00	61.00	61.00	50.68	61.00	60.00	61.00	61.00	-	-	-	537.68	
Total 69 - TAXES														
Budget	61.00	61.00	61.00	61.00	61.00	61.00	60.00	61.00	61.00	0.00	0.00	0.00	548.00	731.00
Actual	0.00	0.00	0.00	0.00	10.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.32	
Variance	61.00	61.00	61.00	61.00	50.68	61.00	60.00	61.00	61.00	0.00	0.00	0.00	537.68	
RESERVE ALLOCATION														
9001-00 Monthly Reserve Contribution														
Budget	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	-	-	-	45,101.97	60,136.00
Actual	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	-	-	-	45,101.97	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9495-00 Interest														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	20.81	19.68	23.30	23.91	29.47	30.60	33.27	34.82	33.50	-	-	-	249.36	
Variance	(20.81)	(19.68)	(23.30)	(23.91)	(29.47)	(30.60)	(33.27)	(34.82)	(33.50)	-	-	-	(249.36)	
Total 90 - RESERVE ALLOCATION														
Budget	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	5,011.33	0.00	0.00	0.00	45,101.97	60,136.00
Actual	5,032.14	5,031.01	5,034.63	5,035.24	5,040.80	5,041.93	5,044.60	5,046.15	5,044.83	0.00	0.00	0.00	45,351.33	
Variance	(20.81)	(19.68)	(23.30)	(23.91)	(29.47)	(30.60)	(33.27)	(34.82)	(33.50)	0.00	0.00	0.00	(249.36)	
Total OPERATING EXPENSE														

## Budget Spread Report - Operating

Indian Falls Estates Homeowners' Association, Inc.

End Date: 09/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Annual Budget
Budget	31,864.33	31,866.33	31,865.33	31,863.33	31,866.33	31,864.33	31,863.33	31,865.33	31,865.33	0.00	0.00	0.00	286,783.97	382,378.00
Actual	30,961.02	35,321.86	24,814.16	27,417.00	28,037.41	30,209.79	28,311.51	32,190.74	26,399.23	0.00	0.00	0.00	263,662.72	
Variance	903.31	(3,455.53)	7,051.17	4,446.33	3,828.92	1,654.54	3,551.82	(325.41)	5,466.10	0.00	0.00	0.00	23,121.25	
Net Income:														
Budget	1.67	(2.33)	0.67	(0.33)	0.67	(1.33)	2.67	(1.33)	0.67	0.00	0.00	0.00	1.03	
Actual	19,977.54	(4,370.12)	7,621.30	7,005.91	9,309.00	8,387.99	8,533.96	(1,973.36)	8,106.27	0.00	0.00	0.00	62,598.49	
Variance	19,975.87	(4,367.79)	7,620.63	7,006.24	9,308.33	8,389.32	8,531.29	(1,972.03)	8,105.60	0.00	0.00	0.00	62,597.46	

# Cash Disbursement

Indian Falls Estates Homeowners' Association, Inc.

09/01/2024 - 09/30/2024

Date	Check #	Payee	Amount
<b>01-1001-00 Sunwest - Operating - 1746</b>			
09/01/2024		02-1100-00 Transfer to First Citizens - Reserve - 552; Monthly Reserve Transfer	\$5,011.33
		02-1100-00 Transfer to First Citizens - Reserve - 552; Monthly Reserve Transfer (Reversal)	(\$5,011.33)
09/03/2024	100216	Seabreeze Management Company, Inc.	\$1,467.00
		<b>Invoice #: 10010</b>	
		60-6040-00 September Service-Seabreeze Management Company, Inc.	\$1,467.00
09/06/2024	0	EZ Storage Desoto, L.P.	Voiced on 9/6/2024 1:36:49PM \$0.00
		60-6045-00 EFT - check voided 8/5/24 in strong room refund 9/3/24;	\$49.34
		check voided 8/5/24 in strong room refund 9/3/24	
		60-6045-00 EFT - check voided 8/5/24 in strong room refund 9/3/24;	(\$49.34)
		check voided 8/5/24 in strong room refund 9/3/24 (Reversal)	
09/10/2024	100217	Global Vision Security	\$17,358.28
		<b>Invoice #: 4147</b>	
		66-6620-00 Uniform Guard Service:Unarmed-Global Vision Security	\$17,358.28
09/11/2024	100218	Eden Maintenance Inc.	\$402.62
		<b>Invoice #: J7509</b>	
		65-6550-00 Janitorial Services for the month of August 2024-Eden Maintenance Inc.	\$342.78
		65-6551-00 Janitorial Services for the month of August 2024-Eden Maintenance Inc.	\$59.84
09/12/2024	100219	Seabreeze Management Company, Inc.	\$243.75
		<b>Invoice #: 13044</b>	
		60-6035-00 May Billback-Seabreeze Management Company, Inc.	\$243.75
09/13/2024	100220	Southern California Edison Co.	\$587.04
		<b>Invoice #: 090424-615474239</b>	
		67-6705-00 08/01-08/29-Southern California Edison Co.	\$587.04
09/13/2024	100221	GateKey, Inc.	\$179.16
		<b>Invoice #: 091024-916</b>	
		66-6620-00 Monthly access charge-GateKey, Inc.	\$179.16
09/16/2024	100222	Seabreeze Management Company, Inc.	\$100.32
		<b>Invoice #: 13199</b>	
		60-6035-00 April Billback-Seabreeze Management Company, Inc.	\$100.32
09/16/2024	100223	SCA of CA - Clean Street	\$292.43
		<b>Invoice #: 74553VS</b>	
		65-6590-00 September Service - Street Sweeping Service-SCA of CA - Clean Street	\$292.43
09/16/2024	100224	Las Virgenes Municipal Water District	\$204.76
		<b>Invoice #: 5111302</b>	
		67-6700-00 0003020610	\$204.76
09/18/2024	100225	Seabreeze Management Company, Inc.	\$448.38
		<b>Invoice #: 13445</b>	
		60-6035-00 September Service-Seabreeze Management Company, Inc.	\$448.38
09/26/2024	100226	Indian Hills Internet	\$120.00

Cash Disbursement

Indian Falls Estates Homeowners' Association, Inc.

09/01/2024 - 09/30/2024

Date	Check #	Payee	Amount	
Invoice #: INV_0924_00039				
67-6735-00 Internet Premier - Special Plan 10/1/2024 –			\$120.00	
10/31/2024-Indian Hills Internet				
		Account Totals	# Checks:	12
				\$21,403.74
		Association Totals	# Checks:	12
				\$21,403.74

# General Ledger Trial Balance with Details

Indian Falls Estates Homeowners' Association, Inc.

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2024 - 9/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 1746	\$7,300.72	\$37,758.21	\$26,464.41	\$18,594.52
Date	GL Ref #	Debit	Credit	Description	
09/01/2024	5030629	\$ -	\$ 5,011.33	Monthly Reserve Transfer	
09/01/2024	5030629	5,011.33	-	Monthly Reserve Transfer (Reversal)	
09/01/2024	5375846	39.55	-	Deposit from batch 139336	
09/03/2024	5097128	1,120.00	-	Deposit from batch 129619	
09/03/2024	5100015	100.00	-	Deposit from batch 129711	
09/03/2024	5107186	-	1,467.00	Sunwest - Operating - 1746; Seabreeze Management Company, Inc. Chk # 100216 Inv: 10010 Seabreeze Management Company, Inc.	
09/03/2024	5432786	650.00	-	Deposit from batch 130926	
09/03/2024	5807823	49.34	-	AVIDPAY INDIAN FALLS EST REF* CK* 100203* 240805* EZ Storgage Desoto LP\15111820	
09/04/2024	5435758	595.00	-	Deposit from batch 131423	
09/04/2024	5438789	595.00	-	Deposit from batch 131557	
09/05/2024	5443646	3,385.95	-	Deposit from batch 132282	
09/06/2024	5151231	-	49.34	check voided 8/5/24 in strong room refund 9/3/24; EZ Storgage Desoto, L.P. Chk # 0	
09/06/2024	5151231	49.34	-	check voided 8/5/24 in strong room refund 9/3/24 (Reversal); EZ Storgage Desoto, L.P. Chk #	
09/06/2024	5152151	1,190.00	-	Deposit from batch 131683	
09/06/2024	5449420	711.00	-	Deposit from batch 132759	
09/09/2024	5246383	8,071.00	-	Deposit from batch 133356	
09/09/2024	5452179	1,190.00	-	Deposit from batch 133349	
09/10/2024	5191648	10,115.00	-	Deposit from batch 131417	
09/10/2024	5255362	-	17,358.28	Sunwest - Operating - 1746; Global Vision Security Chk # 100217 Inv: 4147 Global Vision Security	
09/10/2024	5455709	595.00	-	Deposit from batch 133847	
09/11/2024	5266821	-	402.62	Sunwest - Operating - 1746; Eden Maintenance Inc. Chk # 100218 Inv: J7509 Eden Maintenance Inc.	
09/11/2024	5458584	595.00	-	Deposit from batch 134497	
09/12/2024	5274197	555.00	-	Deposit from batch 134463	
09/12/2024	5279493	-	243.75	Sunwest - Operating - 1746; Seabreeze Management Company, Inc. Chk # 100219 Inv: 13044 Seabreeze Management Company, Inc.	
09/12/2024	5287109	595.00	-	Deposit from batch 135087	
09/13/2024	5288564	150.70	-	Deposit from batch 134807	
09/13/2024	5293497	-	587.04	Sunwest - Operating - 1746; Southern California Edison Co. Chk # 100220 Inv: 090424-615474239 Southern California Edison Co.	
09/13/2024	5293499	-	179.16	Sunwest - Operating - 1746; GateKey, Inc. Chk # 100221 Inv: 091024-916 GateKey, Inc.	
09/13/2024	5465438	595.00	-	Deposit from batch 135711	
09/16/2024	5306964	-	100.32	Sunwest - Operating - 1746; Seabreeze Management Company, Inc. Chk # 100222 Inv: 13199 Seabreeze Management Company, Inc.	
09/16/2024	5306966	-	292.43	Sunwest - Operating - 1746; SCA of CA - Clean Street Chk # 100223 Inv: 74553VS SCA of CA - Clean Street	
09/16/2024	5306968	-	204.76	Sunwest - Operating - 1746; Las Virgenes Municipal Water District Chk # 100224 Inv: 5111302 Las Virgenes Municipal Water District	
09/16/2024	5312928	595.00	-	Deposit from batch 136316	
09/17/2024	5323860	595.00	-	Deposit from batch 137112	



# General Ledger Trial Balance with Details

Indian Falls Estates Homeowners' Association, Inc.

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2024 - 9/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/18/2024	5343178	\$ -	\$ 448.38		Sunwest - Operating - 1746; Seabreeze Management Company, Inc. Chk # 100225 Inv: 13445 Seabreeze Management Company, Inc.
09/18/2024	5470232	595.00	-		Deposit from batch 137731
09/24/2024	5376951	15.00	-		Deposit from batch 139356
09/26/2024	5397438	-	120.00		Sunwest - Operating - 1746; Indian Hills Internet Chk # 100226 Inv: INV_0924_00039 Indian Hills Internet
01-1045-00	Short Term Loan from Reserves	(80,000.00)	-	-	(80,000.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
01-1095-00	Due (To)/From Reserves		(38,755.33)	-	5,011.33 (43,766.66)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/30/2024	5811713	\$ -	\$ 5,011.33	Due (To)/From Reserves	
02-1045-00	Short Term Loan to Operating	80,000.00	-	-	80,000.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
02-1100-00	First Citizens - Reserve - 5528		114,964.18	5,044.83	5,011.33 114,997.68
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/01/2024	5030629	\$ 5,011.33	\$ -	Monthly Reserve Transfer	
09/01/2024	5030629	-	5,011.33	Monthly Reserve Transfer (Reversal)	
09/30/2024	5807827	33.50	-	Interest	
02-1195-00	Due (To)/From Operating		38,755.33	5,011.33	- 43,766.66
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/30/2024	5811713	\$ 5,011.33	\$ -	Due (To)/From Reserves	
12-1280-00	Accounts Receivable-Homeowner		526,152.50	34,473.00	33,927.70 526,697.80
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/01/2024	1721272	\$ 29,155.00	\$ -	Assessment - A - Batch 42720	
09/01/2024	1721296	100.00	-	Assessment - A - Batch 42721	
09/01/2024	5053906	-	595.00	Applied Prepaid 619003154995	
09/01/2024	5053908	-	595.00	Applied Prepaid 619003155033	
09/01/2024	5053910	-	595.00	Applied Prepaid 619003155127	
09/01/2024	5053912	-	595.00	Applied Prepaid 619003155185	
09/01/2024	5053914	-	106.34	Applied Prepaid 619003155208	
09/01/2024	5053916	-	595.00	Applied Prepaid 619003155211	
09/01/2024	5053918	-	595.00	Applied Prepaid 619003155282	
09/01/2024	5053920	-	4.05	Applied Prepaid 619003155334	
09/02/2024	5085697	120.00	-	Pre-Lien Letter - Batch 129921	
09/03/2024	5097128	0.00	1,120.00	Deposit from batch 129619	
09/03/2024	5100015	0.00	100.00	Deposit from batch 129711	
09/03/2024	5432786	0.00	595.00	Deposit from batch 130926	
09/04/2024	5435758	0.00	595.00	Deposit from batch 131423	
09/05/2024	5443646	0.00	2,864.61	Deposit from batch 132282	
09/06/2024	5152151	0.00	1,190.00	Deposit from batch 131683	
09/06/2024	5449420	0.00	711.00	Deposit from batch 132759	
09/09/2024	5246383	0.00	8,070.20	Deposit from batch 133356	
09/09/2024	5452179	0.00	1,190.00	Deposit from batch 133349	

# General Ledger Trial Balance with Details

Indian Falls Estates Homeowners' Association, Inc.

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2024 - 9/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/09/2024	5164687	\$ 50.00	\$ -	Reminder Letter - Batch 132830	
09/10/2024	5191648	0.00	10,115.00	Deposit from batch 131417	
09/10/2024	5455709	0.00	595.00	Deposit from batch 133847	
09/11/2024	5458584	0.00	595.00	Deposit from batch 134497	
09/11/2024	5264626	15.00	-	Transponder Fee - Batch 134187	
09/11/2024	5264628	15.00	-	Transponder Fee - Batch 134188	
09/12/2024	5274197	0.00	555.00	Deposit from batch 134463	
09/12/2024	5287109	0.00	595.00	Deposit from batch 135087	
09/13/2024	5288564	0.00	150.70	Deposit from batch 134807	
09/16/2024	5312928	0.00	595.00	Deposit from batch 136316	
09/16/2024	5304529	15.00	-	Transponder Fee - Batch 135916	
09/17/2024	5323860	0.00	595.00	Deposit from batch 137112	
09/18/2024	5341697	431.00	-	Assessment - A - Batch 137549	
09/18/2024	5341745	271.00	-	Assessment - A - Batch 137551	
09/19/2024	5341943	1.00	-	Move Payment Transfer	
09/24/2024	5376951	0.00	15.00	Deposit from batch 139356	
09/25/2024	5388053	4,300.00	-	Fine - Batch 140016	
09/26/2024	5395466	-	0.80	Applied Prepaid 619003625660	
12-1299-00	Allowance for Doubtful Accounts	(440,464.25)	-	-	(440,464.25)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
13-1690-00	Clearing Account	(39.55)	128.44	49.34	39.55
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/03/2024	5807823	\$ -	\$ 49.34	AVIDPAY INDIAN FALLS EST REF* CK* 100203* 240805* EZ Storage Desoto LP\15111820	
09/30/2024	5807825	39.55	-	Reverse August Prepaid Adjustment	
09/30/2024	5807831	49.34	-	Reclass - AVIDPAY INDIAN FALLS EST REF* CK* 100203* 240805* EZ Storage Desoto LP\	
09/30/2024	5811719	39.55	-	Prepaid Dues Adjustment - September 2024	
20-2001-00	Prepaid Dues	(5,706.29)	3,681.19	2,481.79	(4,506.89)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/01/2024	5375846	\$ 0.00	\$ 39.55	Deposit from batch 139336	
09/01/2024	5053906	595.00	-	Adjust Prepaid	
09/01/2024	5053908	595.00	-	Adjust Prepaid	
09/01/2024	5053910	595.00	-	Adjust Prepaid	
09/01/2024	5053912	595.00	-	Adjust Prepaid	
09/01/2024	5053914	106.34	-	Adjust Prepaid	
09/01/2024	5053916	595.00	-	Adjust Prepaid	
09/01/2024	5053918	595.00	-	Adjust Prepaid	
09/01/2024	5053920	4.05	-	Adjust Prepaid	
09/03/2024	5432786	0.00	55.00	Deposit from batch 130926	
09/04/2024	5438789	0.00	595.00	Deposit from batch 131557	
09/05/2024	5443646	0.00	521.34	Deposit from batch 132282	
09/09/2024	5246383	0.00	0.80	Deposit from batch 133356	

# General Ledger Trial Balance with Details

Indian Falls Estates Homeowners' Association, Inc.

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2024 - 9/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/13/2024	5465438	\$ 0.00	\$ 595.00	Deposit from batch 135711	
09/18/2024	5470232	0.00	595.00	Deposit from batch 137731	
09/19/2024	5341943	-	1.00	Move Payment Transfer	
09/26/2024	5395466	0.80	-	Adjust Prepaid	
09/30/2024	5807825	-	39.55	Reverse August Prepaid Adjustment	
09/30/2024	5811719	-	39.55	Prepaid Dues Adjustment - September 2024	
20-2799-00	Accounts Payable	-	21,403.74	21,403.74	-
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/03/2024	5107184	\$ -	\$ 1,467.00	Accounts Payable Inv # 10010 <b>Inv: 10010 Seabreeze Management Company, Inc.</b>	
09/03/2024	5107186	1,467.00	-	Accounts Payable Inv # 10010; Seabreeze Management Company, Inc. Chk # 100216 <b>Inv: 10010 Seabreeze Management Company, Inc.</b>	
09/10/2024	5255360	-	17,358.28	Accounts Payable Inv # 4147 <b>Inv: 4147 Global Vision Security</b>	
09/10/2024	5255362	17,358.28	-	Accounts Payable Inv # 4147; Global Vision Security Chk # 100217 <b>Inv: 4147 Global Vision Security</b>	
09/11/2024	5266818	-	402.62	Accounts Payable Inv # J7509 <b>Inv: J7509 Eden Maintenance Inc.</b>	
09/11/2024	5266821	402.62	-	Accounts Payable Inv # J7509; Eden Maintenance Inc. Chk # 100218 <b>Inv: J7509 Eden Maintenance Inc.</b>	
09/12/2024	5279491	-	243.75	Accounts Payable Inv # 13044 <b>Inv: 13044 Seabreeze Management Company, Inc.</b>	
09/12/2024	5279493	243.75	-	Accounts Payable Inv # 13044; Seabreeze Management Company, Inc. Chk # 100219 <b>Inv: 13044 Seabreeze Management Company, Inc.</b>	
09/13/2024	5293493	-	179.16	Accounts Payable Inv # 091024-916 <b>Inv: 091024-916 GateKey, Inc.</b>	
09/13/2024	5293495	-	587.04	Accounts Payable Inv # 090424-615474239 <b>Inv: 090424-615474239 Southern California Edison Co.</b>	
09/13/2024	5293497	587.04	-	Accounts Payable Inv # 090424-615474239; Southern California Edison Co. Chk # 100220 <b>Inv: 090424-615474239 Southern California Edison Co.</b>	
09/13/2024	5293499	179.16	-	Accounts Payable Inv # 091024-916; GateKey, Inc. Chk # 100221 <b>Inv: 091024-916 GateKey, Inc.</b>	
09/16/2024	5306958	-	100.32	Accounts Payable Inv # 13199 <b>Inv: 13199 Seabreeze Management Company, Inc.</b>	
09/16/2024	5306960	-	292.43	Accounts Payable Inv # 74553VS <b>Inv: 74553VS Sweep America Intermediate Holdings, LLC</b>	
09/16/2024	5306962	-	204.76	Accounts Payable Inv # 5111302 <b>Inv: 5111302 Las Virgenes Municipal Water District</b>	
09/16/2024	5306964	100.32	-	Accounts Payable Inv # 13199; Seabreeze Management Company, Inc. Chk # 100222 <b>Inv: 13199 Seabreeze Management Company, Inc.</b>	
09/16/2024	5306966	292.43	-	Accounts Payable Inv # 74553VS; SCA of CA - Clean Street Chk # 100223	

# General Ledger Trial Balance with Details

Indian Falls Estates Homeowners' Association, Inc.

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2024 - 9/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 74553VS SCA of CA - Clean Street					
09/16/2024	5306968	204.76	-	Accounts Payable Inv # 5111302; Las Virgenes Municipal Water District Chk # 100224	
Inv: 5111302 Las Virgenes Municipal Water District					
09/18/2024	5343176	-	448.38	Accounts Payable Inv # 13445	
Inv: 13445 Seabreeze Management Company, Inc.					
09/18/2024	5343178	448.38	-	Accounts Payable Inv # 13445; Seabreeze Management Company, Inc. Chk # 100225	
Inv: 13445 Seabreeze Management Company, Inc.					
09/26/2024	5397436	-	120.00	Accounts Payable Inv # INV_0924_00039	
Inv: INV_0924_00039 Indian Hills Internet					
09/26/2024	5397438	120.00	-	Accounts Payable Inv # INV_0924_00039; Indian Hills Internet Chk # 100226	
Inv: INV_0924_00039 Indian Hills Internet					
40-4000-00	Reserves - General	(548,565.70)	5,011.33	10,022.66	(553,577.03)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/01/2024	5030631	\$ -	\$ 5,011.33	Reserves - General	
09/01/2024	5030631	5,011.33	-	Reserves - General (Reversal)	
09/30/2024	5811711	-	5,011.33	Monthly Reserve Contribution	
40-4002-00	Reserve Expenditures	305,904.74	-	-	305,904.74
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4024-00	Electrical Equipment	10,274.00	-	-	10,274.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4495-00	Interest	(1,332.55)	-	33.50	(1,366.05)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/30/2024	5807829	\$ -	\$ 33.50	First Citizens Reserve Interest September	
49-4997-00	Prior Year Adjustments	(815.00)	-	-	(815.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
49-4998-00	Prior Year Equity	86,819.42	-	-	86,819.42
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5010-00	Regular Assessments	(234,040.00)	-	29,255.00	(263,295.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/01/2024	1721272	\$ -	\$ 29,155.00	Assessment - A - Batch 42720	
09/01/2024	1721296	-	100.00	Assessment - A - Batch 42721	
50-5023-00	Bank Return Check/NSF Fees	(50.00)	-	-	(50.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5031-00	Interest Income-Reserve	(215.86)	-	33.50	(249.36)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/30/2024	5807827	\$ -	\$ 33.50	Interest	
50-5040-00	Late Fees	(4,176.52)	-	431.00	(4,607.52)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/18/2024	5341697	\$ -	\$ 431.00	Assessment - A - Batch 137549	
50-5042-00	Late Interest	(1,710.53)	-	271.00	(1,981.53)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/18/2024	5341745	\$ -	\$ 271.00	Assessment - A - Batch 137551	
50-5043-00	Lien Recording Fees/Postage	(670.00)	-	-	(670.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5044-00	Parking Stickers/Registrations	(105.00)	-	-	(105.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	

# General Ledger Trial Balance with Details

Indian Falls Estates Homeowners' Association, Inc.

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2024 - 9/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5045-00	Gate Fees From Indian Oaks Lot	(11,807.80)	-	-	(11,807.80)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5052-00	Admin/Collection Fees	(1,065.00)	-	120.00	(1,185.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/02/2024	5085697	\$ -	\$ 120.00	Pre-Lien Letter - Batch 129921	
50-5053-00	Delinquent Letter Fees	(275.00)	-	50.00	(325.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/09/2024	5164687	\$ -	\$ 50.00	Reminder Letter - Batch 132830	
50-5062-00	Transponder Income	(540.00)	-	45.00	(585.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/11/2024	5264626	\$ -	\$ 15.00	Transponder Fee - Batch 134187	
09/11/2024	5264628	-	15.00	Transponder Fee - Batch 134188	
09/16/2024	5304529	-	15.00	Transponder Fee - Batch 135916	
50-5110-00	Fines/Violations	(37,100.00)	-	4,300.00	(41,400.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/25/2024	5388053	\$ -	\$ 4,300.00	Fine - Batch 140016	
60-6010-00	Audit/Tax Preparation	1,596.00	-	-	1,596.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
60-6015-00	Reserve Study	650.00	-	-	650.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
60-6035-00	Office & Postage	1,770.34	792.45	-	2,562.79
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/12/2024	5279491	\$ 243.75	\$ -	May Billback-Seabreeze Management Company, Inc. Inv: 13044 Seabreeze Management Company, Inc.	
09/16/2024	5306958	100.32	-	April Billback-Seabreeze Management Company, Inc. Inv: 13199 Seabreeze Management Company, Inc.	
09/18/2024	5343176	448.38	-	September Service-Seabreeze Management Company, Inc. Inv: 13445 Seabreeze Management Company, Inc.	
60-6040-00	Management Services	11,736.00	1,467.00	-	13,203.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/03/2024	5107184	\$ 1,467.00	\$ -	September Service-Seabreeze Management Company, Inc. Inv: 10010 Seabreeze Management Company, Inc.	
60-6045-00	Records Storage	98.68	49.34	98.68	49.34
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/06/2024	5151231	\$ 49.34	\$ -	check voided 8/5/24 in strong room refund 9/3/24; EZ Storgage Desoto, L.P. Chk # 0	
09/06/2024	5151231	-	49.34	check voided 8/5/24 in strong room refund 9/3/24 (Reversal); EZ Storgage Desoto, L.P. Chk #	
09/30/2024	5807831	-	49.34	Reclass - AVIDPAY INDIAN FALLS EST REF* CK* 100203* 240805* EZ Storgage Desoto LP\	
60-6053-00	Collection Fees/DQ Letters	2,080.00	-	-	2,080.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
60-6055-00	Attorney/Legal Fees	4,963.25	-	-	4,963.25
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
60-6057-00	Legal Collections	2,411.10	-	-	2,411.10
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
65-6435-00	A/C & HVAC Maintenance	447.00	-	-	447.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
65-6535-00	Plumbing	510.00	-	-	510.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	

# General Ledger Trial Balance with Details

Indian Falls Estates Homeowners' Association, Inc.

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2024 - 9/30/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6550-00	Janitorial Service	2,773.22	342.78	-	3,116.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/11/2024	5266818	\$ 342.78	\$ -	Janitorial Services for the month of August 2024-Eden Maintenance Inc. Inv: J7509 Eden Maintenance Inc.	
65-6551-00	Janitorial Supplies	318.45	59.84	-	378.29
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/11/2024	5266818	\$ 59.84	\$ -	Janitorial Services for the month of August 2024-Eden Maintenance Inc. Inv: J7509 Eden Maintenance Inc.	
65-6553-00	General Maintenance & Repairs	2,721.40	-	-	2,721.40
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
65-6569-00	Fountain Maintenance	2,500.00	-	-	2,500.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
65-6590-00	Street Sweeping	2,372.64	292.43	-	2,665.07
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/16/2024	5306960	\$ 292.43	\$ -	September Service - Street Sweeping Service-SCA of CA - Clean Street Inv: 74553VS Sweep America Intermediate Holdings, LLC	
66-6620-00	Security Guard Services	138,304.19	17,537.44	-	155,841.63
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/10/2024	5255360	\$ 17,358.28	\$ -	Uniform Guard Service:Unarmed-Global Vision Security Inv: 4147 Global Vision Security	
09/13/2024	5293493	179.16	-	Monthly access charge-GateKey, Inc. Inv: 091024-916 GateKey, Inc.	
66-6622-00	Gate Maintenance & Repairs	10,684.00	-	-	10,684.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
67-6700-00	Water & Sewer	7,093.69	204.76	-	7,298.45
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/16/2024	5306962	\$ 204.76	\$ -	0003020610 Inv: 5111302 Las Virgenes Municipal Water District	
67-6705-00	Electricity	3,956.71	587.04	-	4,543.75
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/13/2024	5293495	\$ 587.04	\$ -	08/01-08/29-Southern California Edison Co. Inv: 090424-615474239 Southern California Edison Co.	
67-6735-00	Internet	960.00	120.00	-	1,080.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/26/2024	5397436	\$ 120.00	\$ -	Internet Premier - Special Plan 10/1/2024 – 10/31/2024-Indian Hills Internet Inv: INV_0924_00039 Indian Hills Internet	
68-6800-00	Insurance	(1,000.00)	-	-	(1,000.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
69-6865-00	Federal Taxes	10.32	-	-	10.32
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
90-9001-00	Monthly Reserve Contribution	40,090.64	10,022.66	5,011.33	45,101.97
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
09/01/2024	5030631	\$ 5,011.33	\$ -	Monthly Reserve Contribution	
09/01/2024	5030631	-	5,011.33	Monthly Reserve Contribution (Reversal)	
09/30/2024	5811711	5,011.33	-	Monthly Reserve Contribution	
90-9495-00	Interest	215.86	33.50	-	249.36
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	

## General Ledger Trial Balance with Details

Indian Falls Estates Homeowners' Association, Inc.

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2024 - 9/30/2024

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
09/30/2024	5807829	\$ 33.50	\$ -	First Citizens Reserve Interest September			
Totals:				\$0.00	\$144,021.31	\$144,021.31	\$0.00

Bank Account Reconciliation

Indian Falls Estates Homeowners' Association, Inc.

Sunwest - Operating - 1746 (End: 09/30/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/13/2023		Eden Maintenance Inc.		100066	(\$393.72)
01/16/2024		Eden Maintenance Inc.		100096	(\$396.67)
08/02/2024		GateKey, Inc.		100201	(\$107.50)
09/13/2024		GateKey, Inc.		100221	(\$179.16)
09/26/2024		Indian Hills Internet		100226	(\$120.00)
				Total Uncleared	(\$1,197.05)

Sunwest - Operating - 1746 Summary	
Ending Account Balance:	\$ 18,594.52
Uncleared Items:	(\$1,197.05)
Adjusted Balance:	\$ 19,791.57
Sweep Account Balance:	\$ -
Bank Ending Balance:	\$ 19,791.57
Difference:	\$-



Bank Account Reconciliation

Indian Falls Estates Homeowners' Association, Inc.

Pacific Western - Operating - 9271 (End: 09/30/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

Pacific Western - Operating - 9271 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
Adjusted Balance:	\$ -
Sweep Account Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-

## Bank Account Reconciliation

Indian Falls Estates Homeowners' Association, Inc.

First Citizens - Reserve - 5528 (End: 09/30/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/31/2022		Apr Gate Fees		100034	(\$2,361.56)
			Total Uncleared		(\$2,361.56)

### First Citizens - Reserve - 5528 Summary

Ending Account Balance:	\$ 114,997.68
Uncleared Items:	(\$2,361.56)
Adjusted Balance:	\$ 117,359.24
Sweep Account Balance:	\$ -
Bank Ending Balance:	\$ 117,359.24
Difference:	\$-



2050 Main Street, Suite 300  
Irvine, CA 92614

## Statement Ending 09/30/2024

INDIAN FALLS ESTATES




Page 1 of 6

Account Number: XXXXXX1746

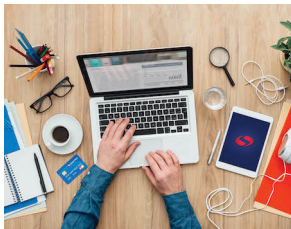
### RETURN SERVICE REQUESTED

INDIAN FALLS ESTATES HOMEOWNERS  
ASSOCIATION, INC  
C/O SEABREEZE MANAGEMENT COMPANY  
26840 ALISO VIEJO PKWY STE 100  
ALISO VIEJO CA 92656-2624

### Managing Your Accounts

	Branch Name	Sunwest Bank
	Branch Number	(800)330-9890
	Mailing Address	2050 Main Street, Suite 300 Irvine, CA 92614
	Website	www.SunwestBank.com

### Summary of Accounts



Have you made the switch to e-statements yet? Going paperless isn't only good for the planet, it's also a good way to stay organized by keeping all your statements in one place! If you have a consumer account, simply login to online banking, select *profile*, then scroll down to *electronic statements* and click *edit*. If you have a commercial account, call us at 800-330-9890 to get started.

Account Type	Account Number	Ending Balance
HOA CHECKING	XXXXXX1746	\$19,791.57

## HOA CHECKING - XXXXXX1746

### Account Summary

Date	Description	Amount
08/31/2024	Beginning Balance	\$10,305.80
	21 Credit(s) This Period	\$32,657.99
	15 Debit(s) This Period	\$23,172.22
09/30/2024	Ending Balance	\$19,791.57

### Deposits

Date	Description	Amount
09/12/2024	RDC DEPOSIT	\$555.00
09/24/2024	RDC DEPOSIT	\$15.00

### Electronic Credits

Date	Description	Amount
09/03/2024	AVIDPAY INDIAN FALLS EST REF* CK* 100203* 240805* EZ Storage Desoto LP151118206	\$49.34
09/03/2024	LOCKBOX DEPOSIT	\$650.00
09/04/2024	Indian Falls Est OnlinePay -SETT-A211CINC	\$100.00
09/04/2024	Indian Falls Est OnlinePay -SETT-A211CINC	\$1,120.00
09/04/2024	LOCKBOX DEPOSIT	\$1,190.00
09/05/2024	LOCKBOX DEPOSIT	\$3,385.95
09/06/2024	LOCKBOX DEPOSIT	\$711.00
09/09/2024	Indian Falls Est OnlinePay -SETT-A211CINC	\$1,190.00
09/09/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445062016167 REV	\$8,071.00
09/09/2024	LOCKBOX DEPOSIT	\$1,190.00
09/10/2024	LOCKBOX DEPOSIT	\$595.00
09/11/2024	Indian Falls Est ASSN DUES -SETT-A211CINC	\$10,115.00
09/11/2024	LOCKBOX DEPOSIT	\$595.00



Please examine immediately and report if incorrect. If no error report is received within 30 days (unless otherwise required by law) the account will be considered correct.





## IMPORTANT INFORMATION ABOUT YOUR CONSTANT CASH ACCOUNT

Your Constant Cash account will be charged with (1) all principal sums loaned there under and (2) **FINANCE CHARGES** as of each account statement date. **FINANCE CHARGES** for credit advances under your account begin to accrue on the date credit advances are posted to your account. This means that there is no "free ride period" which would allow you to avoid a **FINANCE CHARGE** on your credit advances. A daily **FINANCE CHARGE** will be imposed on all credit advances from the date of each credit advance based on the "daily balance" method. To go the daily balance, we take the beginning balance of your account each day, add any new advances and subtract any payments or credits and any unpaid **FINANCE CHARGES**. This gives us the "daily balance". Any **FINANCE CHARGE** is determined by applying the "Periodic Rate" shown on the front of this statement. Then we add together the periodic **FINANCE CHARGES** for each day in the billing cycle. This is your **FINANCE CHARGE** calculated by applying the periodic rate. Sail Periodic Rate results in the **ANNUAL PERCENTAGE RATE** shown on the front of this statement, which applies to all unpaid balances. The **NEW BALANCE** shown on your statement represents the ending balance of your Constant Cash account on your statement date plus your **FINANCE CHARGE**.

## WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write to us at: Sunwest Bank, 660 E. Watertower St., Meridian, ID 83642. In your letter, give us the following information:

- *Account Information:* Your name and account number
- *Dollar Amount:* The dollar amount of the suspected error
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of the balance.
- We can apply any unpaid amount against your credit limit.

## THE SECTION BELOW APPLIES ONLY TO CONSUMER ACCOUNTS AS DEFINED BY REGULATION E

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

## IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

In case of errors or questions about your electronic transfers, telephone us at 800.330.9890 or write us at 660 E. Watertower St., Meridian, ID 83642. If you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days\* for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was an error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.

\*Disputed transactions involving your VISA Check Card will be given provisional credit within five business days of your notification to us.

**HOA CHECKING - XXXXXX1746 (continued)**
**Electronic Credits (continued)**

Date	Description	Amount
09/12/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445062016167 REV	\$595.00
09/13/2024	LOCKBOX DEPOSIT	\$595.00
09/16/2024	Indian Falls Est OnlinePay -SETT-A211CINC	\$150.70
09/16/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445062016167 REV	\$595.00
09/17/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445062016167 REV	\$595.00
09/18/2024	LOCKBOX DEPOSIT	\$595.00

**Electronic Debits**

Date	Description	Amount
09/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100216* 240903* Seabreeze Management Company \1	\$1,467.00
09/13/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100219* 240912* Seabreeze Management Company \1	\$243.75
09/17/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100222* 240916* Seabreeze Management Company \1	\$100.32
09/17/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100224* 240916* Las Virgenes Municipal Water \1	\$204.76
09/19/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100225* 240918* Seabreeze Management Company \1	\$448.38

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100133	09/30/2024	\$412.92	100168	09/30/2024	\$396.67	100220*	09/25/2024	\$587.04
100141*	09/30/2024	\$351.18	100215*	09/12/2024	\$120.00	100223*	09/26/2024	\$292.43
100158*	09/30/2024	\$393.15	100217*	09/18/2024	\$17,358.28			
100167*	09/30/2024	\$393.72	100218	09/20/2024	\$402.62			

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
09/03/2024	\$11,005.14	09/11/2024	\$37,801.09	09/19/2024	\$23,006.30
09/04/2024	\$11,948.14	09/12/2024	\$38,831.09	09/20/2024	\$22,603.68
09/05/2024	\$15,334.09	09/13/2024	\$39,182.34	09/24/2024	\$22,618.68
09/06/2024	\$16,045.09	09/16/2024	\$39,928.04	09/25/2024	\$22,031.64
09/09/2024	\$26,496.09	09/17/2024	\$40,217.96	09/26/2024	\$21,739.21
09/10/2024	\$27,091.09	09/18/2024	\$23,454.68	09/30/2024	\$19,791.57

**Overdraft and Returned Item Fees**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Indian Falls Estates HOA Inc.  
c/o Fidelity Management Services, Inc.  
9310 Topanga Canyon Blvd, Suite 220-A  
Chatsworth, CA 91311

Sunwest Bank  
2502 Main Street  
Irvine, CA 92614

DATE: 09/18/2024

100217

PAY TO Global Vision Security \$ 17,358.28

THE ORDER OF Seventeen Thousand Three Hundred Fifty-Eight Dollars and Twenty-Eight Cents DOLLARS

memo: Inv 4147

#100217# ⑆122228003⑆ 201161746⑆

#100217 09/18/2024 \$17,358.28

FOR DEPOSIT ONLY  
Global Vision Security

DO NOT WRITE OR SIGN ON THIS LINE

Indian Falls Estates HOA Inc.  
c/o Fidelity Management Services, Inc.  
9310 Topanga Canyon Blvd, Suite 220-A  
Chatsworth, CA 91311

Sunwest Bank  
2502 Main Street  
Irvine, CA 92614

DATE: 09/19/2024

100218

PAY TO Eden Maintenance Inc. \$ 402.62

THE ORDER OF Four Hundred Two Dollars and Sixty Two Cents DOLLARS

memo: Inv 3759

#100218# ⑆122228003⑆ 201161746⑆

#100218 09/20/2024 \$402.62

FOR DEPOSIT ONLY  
Eden Maintenance Inc.

DO NOT WRITE OR SIGN ON THIS LINE

Indian Falls Estates HOA Inc.  
c/o Fidelity Management Services, Inc.  
9310 Topanga Canyon Blvd, Suite 220-A  
Chatsworth, CA 91311

Sunwest Bank  
2502 Main Street  
Irvine, CA 92614

DATE: 09/19/2024

100220

PAY TO Southern California Edison Co. \$ 587.04

THE ORDER OF Five Hundred Eighty-Seven Dollars and Four Cents DOLLARS

memo: A/C: 700613474233 Inv: 090524 615474233

#100220# ⑆122228003⑆ 201161746⑆

#100220 09/25/2024 \$587.04

FOR DEPOSIT ONLY  
Southern California Edison Co.

DO NOT WRITE OR SIGN ON THIS LINE

Indian Falls Estates HOA Inc.  
c/o Fidelity Management Services, Inc.  
9310 Topanga Canyon Blvd, Suite 220-A  
Chatsworth, CA 91311

Sunwest Bank  
2502 Main Street  
Irvine, CA 92614

DATE: 09/16/2024

100223

PAY TO SCA of CA - Clean Street \$ 292.43

THE ORDER OF Two Hundred Ninety-Two Dollars and Forty-Three Cents DOLLARS

memo: A/C: 06020131 Inv: 7492345

#100223# ⑆122228003⑆ 201161746⑆

#100223 09/26/2024 \$292.43

FOR DEPOSIT ONLY  
SCA of CA - Clean Street

DO NOT WRITE OR SIGN ON THIS LINE

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Primary Account Number Ending In  
Statement Date

5528  
Sep 30, 2024  
Page 1 of 2

999-00000-000000

PO Box 64084  
Phoenix, AZ 85082  
866.800.4656 (toll free)

FIDELITY MGMT SERVICES INC AGENT FOR  
INDIAN FALLS ESTATES HOA INC  
RSRV  
9310 TOPANGA CANYON BLVD STE 220A  
CHATSWORTH CA 91311-5729

#### \*\*\*\*\*5528 - CAB MONEY MARKET

Beginning Balance	\$117,325.74	Average Daily Balance	\$117,325.74
Total Deposits	\$0.00	Year-To-Date Interest Paid	\$249.36
Total Withdrawals	\$0.00	Days in Statement Period	30
Interest Paid	\$33.50	Annual Percentage Yield Earned	0.35%
Ending Balance	\$117,359.24		

#### TRANSACTION DETAIL

##### DEPOSITS/CREDITS

Date	Description	Amount
09/30	INTEREST PYMT	\$33.50

SOCIAL SECURITY NO. \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

CLIP AND RETURN TO BANK

NEW BALANCE		\$	117,359.24		
TRANSFER AMOUNT FROM OTHER SIDE					
ADD:					
DEPOSITS MADE					
SINCE ENDING DATE					
ON STATEMENT					
SUBTOTAL		\$			
CHECKS NOT LISTED ON THIS					
OR PRIOR STATEMENTS					
NUMBER	AMOUNT				
TOTAL CHECKS NOT LISTED					
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE					
BALANCE				\$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.					