

Balance Sheet

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

As of: 07/31/2024

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	94,422.19
CASH-SECURITY DEPOSIT	41,900.00
CASH/CAPITAL RESERVE ACCT	35,009.88
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	77,747.34
CERTIFICATE OF DEPOSIT 2	21,085.75
Total Cash	330,165.16
DEPOSITS	450.00
TOTAL ASSETS	330,615.16
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	41,900.00
Total Liabilities	41,900.00
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	16,873.50
Calculated Prior Years Retained Earnings	117,139.64
Total Capital	288,715.16
TOTAL LIABILITIES & CAPITAL	330,615.16

F/S-Income Statement-Annual Budget - Comparative

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

As of: Jul 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	84.00	-134,890.77	0.00
ASSESSMENTS	4,305.00	242,142.50	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	0.00	1,810.00	1,000.00
ROAD MAINTENANCE FEE	600.00	5,100.00	2,400.00
CONVENIENCE FEE	250.00	600.00	0.00
ARCHITECTURAL REVIEW FEE	2,600.00	19,850.00	1,500.00
INTEREST	70.03	3,110.59	3,700.00
ASSOCIATION TRANSFER FEE	800.00	12,600.00	8,000.00
HOA DOC FEE	50.00	1,175.00	1,000.00
GATE STICKERS	100.00	700.00	700.00
LATE FEE	0.00	100.00	1,800.00
Total Operating Income	8,859.03	149,424.37	259,170.00
Expense			
CAPITAL RESERVE DEPOSITS	0.00	0.00	57,370.00
PROPERTY INSURANCE	0.00	5,029.00	5,600.00
LEGAL/ACCOUNTING	0.00	18,340.88	14,500.00
PROFESSIONAL FEES	1,400.00	1,725.00	1,000.00
ARCHITECTURAL REVIEW	1,200.00	9,300.00	100.00
WEBSITE SERVICES	0.00	150.37	0.00
TELEPHONE-INTERNET	71.95	503.65	3,200.00
ADMINISTRATIVE	0.00	42.32	0.00
OFFICE SUPPLIES	0.00	584.24	400.00
MANAGEMENT FEES	2,768.11	21,293.54	35,000.00
RENTAL FEE	0.00	650.00	0.00
SUPPLIES	0.00	176.51	0.00
SNOW REMOVAL	0.00	24,482.50	30,000.00

F/S-Income Statement-Annual Budget - Comparative

Account Name	MTD Actual	YTD Actual	Annual Budget
GROUNDS CARE	0.00	1,005.00	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	1,211.51	22,000.00
ELECTRIC-COMMON	1,112.00	4,232.00	7,800.00
WATER-COMMON	25.96	156.46	300.00
REFUSE	4,971.71	27,904.33	41,400.00
SECURITY: GATES ACCESS CONTROL	844.00	3,376.00	0.00
SECURITY: PHONE/INTERNET	670.00	2,680.00	0.00
SECURITY GATE: ALARM	497.90	1,991.60	0.00
SECURITY GATE: CAMERA	785.74	3,144.00	0.00
SOCIAL PROGRAMS	0.00	86.44	1,000.00
Total Operating Expense	14,347.37	132,550.87	259,170.00
Total Operating Income	8,859.03	149,424.37	259,170.00
Total Operating Expense	14,347.37	132,550.87	259,170.00
NOI - Net Operating Income	-5,488.34	16,873.50	0.00
Total Income	8,859.03	149,424.37	259,170.00
Total Expense	14,347.37	132,550.87	259,170.00
Net Income	-5,488.34	16,873.50	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: 07/01/2024 to 07/31/2024

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7402-0000 - PROFESSIONAL FEES					
1196	07/31/2024	THE TREE BEE ARBORISTS	CHIP/DISPOSE OF DEBRIS ON CURBS	2757	1,400.00
7405-0000 - ARCHITECTURAL REVIEW					
202406720	07/10/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-SEVERAL LOCATIONS	2749	1,200.00
7454-0000 - TELEPHONE-INTERNET					
8771400480098195	07/17/2024	COMCAST	07/11/24-08/10/24	2751	71.95
7610-0000 - MANAGEMENT FEES					
07022024	07/10/2024	1ST AMERICAN MANAGEMENT CO., INC.	ADDT'L JUN 2024 MGMT FEES	2748	88.11
JUN24MGMT	07/03/2024	1ST AMERICAN MANAGEMENT CO., INC.	JUN 24 MANAGEMENT FEES	2745	2,680.00
					2,768.11
8120-0001 - ELECTRIC-COMMON					
76659001	07/03/2024	KANKAKEE VALLEY REMC	05/22/24-06/22/24	2747	459.00
76659001	07/31/2024	KANKAKEE VALLEY REMC	06/22/24-07/22/24	2755	479.00
76659002	07/03/2024	KANKAKEE VALLEY REMC	05/22/24-06/22/24	2747	87.00
76659002	07/31/2024	KANKAKEE VALLEY REMC	06/22/24-07/22/24	2755	87.00
					1,112.00
8130-0001 - WATER-COMMON					
1010210005133368	07/03/2024	INDIANA AMERICAN WATER CO	05/31/24-06/27/24	2746	25.96
8220-0000 - REFUSE					
307150037565	07/24/2024	REPUBLIC SERVICES #715	08/01/24-08/31/24	2754	4,971.71
8225-0100 - SECURITY: GATES ACCESS CONTROL					
147095	07/10/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-07/01/24-07/31/24	2750	422.00

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
147542	07/31/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-08/01/24-08/31/24	2756	422.00
					844.00
8225-2000 - SECURITY: PHONE/INTERNET					
147044	07/10/2024	S&K SECURITY CORP.	GATE PHONE PLAN-07/01/24-07/31/24	2750	335.00
147493	07/31/2024	S&K SECURITY CORP.	GATE PHONE PLAN-08/01/24-08/31/24	2756	335.00
					670.00
8225-6000 - SECURITY GATE: ALARM					
147045	07/10/2024	S&K SECURITY CORP.	GATE ALARM-07/01/24-07/31/24	2750	28.00
147091	07/10/2024	S&K SECURITY CORP.	GATE CONNECTION-07/01/24-07/31/24	2750	220.95
147494	07/31/2024	S&K SECURITY CORP.	GATE ALARM-08/01/24-08/31/24	2756	28.00
147539	07/31/2024	S&K SECURITY CORP.	GATE CONNECTION-08/01/24-08/31/24	2756	220.95
					497.90
8225-7000 - SECURITY GATE: CAMERA					
147043	07/10/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-07/01/24-07/31/24	2750	147.00
147096	07/10/2024	S&K SECURITY CORP.	GATE CAMERA-07/01/24-07/31/24	2750	245.74
147492	07/31/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-08/01/24-08/31/24	2756	147.00
147543	07/31/2024	S&K SECURITY CORP.	GATE CAMERA-08/01/24-08/31/24	2756	246.00
					785.74
9500-1100 - UNUSED APPFOLIO - Clearing Account					
348-78BEL-CU	07/18/2024	O'KEEFE, SHAWN D.	REFUND OVERPAYMENT OF ARC FEE	2752	50.00
348-87ESL=FO	07/18/2024	MUSTAFA, BEKIM	REFUND ASSESSMENT OVERPAYMENT	2753	726.00
					776.00
Total					15,123.37

Aged Payables Summary

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

As of: 07/31/2024

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						
SCHAB, WILLIAM	460.11	460.11	0.00	0.00	0.00	0.00
1ST AMERICAN MANAGEMENT CO., INC.	75.86	0.00	0.00	75.86	0.00	0.00
PLUMB, EILEEN	267.08	267.08	0.00	0.00	0.00	0.00
INDIANA AMERICAN WATER CO	85.07	85.07	0.00	0.00	0.00	0.00
MCALPINE CONSULTING LLC	2,800.00	2,800.00	0.00	0.00	0.00	0.00
	3,688.12	3,612.26	0.00	75.86	0.00	0.00
Total	3,688.12	3,612.26	0.00	75.86	0.00	0.00