



102 Levanno Drive Crown Point, IN 46307 | www.FallingWatersHOA.com | 1st American Management

September 9, 2025

Executive Summary July 2025

MONTHLY INCOME:	\$ 18,222.64
MONTHLY EXPENSES:	\$ 34,989.09
MONTHLY NET OPERATING:	-(\$16,766.45)
OPERATING ACCOUNT BALANCE:	\$ 128,105.92
SECURITY DEPOSIT BALANCE:	\$ 23,000.00
CAPITAL RESERVE BALANCE:	\$ 46,078.03
CERTIFICATE OF DEPOSIT 1	\$ 81,150.23
CERTIFICATE OF DEPOSIT 2	\$ 81,608.49

The total income for July 2025 is categorized below:

BUILT ASSESSMENTS:	\$ 10,739.31
LOT ASSESSMENTS:	\$ 654.59
CONVENIENCE FEE:	\$ 100.00
INTEREST CHARGES:	\$ 518.74
ASSOCIATION TRANSFER FEE:	\$ 3,800.00
HOA DOCUMENT FEE:	\$ 600.00
GATE STICKERS:	\$ 1,810.00
TOTAL INCOME JULY 2025:	\$ 18,222.64

TOTAL OPERATING EXPENSES

MTD Actual: \$34,989.09 YTD Actual: \$137,591.82 Annual Budget: \$317,330.00

TOTAL DELINQUENCY AS OF 9/9/25: \$ 16,175.57- LIVE

The association's expenses in July 2025 surpassed its monthly income by \$16,766.45