

Falling Waters

July 17, 2026

Executive Summary June 2026

MONTHLY INCOME:	\$24,025.36
MONTHLY EXPENSES:	\$29,166.00
MONTHLY NET OPERATING:	-\$5,140.64
OPERATING ACCOUNT BALANCE:	\$267,122.88
SECURITY DEPOSIT BALANCE:	\$45,904.42
CAPITAL RESERVE BALANCE:	\$71,724.56
CERTIFICATE OF DEPOSIT	\$168,546.58

The total income for June 2026 is categorized below:

BUILT ASSESSMENTS:	\$12,693.35
LOT ASSESSMENTS:	\$0
FINES:	\$0
ROAD MAINTENANCE FEE:	\$0
ARCHITECTURAL REVIEW FEE:	\$0
BUYER / SELLER TRANSFER FEE:	\$3,200.00
GATE STICKERS / GOLF CART TAGS:	\$560.00
CONTRACTOR DEPOSIT NON-REFUNDABLE:	\$4,500.00
CONTRACTOR DEPOSIT REFUNDABLE:	\$3,000.00
LATE FEE:	\$70.00
INTEREST EARNED:	\$2.01
TOTAL INCOME JUNE 2026	\$ 24,025.36

TOTAL OPERATING EXPENSES

MDT ACTUAL: \$29,166.00	YTD ACTUAL: \$145,938.91	ANNUAL BUDGET: \$343,650.00
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DELINQUENCY AS OF 6/30/26: \$37,013.92

SMALL BALANCES & INTEREST	\$33,018.25
LEGAL / COLLECTIONS BALANCES	\$3,995.67

Balance Sheet

Exported On: 07/17/2026 11:26 PM

Properties: Falling Waters

As of: 06/30/2026

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
CASH IN OPERATING ACCT	267,122.88
CASH- SECURITY DEPOSIT	45,904.42
CASH/CAPITAL RESERVE ACCT	71,724.56
CERTIFICATE OF DEPOSIT 1	168,546.58
Total Cash	553,298.44
TOTAL ASSETS	553,298.44

Annual Budget - Comparative by Month

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Properties: Falling Waters HOA INC

As of: June 2026

Account Name	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-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	\$ 217,976.85	\$ 242,000.00
Vacant Lots	\$ 30,800.00	\$ 14,155.97	\$ 4,183.85	\$ 2,100.00	1,400.00	0.00	\$ 52,639.82	\$ 50,400.00
Miscellaneous Income - Insurance	\$ -	\$ -	\$ 6,215.00	\$ -	0.00	0.00	\$ 6,215.00	\$ -
Other Income								
Fines	\$ -	\$ 1,675.00	\$ -	\$ -	0.00	0.00	\$ 1,675.00	\$ -
New Home Construction (Road Maint Fee)	\$ -	\$ -	\$ -	\$ -	0.00	0.00	\$ -	\$ -
Architectural Review Fee	\$ -	\$ -	\$ -	\$ 750.00	100.00	0.00	\$ 850.00	\$ 22,500.00
Buyer's / Seller's Transfer Fee	\$ 1,200.00	\$ 800.00	\$ 800.00	\$ 800.00	1,600.00	3,200.00	\$ 8,400.00	\$ 6,000.00
HOA Doc Fee	\$ 17.50	\$ -	\$ -	\$ -	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	\$ 1,790.00	\$ 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	\$ 24,000.00	\$ 6,000.00
Contractor Security Deposits Refundable	\$ -	\$ 4,500.00	\$ 4,500.00	\$ 1,000.00	3,000.00	3,000.00	\$ 16,000.00	\$ 9,000.00
HOA Assessment Late Fee	\$ -	\$ 1,060.00	\$ 1,050.00	\$ 430.00	240.00	70.00	\$ 2,850.00	\$ -
Interest Earned	\$ 1.63	\$ 1.55	\$ 1.83	\$ 1.77	1.12	2.01	\$ 9.91	\$ 5,000.00
Total Operating Income	\$ 176,388.63	\$ 72,409.52	\$ 31,149.68	\$ 11,615.77	16,835.12	24,025.36	\$ 332,424.08	\$ 343,650.00
Expense								
Contracts								
Ground Care / Grounds Care Supplies	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ 298.90	\$ 798.90	\$ 1,000.00
Management Fee	\$ 2,884.00	\$ 2,884.00	\$ 2,884.00	\$ 2,884.00	\$ 2,884.00	\$ 2,884.00	\$ 17,304.00	\$ 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	\$ 19,050.70	\$ 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	\$ 47,153.60	\$ 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	\$ 3,977.76	\$ 20,000.00
Total Legal Expenses HOA	\$ -	\$ -	\$ 423.76	\$ 990.50	\$ 567.50	\$ 1,996.00	\$ 3,977.76	\$ 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	\$ -	\$ 5,550.00	\$ 9,000.00
Website Domain	\$ 203.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203.00	\$ 175.00
Rental Space	\$ -	\$ -	\$ 125.00	\$ -	\$ -	\$ -	\$ 125.00	\$ 500.00
Exterminating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Social	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00
Total Miscellaneous HOA	\$ 2,663.00	\$ -	\$ 3,125.00	\$ 1,200.00	\$ 1,535.00	\$ -	\$ 8,523.00	\$ 13,275.00
Repairs HOA								
Administrative	\$ 141.96	\$ 141.96	\$ 141.96	\$ 141.96	\$ 153.00	\$ 141.96	\$ 862.80	\$ 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	\$ 5,917.08	\$ 22,243.80
Total Repairs HOA	\$ 291.96	\$ 141.96	\$ 141.96	\$ 141.96	\$ 11,368.62	\$ 6,059.04	\$ 18,145.50	\$ 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
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	\$ 455.40	\$ 4,000.00
Electric Common HOA	\$ 357.00	\$ 734.00	\$ 699.00	\$ 543.00	\$ 457.00	\$ 557.00	\$ 3,347.00	\$ 7,920.00
Water Common HOA	\$ -	\$ 12.87	\$ 26.15	\$ 27.22	\$ 26.71	\$ 26.71	\$ 123.66	\$ 396.00
Trash & Recycle	\$ 10,499.94	\$ 4,976.98	\$ -	\$ 5,159.27	\$ 5,197.29	\$ 10,867.50	\$ 36,700.98	\$ 67,624.80
Total Utilities / Other Services	\$ 10,932.84	\$ 6,799.75	\$ 801.05	\$ 5,805.39	\$ 5,758.90	\$ 11,529.11	\$ 40,627.04	\$ 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	\$ 17,000.00	\$ -
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	\$ 20,050.00	\$ -
Total Operating Expense	\$ 21,145.36	\$ 31,715.71	\$ 11,554.22	\$ 24,090.13	\$ 28,267.49	\$ 29,166.00	\$ 145,938.91	\$ -
Net Income	\$ 155,243.27	\$ 40,693.81	\$ 19,595.46	\$ (12,474.36)	\$ (11,432.37)	\$ (5,140.64)	\$ 186,485.17	\$ -