WATERFORD HOMEOWNERS' ASSOCIATION

Treasurer's

Community Finance Update

FY 2026 · Year-to-Date through June 30, 2026

PREPARED BY

Lionel Williams

Treasurer · Waterford HOA

AGENDA

What we'll cover today

Year-to-date through June 30, 2026 — sourced from QuickBooks

01 **Financial Snapshot**
Headline numbers at a glance

02 **Bank Position**
Cash on hand & equity build-up

03 **Dues & Collections**
76% of homes paid past the June 5 deadline

04 **Profit & Loss**
Income and expenses YTD

05 **Where Dollars Go**
Spending detail by GL account

06 **Budget vs. Actual**
Performance against the FY2026 plan

07 **Looking Ahead**
Key dates and homeowner actions

01 · FINANCIAL SNAPSHOT

The community's finances at a glance

Year-to-date through June 30, 2026 (cash basis)

$34,494	**$10,570**	**$23,924**	**$29,568**
TOTAL COLLECTED	TOTAL EXPENSES	NET INCOME	BANK BALANCE
54 of 71 residences (76%)	*Across 15 GL accounts*	*Surplus YTD*	*Wells Fargo (0533)*

Status: STRONG — 76% of homes paid; the June 5 deadline has passed with ~17 balances now in follow-up.

02 · BANK POSITION

Well-positioned heading into summer

Wells Fargo Business Checking, as of June 30, 2026

WELLS FARGO BUSINESS CHECKING

$29,568

Account #0533 — operating account

+ $23,924 *YTD net income contribution*

HOW WE GOT HERE

Equity build-up since opening of FY2026:

ITEM	AMOUNT
Opening Balance Equity	$5,643.85
+ YTD Net Income	**$23,924.45**
Total Equity	**$29,568.30**

Zero liabilities — community is debt-free

03 · DUES & COLLECTIONS

Collections strong past the June 5 deadline

54 of 71 residences have paid their $585 annual dues

COLLECTIONS PROGRESS

74.3%

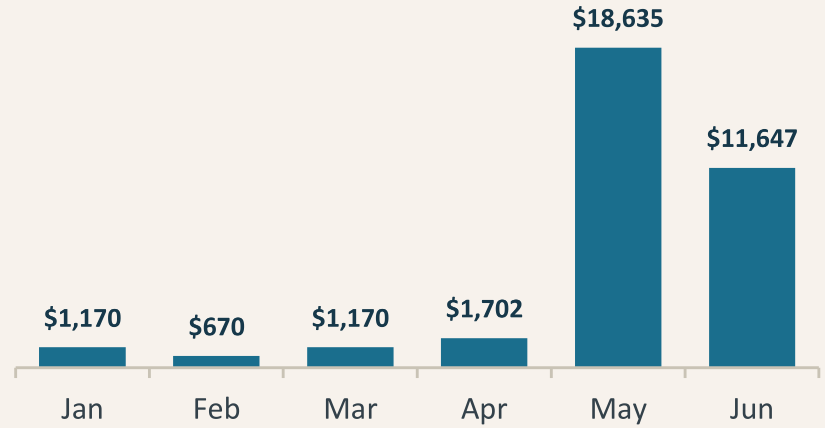
of $41,535 billed in current-year dues collected

Collected: $30,867 Outstanding: $10,668

Deadline June 5 has passed · *pay via HOA Express.*

Plus $3,627 recovered on prior-year balances.

MONTHLY COLLECTIONS



May–June surge: $30,282 collected as homeowners met the June 5 deadline.

04 · PROFIT & LOSS

Income and expenses, year-to-date

Cash basis · Jan 1 – June 30, 2026 (from QuickBooks)

INCOME

$34,494

YTD revenue

Annual HOA Fees	**$30,867**
Past-Due Recoveries	**$3,627**

EXPENSES

$10,570

YTD spending

Pool Maintenance	**$3,375**
Lawn & Garden	**$2,308**
Insurance	**$861**
Internet & Phone	**$779**
Electric	**$635**

+ 10 smaller line items

NET INCOME

$23,924

YTD surplus

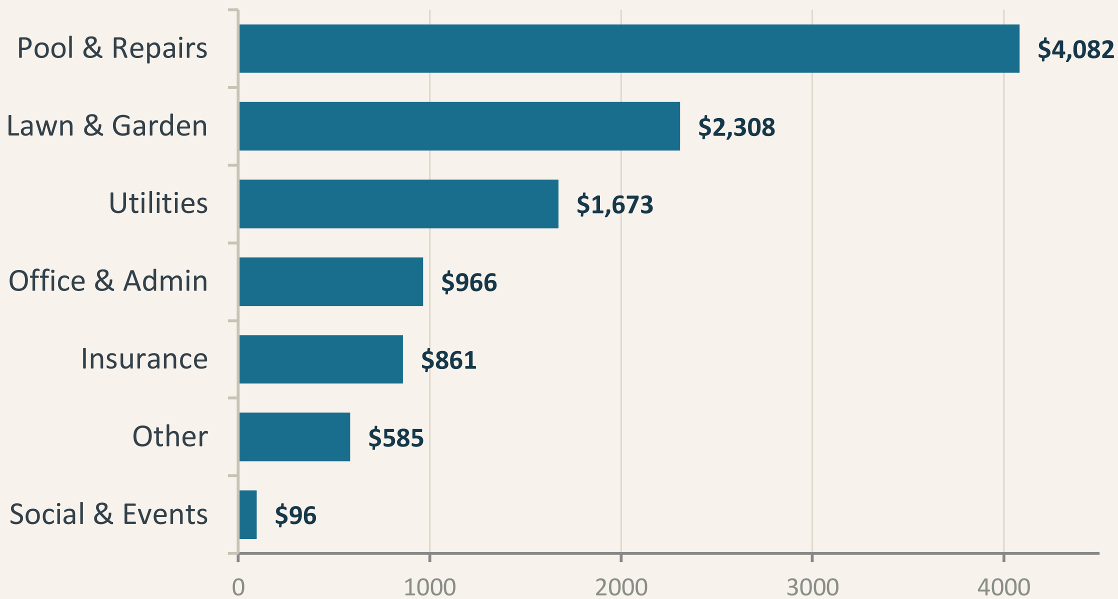
Income 69% / Expenses 31%

Surplus held ahead of summer costs

05 · WHERE OUR DOLLARS GO

YTD expenses by category

Total spent: $10,570 across 15 GL accounts



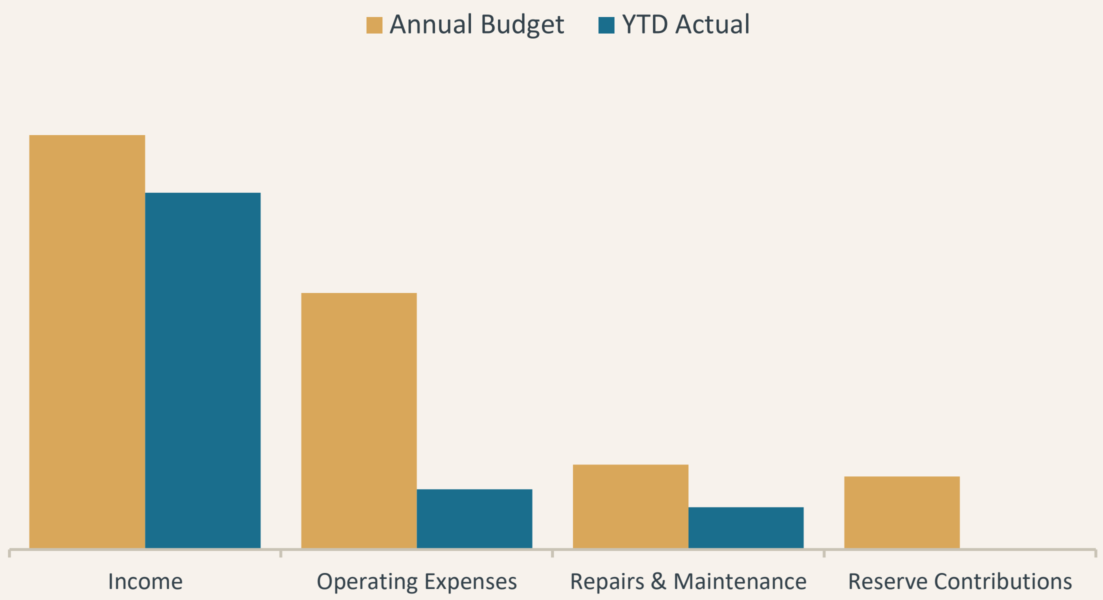
KEY VENDORS PAID

Cumberland Landscape	*Lawn & garden*	$2,308
Blue Whale Pool	*Pool maintenance*	$3,375
AT&T	*Clubhouse internet*	$779
Cobb & Douglas Env. Health	*Pool inspection*	$393
State Farm	*Insurance*	$861

06 · BUDGET vs. ACTUAL

How we're tracking to the FY2026 plan

Annual approved budget compared to YTD QuickBooks actuals



CATEGORY	BUDGET	YTD	%
Income	$40,063	**$34,494**	86%
Operating Exp.	$24,800	**$5,809**	23%
Repairs & Maint.	$8,200	**$4,082**	50%
Reserve Contrib.	$7,050	**$0**	0%

Income tracking strongly to plan; reserve contributions still to be funded this year.

07 · LOOKING AHEAD

What's coming next

Key dates and action items for the community

UPCOMING DATES

Now → Summer 2026
Pool season — peak operating costs underway

Past June 5, 2026
Dues deadline closed; late balances in follow-up

Q3 2026
State Farm insurance renewals continue

Year-end 2026
Budget review, 2027 planning & reserve funding

BOARD UPDATES

76% collected
54 of 71 residences paid YTD

Debt-free
Zero liabilities; loan retired

QuickBooks reconciled
P&L and Balance Sheet current

Reserves
$7,050 budgeted — not yet funded

FOR HOMEOWNERS

Settle any balance
Deadline passed — pay via HOA Express

Verify contact
Confirm current email & cell number

Attend meetings
Your voice shapes the budget

Report issues
Reach out to any board member

Questions?

Thank you, neighbors.

CONTACT YOUR TREASURER

Lionel Williams

lioneljwilliams@gmail.com · (404) 202-6846

All figures sourced from QuickBooks Online and the Treasury workbook — reconciled monthly