



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

October 13, 2025

Executive Summary September 2025

MONTHLY INCOME:	\$ 8,942.49
MONTHLY EXPENSES:	\$ 25,208.88
MONTHLY NET OPERATING:	-(\$16,266.39)
OPERATING ACCOUNT BALANCE:	\$ 159,450.70
SECURITY DEPOSIT BALANCE:	\$ 27,900.00
CAPITAL RESERVE BALANCE:	\$ 56,993.95
CERTIFICATE OF DEPOSIT 1	\$ 81,150.23
CERTIFICATE OF DEPOSIT 2	\$ 82,166.84

The total income for September 2025 is categorized below:

BUILT ASSESSMENTS:	\$ 2,812.50
“ROAD MAINTENANCE”:	\$ 1,800.00
FINES:	\$ 70.00
INTEREST CHARGES:	\$ 386.99
ARCHITECTURAL REVIEW FEES:	\$ 1,650.00
ASSOCIATION TRANSFER FEE:	\$ 1,200.00
LEGAL FEES CHARGEBACK:	\$ 168.00
HOA DOCUMENT FEE:	\$ 200.00
GATE STICKERS/FOBS:	\$ 655.00
TOTAL INCOME SEPTEMBER 2025:	\$ 8,942.49

TOTAL OPERATING EXPENSES

MTD Actual: \$25,208.88 YTD Actual: \$185,054.98 Annual Budget: \$317,330.00

TOTAL DELINQUENCY AS OF 10/13/25: \$ 13,262.57- LIVE

The Falling Waters HOA expenses in September 2025 surpassed its' monthly income by:

-(\$16,266.39)