

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

GL Account Map: FALLING WATERS

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
CASH IN OPERATING ACCT	70,237.52
CASH-SECURITY DEPOSIT	22,600.00
CASH/CAPITAL RESERVE ACCT	61,959.44
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	80,513.19
Total Cash	295,310.15
DEPOSITS	450.00
TOTAL ASSETS	295,760.15
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	22,600.00
Total Liabilities	22,600.00
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	1,318.49
Calculated Prior Years Retained Earnings	117,139.64
Total Capital	273,160.15
TOTAL LIABILITIES & CAPITAL	295,760.15

F/S-Income Statement-Annual Budget - Comparative

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

As of: Dec 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
Income			
PREPAID INCOME	44,072.52	-88,229.12	0.00
ASSESSMENTS	2,519.28	253,748.67	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	60.00	2,050.00	1,000.00
ROAD MAINTENANCE FEE	1,200.00	8,100.00	2,400.00
CONVENIENCE FEE	0.00	700.00	0.00
INSURANCE CLAIM INCOME	0.00	4,400.00	0.00
ARCHITECTURAL REVIEW FEE	-350.00	26,400.00	1,500.00
LEGAL FEES-CHARGEBACK	0.00	118.41	0.00
INTEREST	3,398.29	6,843.99	3,700.00
ASSOCIATION TRANSFER FEE	800.00	20,800.00	8,000.00
HOA DOC FEE	0.00	2,050.00	1,000.00
GATE STICKERS	120.00	2,680.00	700.00
LATE FEE	100.00	200.00	1,800.00
BUILDER DEPOSIT FORFEIT	1,357.53	14,057.53	0.00
Total Operating Income	53,277.62	251,046.53	259,170.00
Expense			
CAPITAL RESERVE DEPOSITS	0.00	0.00	57,370.00
PROPERTY INSURANCE	0.00	5,507.00	5,600.00
LEGAL FEES-COLLECTIONS	287.89	3,867.43	0.00
LEGAL/ACCOUNTING	0.00	24,249.99	14,500.00
LEGAL FEES-COUNSEL	465.00	1,637.87	0.00
PROFESSIONAL FEES	0.00	3,211.66	1,000.00
ARCHITECTURAL REVIEW	1,200.00	15,100.00	100.00
WEBSITE SERVICES	0.00	167.91	0.00
TELEPHONE-INTERNET	0.00	791.45	3,200.00
ADMINISTRATIVE	0.00	64.82	0.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
OFFICE SUPPLIES	0.00	883.75	400.00
MANAGEMENT FEES	2,760.00	34,873.54	35,000.00
RENTAL FEE	0.00	915.00	0.00
SUPPLIES	0.00	43.55	0.00
GATE DECAL EXPENSE	300.00	2,173.50	0.00
SNOW REMOVAL	10,000.00	44,482.50	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	9,548.75	14,000.00
LIGHTS MAINTENANCE	13,630.00	16,818.84	22,000.00
ELECTRIC-COMMON	511.67	6,579.67	7,800.00
WATER-COMMON	25.96	403.80	300.00
REFUSE	5,138.15	54,566.94	41,400.00
SECURITY: GATES ACCESS CONTROL	422.00	5,064.00	0.00
SECURITY: PHONE/INTERNET	335.00	4,020.00	0.00
SECURITY GATE: ALARM	248.95	2,987.40	0.00
SECURITY GATE: CAMERA	393.00	4,716.00	0.00
SOCIAL PROGRAMS	0.00	624.33	1,000.00
Total Operating Expense	35,717.62	249,728.04	259,170.00
Total Operating Income	53,277.62	251,046.53	259,170.00
Total Operating Expense	35,717.62	249,728.04	259,170.00
NOI - Net Operating Income	17,560.00	1,318.49	0.00
Total Income	53,277.62	251,046.53	259,170.00
Total Expense	35,717.62	249,728.04	259,170.00
Net Income	17,560.00	1,318.49	0.00

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: 12/01/2024 to 12/31/2024

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
6400-0000 - BUILDER DEPOSIT FORFEIT					
	12/23/2024	Individual	348-87ESL SEC DEP REFUND	2819	1,000.00
7399-0000 - LEGAL FEES-COLLECTIONS					
16865	12/18/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-Individual	2817	287.89
7400-0004 - LEGAL FEES-COUNSEL					
16866	12/18/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-GENERAL MATTERS	2817	465.00
7405-0000 - ARCHITECTURAL REVIEW					
202411720	12/11/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-32 LEVANNO DRIVE/756 CIRQUE DRIVE	2815	1,200.00
7610-0000 - MANAGEMENT FEES					
12012024	12/11/2024	1ST AMERICAN MANAGEMENT CO., INC.	ADDT'L OCT 24 MGMT FEES	2812	10.00
NOV24MGMT	12/04/2024	1ST AMERICAN MANAGEMENT CO., INC.	NOV 24 MANAGEMENT FEES	2811	2,750.00
					2,760.00
7913-0000 - GATE DECAL EXPENSE					
149444	12/11/2024	S&K SECURITY CORP.	SRVC CALL-DROPPED OFF 4 REMOTES FOR SOUTH AND NORTH GATES ACCESS	2816	200.00
149478	12/26/2024	S&K SECURITY CORP.	SRVC CALL-DROPPED OFF 2 GATE REMOTES-12-18-24	2822	100.00
					300.00
7950-0000 - SNOW REMOVAL					
102	12/26/2024	MIDWEST MARINE CO.	SNOW/SALT 2024-2025-2 OF 3	2820	10,000.00
7987-0000 - LIGHTS MAINTENANCE					
73673	12/11/2024	EMCOR HYRE ELECTRIC CO.	INSTALL RETROFIT LIGHT HEADS ON 9 EXISTING LIGHT POLES	2813	8,730.00

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
73950	12/18/2024	EMCOR HYRE ELECTRIC CO.	ROADWAY LIGHT REPLACED DUE TO STORM DAMAGE	2818	4,900.00
					13,630.00
8120-0001 - ELECTRIC-COMMON					
76659001	12/18/2024	KANKAKEE VALLEY REMC	10/18/24-11/22/24	ACHEFT	408.50
76659002	12/18/2024	KANKAKEE VALLEY REMC	10/18/24-11/22/24	ACHEFT	103.17
					511.67
8130-0001 - WATER-COMMON					
1010210005133368	12/11/2024	INDIANA AMERICAN WATER CO	10/26/24-11/26/24	2814	25.96
8220-0000 - REFUSE					
307150037565	12/26/2024	REPUBLIC SERVICES #715	01/01/25-01/31/25	2821	5,138.15
8225-0100 - SECURITY: GATES ACCESS CONTROL					
149326	12/11/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-12/01/24-12/31/24	2816	422.00
8225-2000 - SECURITY: PHONE/INTERNET					
149276	12/11/2024	S&K SECURITY CORP.	GATE PHONE PLAN-12/01/24-12/31/24	2816	335.00
8225-6000 - SECURITY GATE: ALARM					
149277	12/11/2024	S&K SECURITY CORP.	GATE ALARM-12/01/24-12/31/24	2816	28.00
149323	12/11/2024	S&K SECURITY CORP.	GATE CONNECTION-12/01/24-12/31/24	2816	220.95
					248.95
8225-7000 - SECURITY GATE: CAMERA					
149275	12/11/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-12/01/24-12/31/24	2816	147.00
149327	12/11/2024	S&K SECURITY CORP.	GATE CAMERA-12/01/24-12/31/24	2816	246.00
					393.00
9500-1100 - UNUSED APPFOLIO - Clearing Account					
	12/24/2024	VIKING BUILT HOMES LLC	BUILDER DEP RFND 348-791CQD	1007	700.00
	12/26/2024	FALLING WATERS HOA INC.	348-795CQD BUILDER DEP FORFEIT	ACHEFT	1,000.00
12262024	12/26/2024	FALLING WATERS HOA INC.	BUILDER DEP FORFEIT 348-799CQD	ACHEFT	700.00
12262024	12/26/2024	FALLING WATERS, LLC	SEC DEP REFUND 348-47MAT	1008	700.00
122624	12/26/2024	FALLING WATERS HOA INC.	BUILDER DEP FORFEIT 348-789CQD	ACHEFT	1,000.00
					4,100.00
Total					40,817.62

Aged Payables Summary

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

As of: 12/31/2024

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
FALLING WATERS HOA INC. - - CROWN POINT, IN 46307						
CUSTOM HOMES by BOB JONES LLC	1,400.00	1,400.00	0.00	0.00	0.00	0.00
FW HOA Webpage	150.37	150.37	0.00	0.00	0.00	0.00
KANKAKEE VALLEY REMC	727.00	727.00	0.00	0.00	0.00	0.00
COMCAST	71.95	71.95	0.00	0.00	0.00	0.00
	2,349.32	2,349.32	0.00	0.00	0.00	0.00
Total	2,349.32	2,349.32	0.00	0.00	0.00	0.00