



102 Levanno Drive Crown Point, IN 46307 | [www.FallingWatersHOA.com](http://www.FallingWatersHOA.com) | 1<sup>st</sup> American Management

September 25, 2025

## Executive Summary August 2025

<b>MONTHLY INCOME:</b>	<b>\$ 17,466.32</b>
<b>MONTHLY EXPENSES:</b>	<b>\$ 22,254.28</b>
<b>MONTHLY NET OPERATING:</b>	<b>-(<del>\$4,787.96</del>)</b>
<b>OPERATING ACCOUNT BALANCE:</b>	<b>\$ 175,999.08</b>
<b>SECURITY DEPOSIT BALANCE:</b>	<b>\$ 25,900.00</b>
<b>CAPITAL RESERVE BALANCE:</b>	<b>\$ 56,991.61</b>
<b>CERTIFICATE OF DEPOSIT 1</b>	<b>\$ 81,150.23</b>
<b>CERTIFICATE OF DEPOSIT 2</b>	<b>\$ 81,887.19</b>

**The total income for August 2025 is categorized below:**

<b>BUILT ASSESSMENTS:</b>	<b>\$ 3,940.47</b>
<b>LOT ASSESSMENTS:</b>	<b>\$ 1,380.00</b>
<b>FINES:</b>	<b>\$ 405.00</b>
<b>INTEREST CHARGES:</b>	<b>\$ 650.85</b>
<b>ARCHITECTURAL REVIEW FEES:</b>	<b>\$ 7,600.00</b>
<b>ASSOCIATION TRANSFER FEE:</b>	<b>\$ 1,400.00</b>
<b>LEGAL FEES CHARGEBACK:</b>	<b>\$ 60.00</b>
<b>HOA DOCUMENT FEE:</b>	<b>\$ 200.00</b>
<b>GATE STICKERS:</b>	<b>\$ 1,830.00</b>
<b>TOTAL INCOME August 2025:</b>	<b>\$ 17,466.32</b>

### **TOTAL OPERATING EXPENSES**

MTD Actual: \$22,254.28     YTD Actual: \$159,846.10     Annual Budget: \$317,330.00

**TOTAL DELINQUENCY AS OF 9/25/25: \$ 13,402.57- LIVE**

**The association's expenses in August 2025 surpassed its monthly income by \$4,787.96.**