

Falling Waters

September 17, 2026

Executive Summary August 2026

MONTHLY INCOME:	\$18,434.56
MONTHLY EXPENSES:	\$15,549.23
MONTHLY NET OPERATING:	\$2,885.33
OPERATING ACCOUNT BALANCE:	\$263,019.26
SECURITY DEPOSIT BALANCE:	\$47,905.99
CAPITAL RESERVE BALANCE:	\$71,726.96
CERTIFICATE OF DEPOSIT	\$168,546.58

The total income for August 2026 is categorized below:

BUILT ASSESSMENTS:	\$9,127.57
LOT ASSESSMENTS:	\$0
FINES:	\$0
ROAD MAINTENANCE FEE:	\$0
ARCHITECTURAL REVIEW FEE:	\$600.00
BUYER / SELLER TRANSFER FEE:	\$4,000.00
GATE STICKERS / GOLF CART TAGS:	\$0
CONTRACTOR DEPOSIT NON-REFUNDABLE:	\$3,000.00
CONTRACTOR DEPOSIT REFUNDABLE:	\$1,000.00
LATE FEE:	\$330.00
MISCELLANEOUS	\$375.00
INTEREST EARNED:	\$1.99
TOTAL INCOME August 2026	\$ 18,434.56

TOTAL OPERATING EXPENSES

MDT ACTUAL: \$ 15,549.23	YTD ACTUAL: \$374,389.62	ANNUAL BUDGET: \$343,650.00
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DELINQUENCY AS OF 8/31/26: \$20,949.75

PAST DUE HOA BALANCES	\$12,697.59
FINE / LATE FEES / LEGAL BALANCES	\$8,252.16

Balance Sheet

Exported On: 09/17/2026 10:26 AM

Properties: Falling Waters

As of: 08/31/2026

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
CASH IN OPERATING ACCT	263,019.26
CASH- SECURITY DEPOSIT	47,905.99
CASH/CAPITAL RESERVE ACCT	71,726.96
CERTIFICATE OF DEPOSIT 1	168,546.58
Total Cash	551,198.79
TOTAL ASSETS	551,198.79

Annual Budget - Comparative by Month

Exported On: 08/17/2026 011.52 AM

Properties: Falling Waters HOA INC

As of: July 2026

Account Name	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD Actual	Annual Budget
Income										
Homeowner Assessments	\$ 141,159.50	\$ 45,102.00	\$ 9,984.00	\$ 3,209.00	5,849.00	12,693.35	18,224.00	9,127.57	\$ 245,328.42	\$ 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	0.00	\$ 54,039.82	\$ 50,400.00
Miscellaneous Income - Insurance/REIM	\$ -	\$ -	\$ 6,215.00	\$ -	0.00	0.00	25.00	375.00	\$ 6,615.00	\$ -
Other Income										
Fines	\$ -	\$ 1,675.00	\$ -	\$ -	0.00	0.00	0.00	0.00	\$ 1,675.00	\$ -
New Home Construction (Road Maint Fee	\$ -	\$ -	\$ -	\$ -	0.00	0.00	0.00	0.00	\$ -	\$ -
Architectural Review Fee	\$ -	\$ -	\$ -	\$ 750.00	100.00	0.00	50.00	600.00	\$ 1,500.00	\$ 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	4,000.00	\$ 13,200.00	\$ 6,000.00
HOA Doc Fee	\$ 17.50	\$ -	\$ -	\$ -	0.00	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	0.00	\$ 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	1,500.00	3,000.00	\$ 28,500.00	\$ 6,000.00
Contractor Security Deposits Refundable	\$ -	\$ 4,500.00	\$ 4,500.00	\$ 1,000.00	3,000.00	3,000.00	1,000.00	1,000.00	\$ 18,000.00	\$ 9,000.00
HOA Assessment Late Fee	\$ -	\$ 1,060.00	\$ 1,050.00	\$ 430.00	240.00	70.00	410.00	330.00	\$ 3,590.00	\$ -
Interest Earned	\$ 1.83	\$ 1.55	\$ 1.83	\$ 1.77	1.12	2.01	1.98	1.99	\$ 13.88	\$ 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	18,434.56	\$ 374,389.62	\$ 343,650.00
Expense										
Contracts										
Ground Care / Grounds Care Supplies	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ 298.80	\$ 560.00	\$ -	\$ 1,358.80	\$ 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	\$ 1,398.95	\$ 31,229.60	\$ 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	\$ 1,398.95	\$ 65,660.50	\$ 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	\$ 3,598.81	\$ 8,397.07	\$ 20,000.00
Total Legal Expenses HOA	\$ -	\$ -	\$ 423.76	\$ 990.50	\$ 567.50	\$ 1,996.00	\$ 820.50	\$ 3,598.81	\$ 8,397.07	\$ 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	\$ 1,200.00	\$ 8,950.00	\$ 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	\$ 1,200.00	\$ 12,044.37	\$ 13,275.00
Repairs HOA										
Administrative	\$ 141.96	\$ 141.96	\$ 141.96	\$ 141.96	\$ 153.00	\$ 141.96	\$ 283.92	\$ 557.50	\$ 1,704.22	\$ 2,000.00
Front Waterfall	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ 500.00
Road Repairs	\$ -	\$ -	\$ -	\$ -	\$ 11,215.62	\$ -	\$ -	\$ 1,457.00	\$ 12,672.62	\$ 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	\$ 2,014.50	\$ 23,443.92	\$ 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	\$ -	\$ -	\$ -	\$ 50.00	\$ 413.33	\$ 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	\$ -	\$ -	\$ 50.00	\$ 1,206.01	\$ 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
State 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	\$ 105.81	\$ 675.70	\$ 4,000.00
Electric Common HOA	\$ 357.00	\$ 734.00	\$ 699.00	\$ 543.00	\$ 457.00	\$ 557.00	\$ 559.00	\$ 592.00	\$ 4,498.00	\$ 7,020.00
Water Common HOA	\$ -	\$ 12.87	\$ 26.15	\$ 27.22	\$ 28.71	\$ 28.71	\$ 28.71	\$ 40.05	\$ 192.42	\$ 396.00
Trash & Recycle	\$ 10,499.94	\$ 4,976.98	\$ -	\$ 5,159.27	\$ 5,197.29	\$ 10,867.50	\$ 5,280.02	\$ 5,549.11	\$ 47,530.11	\$ 67,624.80
Total Utilities / Other Services	\$ 10,932.84	\$ 5,799.75	\$ 801.05	\$ 5,805.39	\$ 5,750.90	\$ 11,528.11	\$ 6,982.22	\$ 6,286.97	\$ 52,896.23	\$ 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	\$ 1,000.00	\$ 19,000.00	\$ -
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	\$ 1,000.00	\$ 22,050.00	\$ -
Total Operating Expense	\$ 21,145.36	\$ 31,716.71	\$ 11,554.22	\$ 24,090.13	\$ 28,267.49	\$ 29,166.00	\$ 30,515.96	\$ 15,649.23	\$ 192,004.10	\$ -
Net Income	\$ 155,243.27	\$ 40,693.81	\$ 19,595.46	\$ (12,474.36)	\$ (11,432.37)	\$ (5,140.64)	\$ (6,986.96)	\$ 2,885.33	\$ 182,385.54	\$ -