

Balance Sheet

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

As of: 02/28/2025

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	203,785.76
CASH-SECURITY DEPOSIT	21,200.00
CASH/CAPITAL RESERVE ACCT	46,068.37
CERTIFICATE OF DEPOSIT 1	81,150.23
CERTIFICATE OF DEPOSIT 2	80,000.00
Total Cash	432,204.36
DEPOSITS	450.00
TOTAL ASSETS	432,654.36
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	21,200.00
Total Liabilities	21,200.00
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	138,294.21
Calculated Prior Years Retained Earnings	118,458.13
Total Capital	411,454.36
TOTAL LIABILITIES & CAPITAL	432,654.36

F/S-Income Statement-Annual Budget - Comparative

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

As of: Feb 2025

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	106.07	-47,870.96	0.00
ASSESSMENTS	18,893.45	169,661.70	227,850.00
DISCOUNTS	0.00	-27.05	0.00
ASSESSMENTS-VACANT LOTS	4,601.96	42,905.41	46,200.00
ROAD MAINTENANCE FEE	0.00	0.00	9,000.00
ARCHITECTURAL REVIEW FEE	0.00	100.00	18,000.00
INTEREST	704.81	582.98	2,520.00
ASSOCIATION TRANSFER FEE	1,000.00	3,200.00	12,000.00
HOA DOC FEE	50.00	275.00	1,500.00
GATE STICKERS	160.00	165.00	260.00
Total Operating Income	25,516.29	168,992.08	317,330.00
Expense			
CAPITAL RESERVE DEPOSITS	0.00	0.00	49,235.92
PERSONAL PROPERTY TAXES	0.00	0.00	175.00
PROPERTY INSURANCE	0.00	0.00	5,600.00
LEGAL FEES-COLLECTIONS	0.00	0.00	4,000.00
LEGAL FEES-COUNSEL	0.00	0.00	17,500.00
PROFESSIONAL FEES	0.00	0.00	1,500.00
ARCHITECTURAL REVIEW	0.00	0.00	18,000.00
WEBSITE SERVICES	0.00	150.37	0.00
TELEPHONE-INTERNET	75.90	223.75	864.00
ADMINISTRATIVE	157.29	157.29	100.00
OFFICE SUPPLIES	0.00	0.00	1,200.00
MANAGEMENT FEES	2,898.00	5,678.00	41,600.00
RENTAL FEE	0.00	0.00	1,700.00
HOLIDAY LIGHTS/DECORATING	0.00	0.00	2,715.00
SNOW REMOVAL	10,000.00	10,000.00	30,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
GROUNDS CARE	0.00	0.00	5,000.00
BEAUTIFICATION/LANDSCAPING	0.00	0.00	6,500.00
WATER PLAZA MAINTENANCE	0.00	0.00	500.00
SECURITY GATE MAINTENANCE	0.00	0.00	7,000.00
ROAD REPAIR	0.00	0.00	10,000.00
LIGHTS MAINTENANCE	0.00	850.00	15,000.00
ELECTRIC-COMMON	835.00	1,562.00	7,200.00
WATER-COMMON	27.91	53.87	360.00
EXTERMINATING	0.00	0.00	100.00
REFUSE	5,318.63	10,623.64	72,580.08
SECURITY: GATES ACCESS CONTROL	0.00	422.00	16,900.00
SECURITY: PHONE/INTERNET	0.00	335.00	0.00
SECURITY GATE: ALARM	0.00	248.95	0.00
SECURITY GATE: CAMERA	0.00	393.00	0.00
SOCIAL PROGRAMS	0.00	0.00	2,000.00
Total Operating Expense	19,312.73	30,697.87	317,330.00
Total Operating Income	25,516.29	168,992.08	317,330.00
Total Operating Expense	19,312.73	30,697.87	317,330.00
NOI - Net Operating Income	6,203.56	138,294.21	0.00
Total Income	25,516.29	168,992.08	317,330.00
Total Expense	19,312.73	30,697.87	317,330.00
Net Income	6,203.56	138,294.21	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: 02/01/2025 to 02/28/2025
GL Account Map: FALLING WATERS
Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7454-0000 - TELEPHONE-INTERNET					
8771400480098195	02/19/2025	COMCAST	02/11/25-03/10/25	2838	75.90
7500-0000 - ADMINISTRATIVE					
02112025	02/26/2025	Individual	REIMBURSEMENT FOR OFFICE SUPPLIES	2839	58.59
56242	02/05/2025	1ST AMERICAN MANAGEMENT CO., INC.	4TH QTR 24 ADMINISTRATIVE FEES	2835	98.70
					157.29
7610-0000 - MANAGEMENT FEES					
JAN25MGMT	02/05/2025	1ST AMERICAN MANAGEMENT CO., INC.	JAN 25 MANAGEMENT FEES	2835	2,898.00
7950-0000 - SNOW REMOVAL					
103	02/26/2025	MIDWEST MARINE CO.	SNOW/SALT 2024-2025-3 OF 3	2840	10,000.00
8120-0001 - ELECTRIC-COMMON					
76659001	02/10/2025	KANKAKEE VALLEY REMC	12/20/24-01/22/25	2837	733.00
76659002	02/10/2025	KANKAKEE VALLEY REMC	12/20/24-01/22/25	2837	102.00
					835.00
8130-0001 - WATER-COMMON					
1010210005133368	02/20/2025	INDIANA AMERICAN WATER CO	12/28/24-01/30/25	ACHEFT	27.91
8220-0000 - REFUSE					
307150037565	02/26/2025	REPUBLIC SERVICES #715	03/01/25-03/31/25	2841	5,318.63
Total					19,312.73

Aged Payables Summary

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

As of: 02/28/2025

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						
KANKAKEE VALLEY REMC	731.00	731.00	0.00	0.00	0.00	0.00
CENTIER BANK	4,102.99	0.00	4,102.99	0.00	0.00	0.00
CRAIG & CRAIG, LLC	1,821.50	1,821.50	0.00	0.00	0.00	0.00
	6,655.49	2,552.50	4,102.99	0.00	0.00	0.00
Total	6,655.49	2,552.50	4,102.99	0.00	0.00	0.00