

Balance Sheet

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

As of: 11/30/2024

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	76,976.67
CASH-SECURITY DEPOSIT	25,700.00
CASH/CAPITAL RESERVE ACCT	39,726.14
SAVINGS - ROAD PROVISION FUND	60,000.00
CERTIFICATE OF DEPOSIT 1	77,747.34
Total Cash	280,150.15
DEPOSITS	450.00
TOTAL ASSETS	280,600.15
LIABILITIES & CAPITAL	
Liabilities	
SECURITY DEPOSITS	25,000.00
Total Liabilities	25,000.00
Capital	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	-16,241.51
Calculated Prior Years Retained Earnings	117,139.64
Total Capital	255,600.15
TOTAL LIABILITIES & CAPITAL	280,600.15

F/S-Income Statement-Annual Budget - Comparative

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

As of: Nov 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	285.00	-132,301.64	0.00
ASSESSMENTS	1,465.25	251,229.39	239,070.00
DISCOUNTS	0.00	-2,872.95	0.00
FINE	80.00	1,990.00	1,000.00
ROAD MAINTENANCE FEE	0.00	6,900.00	2,400.00
CONVENIENCE FEE	0.00	700.00	0.00
INSURANCE CLAIM INCOME	0.00	4,400.00	0.00
ARCHITECTURAL REVIEW FEE	0.00	26,750.00	1,500.00
LEGAL FEES-CHARGEBACK	0.00	118.41	0.00
INTEREST	4.10	3,445.70	3,700.00
ASSOCIATION TRANSFER FEE	1,800.00	20,000.00	8,000.00
HOA DOC FEE	150.00	2,050.00	1,000.00
GATE STICKERS	700.00	2,560.00	700.00
LATE FEE	0.00	100.00	1,800.00
BUILDER DEPOSIT FORFEIT	7,000.00	12,700.00	0.00
Total Operating Income	11,484.35	197,768.91	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	3,579.54	3,579.54	0.00
LEGAL/ACCOUNTING	0.00	24,249.99	14,500.00
LEGAL FEES-COUNSEL	1,172.87	1,172.87	0.00
PROFESSIONAL FEES	566.66	3,211.66	1,000.00
ARCHITECTURAL REVIEW	0.00	13,900.00	100.00
WEBSITE SERVICES	0.00	167.91	0.00
TELEPHONE-INTERNET	71.95	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	90.69	883.75	400.00
MANAGEMENT FEES	2,720.00	32,113.54	35,000.00
RENTAL FEE	0.00	915.00	0.00
SUPPLIES	0.00	43.55	0.00
GATE DECAL EXPENSE	1,092.00	1,873.50	0.00
SNOW REMOVAL	10,000.00	34,482.50	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	1,677.34	3,188.84	22,000.00
ELECTRIC-COMMON	0.00	6,068.00	7,800.00
WATER-COMMON	31.85	377.84	300.00
REFUSE	5,138.15	49,428.79	41,400.00
SECURITY: GATES ACCESS CONTROL	422.00	4,642.00	0.00
SECURITY: PHONE/INTERNET	335.00	3,685.00	0.00
SECURITY GATE: ALARM	248.95	2,738.45	0.00
SECURITY GATE: CAMERA	393.00	4,323.00	0.00
SOCIAL PROGRAMS	60.39	624.33	1,000.00
Total Operating Expense	27,600.39	214,010.42	259,170.00
Total Operating Income	11,484.35	197,768.91	259,170.00
Total Operating Expense	27,600.39	214,010.42	259,170.00
NOI - Net Operating Income	-16,116.04	-16,241.51	0.00
Total Income	11,484.35	197,768.91	259,170.00
Total Expense	27,600.39	214,010.42	259,170.00
Net Income	-16,116.04	-16,241.51	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: 11/01/2024 to 11/30/2024

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
7399-0000 - LEGAL FEES-COLLECTIONS					
16743	11/06/2024	CRAIG & CRAIG, LLC	LEGAL SRVC- Individual	2800	572.95
16744	11/06/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-- Individual	2800	778.49
16785	11/13/2024	CRAIG & CRAIG, LLC	LEGAL SRVC- Individual	2805	1,000.15
16787	11/13/2024	CRAIG & CRAIG, LLC	LEGAL SRVC- Individual	2805	1,227.95
					3,579.54
7400-0004 - LEGAL FEES-COUNSEL					
16742	11/06/2024	CRAIG & CRAIG, LLC	LEGAL SRVC-GENERAL MATTERS	2800	50.00
16745	11/06/2024	CRAIG & CRAIG, LLC	LEGAL SRVC - Individual	2800	453.31
16786	11/13/2024	CRAIG & CRAIG, LLC	LEGAL SRVC - Individual	2805	669.56
					1,172.87
7402-0000 - PROFESSIONAL FEES					
202410720	11/06/2024	MCALPINE CONSULTING LLC	PROJECT DOCS FOR HOME CONST-91 CAMBE CRT/789 CIRQUE DR	2803	1,000.00
7454-0000 - TELEPHONE-INTERNET					
8771400480098195	11/20/2024	COMCAST	11/11/24-12/10/24	2808	71.95
7502-0000 - OFFICE SUPPLIES					
55328	11/06/2024	1ST AMERICAN MANAGEMENT CO., INC.	3RD QTR 24 ADMINISTRATIVE FEES	2799	90.69
7610-0000 - MANAGEMENT FEES					
OCT24MGMT	11/06/2024	1ST AMERICAN MANAGEMENT CO., INC.	OCT 24 MANAGEMENT FEES	2799	2,720.00
7913-0000 - GATE DECAL EXPENSE					
149004	11/13/2024	S&K SECURITY CORP.	SRVC CALL-DELIVERED 100 BAR CODES-11/4/24	2807	872.00
149013	11/13/2024	S&K SECURITY CORP.	SRVC CALL-DROPPED OFF 4 FOBS-11/05/24	2807	220.00
					1,092.00

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
7950-0000 - SNOW REMOVAL					
101	11/13/2024	MIDWEST MARINE CO.	SNOW/SALT 2024-2025-1 OF 3	2806	10,000.00
7987-0000 - LIGHTS MAINTENANCE					
71507	11/20/2024	EMCOR HYRE ELECTRIC CO.	INSTALL SUPPLIED LIGHTING	2809	1,677.34
8130-0001 - WATER-COMMON					
1010210005133368	11/06/2024	INDIANA AMERICAN WATER CO	10/01/24-10/25/24	2802	31.85
8220-0000 - REFUSE					
307150037565	11/27/2024	REPUBLIC SERVICES #715	12/01/24-12/31/24	2810	5,138.15
8225-0100 - SECURITY: GATES ACCESS CONTROL					
148879	11/06/2024	S&K SECURITY CORP.	GATE ACCESS CNTRL-11/01/24-11/30/24	2804	422.00
8225-2000 - SECURITY: PHONE/INTERNET					
148830	11/06/2024	S&K SECURITY CORP.	GATE PHONE PLAN-11/01/24-11/30/24	2804	335.00
8225-6000 - SECURITY GATE: ALARM					
148831	11/06/2024	S&K SECURITY CORP.	GATE ALARM-11/01/24-11/30/24	2804	28.00
148876	11/06/2024	S&K SECURITY CORP.	GATE CONNECTION-11/01/24-11/30/24	2804	220.95
					248.95
8225-7000 - SECURITY GATE: CAMERA					
148829	11/06/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-11/01/24-11/30/24	2804	147.00
148880	11/06/2024	S&K SECURITY CORP.	GATE CAMERA PLAN-11/01/24-11/30/24	2804	246.00
					393.00
8306-0000 - SOCIAL PROGRAMS					
11042024	11/06/2024	Individual	REIMBURSEMENT FOR HALLOWEEN CANDY FOR SOCIAL EVENT	2801	60.39
9500-1100 - UNUSED APPFOLIO - Clearing Account					
	11/01/2024	Individual	348-789CQD RFND DUP ARC FEE POOL	2798	500.00
	11/25/2024	FALLING WATERS HOA INC.	FORFEIT BUILDER DEPOSITS	ACHEFT	7,000.00
11062024	11/13/2024	VIKING BUILT HOMES LLC	REFUND \$700 SECURITY DEPOSIT FOR 102 BERGAMO LANE	1005	700.00
11192024	11/27/2024	VIKING BUILT HOMES LLC	REFUND \$700 SECURITY DEPOSIT FOR 735 VERDANO TERRACE	1006	700.00
11192024	11/27/2024	VIKING BUILT HOMES LLC	REFUND \$700 SECURITY DEPOSIT FOR 731 VERDANO TERRACE	1006	700.00

BILL DETAIL-PAID

Reference	Paid Date	Payee Name	Description	Check #	Paid
11202024	11/27/2024	VIKING BUILT HOMES LLC	REFUND \$700 SECURITY DEPOSIT FOR 729 VERDANO TERRACE	1006	700.00
					10,300.00
Total					38,333.73

Aged Payables Summary

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

As of: 11/30/2024

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						
KANKAKEE VALLEY REMC	495.00	495.00	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
	1,695.00	1,695.00	0.00	0.00	0.00	0.00
Total	1,695.00	1,695.00	0.00	0.00	0.00	0.00