



August 17, 2026

Executive Summary July 2026

MONTHLY INCOME:	\$23,529.00
MONTHLY EXPENSES:	\$30,515.95
MONTHLY NET OPERATING:	-\$6,986.96
OPERATING ACCOUNT BALANC:	\$260,135.92
SECURITY DEPOSIT BALANCE:	\$46,902.20
CAPITAL RESERVE BALANCE:	\$71,725.76
CERTIFICATE OF DEPOSIT:	\$168,546.58

The total income for July 2026 is categorized below:

HOME ASSESSMENTS:	\$18,224.00
LOT ASSESSMENTS:	\$1,400.00
FINES:	\$25.00
ROAD MAINTENANCE FEE:	\$0.0
ARCHITECTURAL REVIEW FEE:	\$50.00
BUYER/SELLER TRANSFER FEE:	\$800.00
GATE DECALS/GOLF CART TAGS:	\$120.00
CONSTRUCTION DEPOSIT: NOT REFUNDABLE	\$1,000.00
CONSTRUCTION DEPOSIT REFUNDABLE:	\$1,500.00
LATE FEES:	\$410.00
INTEREST EARNED:	\$1.98
TOTAL INCOME JULY 2026	\$23,530.98

TOTAL OPERATING EXPENSES

MTD ACTUAL:	YTD ACTUAL:	ANNUAL BUDGET:
\$30,515.96	\$176,454.87	\$343,650.00

DELINQUENCIES AS OF 07/31/26: \$28,373.92

BALANCES AND INTEREST:	\$20,500.42
COLLEDCTIONS AND LEGAL BALANCES:	\$7,873.50

Balance Sheet

Exported On: 08/17/2026 10:26 AM

Properties: Falling Waters

As of: 07/31/2026

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
CASH IN OPERATING ACCT	260,135.92
CASH- SECURITY DEPOSIT	46,905.20
CASH/CAPITAL RESERVE ACCT	71,725.76
CERTIFICATE OF DEPOSIT 1	168,546.58
Total Cash	547,313.46
TOTAL ASSETS	547,313.46

Annual Budget - Comparative by Month

Exported On: 07/17/2026 01:52 AM
Properties: Falling Waters HOA INC
As of: June 2026

Account Name	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	YTD Actual	Annual Budget
Income									
Homeowner Assessments	\$ 141,159.50	\$ 45,102.00	\$ 9,964.00	\$ 3,209.00	5,849.00	12,693.35	18,224.00	\$ 236,200.85	\$ 242,000.00
Vacant Lots	\$ 30,800.00	\$ 14,155.97	\$ 4,183.85	\$ 2,100.00	1,400.00	0.00	1,400.00	\$ 54,039.82	\$ 50,400.00
Miscellaneous Income - Insurance	\$ -	\$ -	\$ 6,215.00	\$ -	0.00	0.00	0.00	\$ 6,215.00	\$ -
Other Income									
Fines	\$ -	\$ 1,675.00	\$ -	\$ -	0.00	0.00	25.00	\$ 1,700.00	\$ -
New Home Construction (Road Maint Fee)	\$ -	\$ -	\$ -	\$ -	0.00	0.00	0.00	\$ -	\$ -
Architectural Review Fee	\$ -	\$ -	\$ -	\$ 750.00	100.00	0.00	50.00	\$ 900.00	\$ 22,500.00
Buyer's /Seller's Transfer Fee	\$ 1,200.00	\$ 800.00	\$ 800.00	\$ 800.00	1,600.00	3,200.00	800.00	\$ 9,200.00	\$ 6,000.00
HOA Doc Fee	\$ 17.50	\$ -	\$ -	\$ -	0.00	0.00	0.00	\$ 17.50	\$ 750.00
Gate Sticker / Remotes / Golf Cart Permits	\$ 210.00	\$ 115.00	\$ 435.00	\$ 325.00	145.00	560.00	120.00	\$ 1,910.00	\$ 2,000.00
Contractor Deposit Non Refundable	\$ 3,000.00	\$ 5,000.00	\$ 4,000.00	\$ 3,000.00	4,500.00	4,500.00	1,000.00	\$ 25,000.00	\$ 6,000.00
Contractor Security Deposits Refundable	\$ -	\$ 4,500.00	\$ 4,500.00	\$ 1,000.00	3,000.00	3,000.00	1,500.00	\$ 17,500.00	\$ 9,000.00
HOA Assessment Late Fee	\$ -	\$ 1,060.00	\$ 1,050.00	\$ 430.00	240.00	70.00	410.00	\$ 3,260.00	\$ -
Interest Earned	\$ 1.63	\$ 1.55	\$ 1.83	\$ 1.77	1.12	2.01	1.98	\$ 11.89	\$ 5,000.00
Total Operating Income	\$ 176,388.63	\$ 72,409.52	\$ 31,149.68	\$ 11,615.77	16,835.12	24,025.36	23,530.98	\$ 355,955.06	\$ 343,650.00
Expense									
Contracts									
Ground Care / Grounds Care Supplies	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ 298.90	\$ 560.00	\$ 1,358.90	\$ 1,000.00
Management Fee	\$ 2,884.00	\$ 2,884.00	\$ 2,884.00	\$ 2,884.00	\$ 2,884.00	\$ 2,884.00	\$ 5,768.00	\$ 23,072.00	\$ 36,960.00
Snow Removal	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 30,000.00
S & K Gates	\$ 2,797.90	\$ 7,890.00	\$ 4,165.95	\$ 1,398.95	\$ 1,398.95	\$ 1,398.95	\$ 10,779.95	\$ 29,830.65	\$ 19,100.00
Landscape and Lights by Waerfall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00
Total Contracts	\$ 6,181.90	\$ 20,774.00	\$ 7,049.95	\$ 4,282.95	\$ 4,282.95	\$ 4,581.85	\$ 17,107.95	\$ 64,261.55	\$ 88,060.00
Legal Expenses HOA									
Legal Fees- Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00
Legal Fees - Counsel and Convenience	\$ -	\$ -	\$ 423.76	\$ 990.50	\$ 567.50	\$ 1,996.00	\$ 820.50	\$ 4,798.26	\$ 20,000.00
Total Legal Expenses HOA	\$ -	\$ -	\$ 423.76	\$ 990.50	\$ 567.50	\$ 1,996.00	\$ 820.50	\$ 4,798.26	\$ 22,500.00
Miscellaneous HOA									
Miscellaneous	\$ 2,110.00	\$ -	\$ -	\$ -	\$ 535.00	\$ -	\$ -	\$ 2,645.00	\$ 1,500.00
ACC McAlpine Consulting Services	\$ 350.00	\$ -	\$ 3,000.00	\$ 1,200.00	\$ 1,000.00	\$ -	\$ 2,200.00	\$ 7,750.00	\$ 9,000.00
Website Domain	\$ 203.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203.00	\$ 175.00
Rental Space	\$ -	\$ -	\$ 125.00	\$ -	\$ -	\$ -	\$ -	\$ 125.00	\$ 500.00
Exterminating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Social	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121.37	\$ 121.37	\$ 2,000.00
Total Miscellaneous HOA	\$ 2,663.00	\$ -	\$ 3,125.00	\$ 1,200.00	\$ 1,535.00	\$ -	\$ 2,321.37	\$ 10,844.37	\$ 13,275.00
Repairs HOA									
Administrative	\$ 141.96	\$ 141.96	\$ 141.96	\$ 141.96	\$ 153.00	\$ 141.96	\$ 283.92	\$ 1,146.72	\$ 2,000.00
Front Waterfall	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ 500.00
Road Repairs	\$ -	\$ -	\$ -	\$ -	\$ 11,215.62	\$ -	\$ -	\$ 11,215.62	\$ 24,000.00
Lights - Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,917.08	\$ 3,000.00	\$ 8,917.08	\$ 22,243.80
Total Repairs HOA	\$ 291.96	\$ 141.96	\$ 141.96	\$ 141.96	\$ 11,368.62	\$ 6,059.04	\$ 3,283.92	\$ 21,429.42	\$ 48,743.80
Reserve Deposits									
Capital Reserve Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000.00
Total Reserve Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000.00
Supplies HOA									
Office Supplies	\$ 25.66	\$ -	\$ 12.50	\$ -	\$ 129.52	\$ -	\$ -	\$ 167.68	\$ 500.00
HOA Board	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00
Maintenance Supplies	\$ -	\$ -	\$ -	\$ 363.33	\$ -	\$ -	\$ -	\$ 363.33	\$ 50.00
Gate Decal Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00
Seasonal & Holiday Decor	\$ -	\$ -	\$ -	\$ -	\$ 625.00	\$ -	\$ -	\$ 625.00	\$ 2,500.00
Gate House Flags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215.00
Total Supplies HOA	\$ 25.66	\$ -	\$ 12.50	\$ 363.33	\$ 754.52	\$ -	\$ -	\$ 1,156.01	\$ 4,415.00
Taxes & Insurance									
Real Estate Taxes	\$ -	\$ -	\$ -	\$ 414.00	\$ -	\$ -	\$ -	\$ 414.00	\$ 1,400.00
Property Insurance	\$ -	\$ -	\$ -	\$ 5,892.00	\$ -	\$ -	\$ -	\$ 5,892.00	\$ 6,000.00
Slate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65.00
Total Taxes & Insurance	\$ -	\$ -	\$ -	\$ 6,306.00	\$ -	\$ -	\$ -	\$ 6,306.00	\$ 7,465.00
Utilities / Other Services									
Telephone / Internet	\$ 75.90	\$ 75.90	\$ 75.90	\$ 75.90	\$ 75.90	\$ 75.90	\$ 114.49	\$ 569.89	\$ 4,000.00
Electric Common HOA	\$ 357.00	\$ 734.00	\$ 699.00	\$ 543.00	\$ 457.00	\$ 557.00	\$ 559.00	\$ 3,906.00	\$ 7,920.00
Water Common HOA	\$ -	\$ 12.87	\$ 26.15	\$ 27.22	\$ 28.71	\$ 28.71	\$ 28.71	\$ 152.37	\$ 396.00
Trash & Recycle	\$ 10,499.94	\$ 4,976.98	\$ -	\$ 5,159.27	\$ 5,197.29	\$ 10,867.50	\$ 5,280.02	\$ 41,981.00	\$ 67,624.80
Total Utilities / Other Services	\$ 10,932.84	\$ 5,799.75	\$ 801.05	\$ 5,805.39	\$ 5,758.90	\$ 11,529.11	\$ 5,982.22	\$ 46,609.26	\$ 79,940.80
OTHER									
Bank Fees	\$ 1,050.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050.00	\$ -
Builder Deposit Transfer	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 4,000.00	\$ 3,000.00	\$ 1,000.00	\$ 18,000.00	\$ -
Builder Deposit Refund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 15,000.00
Parks & Donation and Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00
Total OTHER	\$ 1,050.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 4,000.00	\$ 5,000.00	\$ 1,000.00	\$ 21,050.00	\$ -
Total Operating Expense	\$ 21,145.36	\$ 31,715.71	\$ 11,554.22	\$ 24,090.13	\$ 28,267.49	\$ 29,166.00	\$ 30,515.96	\$ 176,454.87	\$ -
Net Income	\$ 155,243.27	\$ 40,693.81	\$ 19,595.46	\$ (12,474.36)	\$ (11,432.37)	\$ (5,140.64)	\$ (6,986.96)	\$ 179,498.21	\$ -