

Balance Sheet

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

As of: 08/31/2024

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	97,355.30
CASH-SECURITY DEPOSIT	41,300.00
CASH/CAPITAL RESERVE ACCT	35,013.92
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	77,747.34
CERTIFICATE OF DEPOSIT 2	21,085.75
Total Cash	332,502.31
DEPOSITS	450.00
TOTAL ASSETS	332,952.31
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	41,300.00
Total Liabilities	41,300.00
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	19,810.65
Calculated Prior Years Retained Earnings	117,139.64
Total Capital	291,652.31
TOTAL LIABILITIES & CAPITAL	332,952.31

F/S-Income Statement-Annual Budget - Comparative

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

As of: Aug 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	933.61	-134,107.16	0.00
ASSESSMENTS	5,251.64	247,394.14	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	100.00	1,910.00	1,000.00
ROAD MAINTENANCE FEE	1,200.00	6,300.00	2,400.00
CONVENIENCE FEE	50.00	650.00	0.00
ARCHITECTURAL REVIEW FEE	4,550.00	24,550.00	1,500.00
INTEREST	-55.96	3,054.63	3,700.00
ASSOCIATION TRANSFER FEE	5,200.00	17,800.00	8,000.00
HOA DOC FEE	725.00	1,900.00	1,000.00
GATE STICKERS	340.00	1,040.00	700.00
LATE FEE	0.00	100.00	1,800.00
Total Operating Income	18,294.29	167,718.66	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	2,810.86	21,151.74	14,500.00
PROFESSIONAL FEES	0.00	1,725.00	1,000.00
ARCHITECTURAL REVIEW	2,800.00	12,100.00	100.00
WEBSITE SERVICES	0.00	150.37	0.00
TELEPHONE-INTERNET	71.95	575.60	3,200.00
ADMINISTRATIVE	22.50	64.82	0.00
OFFICE SUPPLIES	75.86	793.06	400.00
MANAGEMENT FEES	2,690.00	23,983.54	35,000.00
RENTAL FEE	125.00	775.00	0.00
SUPPLIES	0.00	43.55	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	1,086.57	2,091.57	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	299.99	1,511.50	22,000.00
ELECTRIC-COMMON	0.00	4,232.00	7,800.00
WATER-COMMON	85.07	241.53	300.00
REFUSE	5,289.34	33,193.67	41,400.00
SECURITY: GATES ACCESS CONTROL	0.00	3,376.00	0.00
SECURITY: PHONE/INTERNET	0.00	2,680.00	0.00
SECURITY GATE: ALARM	0.00	1,991.60	0.00
SECURITY GATE: CAMERA	0.00	3,144.00	0.00
SOCIAL PROGRAMS	0.00	86.44	1,000.00
Total Operating Expense	15,357.14	147,908.01	259,170.00
Total Operating Income	18,294.29	167,718.66	259,170.00
Total Operating Expense	15,357.14	147,908.01	259,170.00
NOI - Net Operating Income	2,937.15	19,810.65	0.00
Total Income	18,294.29	167,718.66	259,170.00
Total Expense	15,357.14	147,908.01	259,170.00
Net Income	2,937.15	19,810.65	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:** 08/01/2024 to 08/31/2024**GL Account Map:** FALLING WATERS**Show Reversed Transactions:** No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7400-0000 - LEGAL/ACCOUNTING					
16534	08/28/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-CONTRERAS	2767	846.22
16575	08/28/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-CONTRERAS	2767	328.75
16591	08/28/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-GENERAL MATTERS	2767	503.14
16592	08/28/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-PAGEL	2767	31.50
16637	08/28/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-GENERAL MATTERS	2767	413.75
16653	08/28/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-PAGEL	2767	396.25
16658	08/28/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-CONTRERAS	2767	291.25
					2,810.86
7405-0000 - ARCHITECTURAL REVIEW					
202407720	08/14/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-SEVERAL LOCATIONS	2763	2,800.00
7454-0000 - TELEPHONE-INTERNET					
8771400480098195	08/21/2024	COMCAST	08/11/24-09/10/24	2765	71.95
7500-0000 - ADMINISTRATIVE					
2024/2025 ENTITY	08/22/2024	INDIANA SECRETARY OF STATE	2024/2025 BUSINESS ENTITY REPORT	ACHEFT	22.50
7502-0000 - OFFICE SUPPLIES					
54337	08/07/2024	1ST AMERICAN MANAGEMENT CO., INC.	2ND QTR 24 ADMINISTRATIVE FEES	2758	75.86
7610-0000 - MANAGEMENT FEES					
JUL24MGMT	08/07/2024	1ST AMERICAN MANAGEMENT CO., INC.	JUL 24 MANAGEMENT FEES	2758	2,690.00
7620-0000 - RENTAL FEE					
08142024	08/21/2024	CROSS OF CHRIST LUTHERAN CHURCH	RENTAL-HOA MEETING-10/17/24	2766	125.00
7960-0000 - GROUNDS CARE					
07302024	08/07/2024	PLUMB, EILEEN	REIMBURSEMENT FOR LANDSCAPE COMMITTEE	2760	267.08

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
07302024	08/07/2024	SCHAB, WILLIAM	REIMBURSEMENT FOR LANDSCAPE COMMITTEE	2761	460.11
54466	08/21/2024	1ST AMERICAN MANAGEMENT CO., INC.	JUL 24 MAINTENANCE	2764	359.38
					1,086.57
7987-0000 - LIGHTS MAINTENANCE					
08082024	08/14/2024	DEVINE, ROBERT	REIMBURSEMENT FOR LIGHTS	2762	299.99
8130-0001 - WATER-COMMON					
1010210005133368	08/07/2024	INDIANA AMERICAN WATER CO	06/28/24-07/29/24	2759	85.07
8220-0000 - REFUSE					
307150037565	08/28/2024	REPUBLIC SERVICES #715	09/01/24-09/30/24	2768	5,289.34
9500-1100 - UNUSED APPFOLIO - Clearing Account					
08052024	08/14/2024	DONALD-GILLIS, JEANETTE	NEW HOME DEPOSIT REFUND-704 W BAY	1001	700.00
08052024	08/14/2024	MODERN FAMILY HOME LLC	NEW HOME DEPOSIT REFUND-754 KETILL	1002	700.00
08052024	08/14/2024	MODERN FAMILY HOME LLC	NEW HOME DEPOSIT REFUND-42 MATTICO	1002	1,000.00
08052024	08/14/2024	MODERN FAMILY HOME LLC	NEW HOME DEPOSIT REFUND-86 BERGAMO LANE EAST	1002	1,000.00
					3,400.00
Total					18,757.14

Aged Payables Summary

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

As of: 08/31/2024

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						
S&K SECURITY CORP.	677.50	0.00	677.50	0.00	0.00	0.00
KANKAKEE VALLEY REMC	624.00	624.00	0.00	0.00	0.00	0.00
INDIANA AMERICAN WATER CO	91.34	91.34	0.00	0.00	0.00	0.00
MCALPINE CONSULTING LLC	1,200.00	1,200.00	0.00	0.00	0.00	0.00
	2,592.84	1,915.34	677.50	0.00	0.00	0.00
Total	2,592.84	1,915.34	677.50	0.00	0.00	0.00