

## Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Cash

GL Account Map: FALLING WATERS

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
CASH IN OPERATING ACCT	198,221.01
CASH-SECURITY DEPOSIT	21,200.00
CASH/CAPITAL RESERVE ACCT	46,066.60
CERTIFICATE OF DEPOSIT 1	80,513.19
CERTIFICATE OF DEPOSIT 2	80,000.00
<b>Total Cash</b>	<b>426,000.80</b>
DEPOSITS	450.00
<b>TOTAL ASSETS</b>	<b>426,450.80</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
SECURITY DEPOSITS	21,200.00
<b>Total Liabilities</b>	<b>21,200.00</b>
<b>Capital</b>	
RETAINED EARNINGS	154,702.02
Calculated Retained Earnings	132,090.65
Calculated Prior Years Retained Earnings	118,458.13
<b>Total Capital</b>	<b>405,250.80</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>426,450.80</b>

## F/S-Income Statement-Annual Budget - Comparative

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

As of: Jan 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
<b>Income</b>			
PREPAID INCOME	-47,977.03	-47,977.03	0.00
ASSESSMENTS	150,768.25	150,768.25	227,850.00
DISCOUNTS	-27.05	-27.05	0.00
ASSESSMENTS-VACANT LOTS	38,303.45	38,303.45	46,200.00
ROAD MAINTENANCE FEE	0.00	0.00	9,000.00
ARCHITECTURAL REVIEW FEE	100.00	100.00	18,000.00
INTEREST	-121.83	-121.83	2,520.00
ASSOCIATION TRANSFER FEE	2,200.00	2,200.00	12,000.00
HOA DOC FEE	225.00	225.00	1,500.00
GATE STICKERS	5.00	5.00	260.00
<b>Total Operating Income</b>	<b>143,475.79</b>	<b>143,475.79</b>	<b>317,330.00</b>
<b>Expense</b>			
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	150.37	150.37	0.00
TELEPHONE-INTERNET	147.85	147.85	864.00
ADMINISTRATIVE	0.00	0.00	100.00
OFFICE SUPPLIES	0.00	0.00	1,200.00
MANAGEMENT FEES	2,780.00	2,780.00	41,600.00
RENTAL FEE	0.00	0.00	1,700.00
HOLIDAY LIGHTS/DECORATING	0.00	0.00	2,715.00
SNOW REMOVAL	0.00	0.00	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	850.00	850.00	15,000.00
ELECTRIC-COMMON	727.00	727.00	7,200.00
WATER-COMMON	25.96	25.96	360.00
EXTERMINATING	0.00	0.00	100.00
REFUSE	5,305.01	5,305.01	72,580.08
SECURITY: GATES ACCESS CONTROL	422.00	422.00	16,900.00
SECURITY: PHONE/INTERNET	335.00	335.00	0.00
SECURITY GATE: ALARM	248.95	248.95	0.00
SECURITY GATE: CAMERA	393.00	393.00	0.00
SOCIAL PROGRAMS	0.00	0.00	2,000.00
<b>Total Operating Expense</b>	<b>11,385.14</b>	<b>11,385.14</b>	<b>317,330.00</b>
Total Operating Income	143,475.79	143,475.79	317,330.00
Total Operating Expense	11,385.14	11,385.14	317,330.00
<b>NOI - Net Operating Income</b>	<b>132,090.65</b>	<b>132,090.65</b>	<b>0.00</b>
Total Income	143,475.79	143,475.79	317,330.00
Total Expense	11,385.14	11,385.14	317,330.00
<b>Net Income</b>	<b>132,090.65</b>	<b>132,090.65</b>	<b>0.00</b>

**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: 01/01/2025 to 01/31/2025

GL Account Map: FALLING WATERS

Show Reversed Transactions: No

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>7150-0000 - CAPITAL RESERVE DEPOSITS</b>					
JAN25CAP	01/08/2025	CENTIER BANK	JAN 25 CAPITAL RESERVE	2827	4,102.99
<b>7420-0000 - WEBSITE SERVICES</b>					
12232024	01/02/2025	Individual	REIMBURSEMENT FOR FW HOA WEBSITE 01/11/25-01/11/26	2824	150.37
<b>7454-0000 - TELEPHONE-INTERNET</b>					
8771400480098195	01/02/2025	COMCAST	12/11/24-01/10/25	2823	71.95
8771400480098195	01/22/2025	COMCAST	01/11/25-02/10/25	2831	75.90
					<b>147.85</b>
<b>7610-0000 - MANAGEMENT FEES</b>					
DEC24MGMT	01/08/2025	1ST AMERICAN MANAGEMENT CO., INC.	DEC 24 MANAGEMENT FEES	2826	2,780.00
<b>7987-0000 - LIGHTS MAINTENANCE</b>					
55934	01/29/2025	1ST AMERICAN MANAGEMENT CO., INC.	DEC 24 MAINTENANCE	2833	850.00
<b>8120-0001 - ELECTRIC-COMMON</b>					
76659001	01/03/2025	KANKAKEE VALLEY REMC	11/22/24-12/20/24	2825	633.00
76659002	01/03/2025	KANKAKEE VALLEY REMC	11/22/24-12/20/24	2825	94.00
					<b>727.00</b>
<b>8130-0001 - WATER-COMMON</b>					
1010210005133368	01/15/2025	INDIANA AMERICAN WATER CO	11/27/24-12/27/24	2829	25.96
<b>8220-0000 - REFUSE</b>					
307150037565	01/29/2025	REPUBLIC SERVICES #715	02/01/25-02/28/25	2834	5,305.01
<b>8225-0100 - SECURITY: GATES ACCESS CONTROL</b>					
149805	01/08/2025	S&K SECURITY CORP.	GATE ACCESS CNTRL-01/01/25-01/31/25	2828	422.00

**BILL DETAIL-PAID**

Reference	Paid Date	Payee Name	Description	Check #	Paid
<b>8225-2000 - SECURITY: PHONE/INTERNET</b>					
149756	01/08/2025	S&K SECURITY CORP.	GATE PHONE PLAN-01/01/25-01/31/25	2828	335.00
<b>8225-6000 - SECURITY GATE: ALARM</b>					
149757	01/08/2025	S&K SECURITY CORP.	GATE ALARM-01/01/25-01/31/25	2828	28.00
149801	01/08/2025	S&K SECURITY CORP.	GATE CONNECTION-01/01/25-01/31/25	2828	220.95
					<b>248.95</b>
<b>8225-7000 - SECURITY GATE: CAMERA</b>					
149755	01/08/2025	S&K SECURITY CORP.	GATE CAMERA PLAN-01/01/25-01/31/25	2828	147.00
149806	01/08/2025	S&K SECURITY CORP.	GATE CAMERA-01/01/25-01/31/25	2828	246.00
					<b>393.00</b>
<b>9500-1100 - UNUSED APPFOLIO - Clearing Account</b>					
	01/22/2025	HORIZON BANK	NEW CD PURCHASE	2832	80,000.00
12302024	01/10/2025	CUSTOM HOMES by BOB JONES LLC	REFUND \$700 SECURITY DEPOSIT FOR 16 TERRANO WAY	1009	700.00
12312024	01/10/2025	CUSTOM HOMES by BOB JONES LLC	REFUND \$700 SECURITY DEPOSIT FOR 45 MATTICO LN	1009	700.00
348-76BEL-VU	01/17/2025	Individual	REFUND ASSESSMENT OVERPAYMENT	2830	670.00
					<b>82,070.00</b>
<b>Total</b>					<b>97,558.13</b>

## Aged Payables Summary

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

As of: 01/31/2025

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
<b>FALLING WATERS HOA INC. - - CROWN POINT, IN 46307</b>						
1ST AMERICAN MANAGEMENT CO., INC.	98.70	0.00	0.00	98.70	0.00	0.00
KANKAKEE VALLEY REMC	835.00	835.00	0.00	0.00	0.00	0.00
	<b>933.70</b>	<b>835.00</b>	<b>0.00</b>	<b>98.70</b>	<b>0.00</b>	<b>0.00</b>
<b>Total</b>	<b>933.70</b>	<b>835.00</b>	<b>0.00</b>	<b>98.70</b>	<b>0.00</b>	<b>0.00</b>