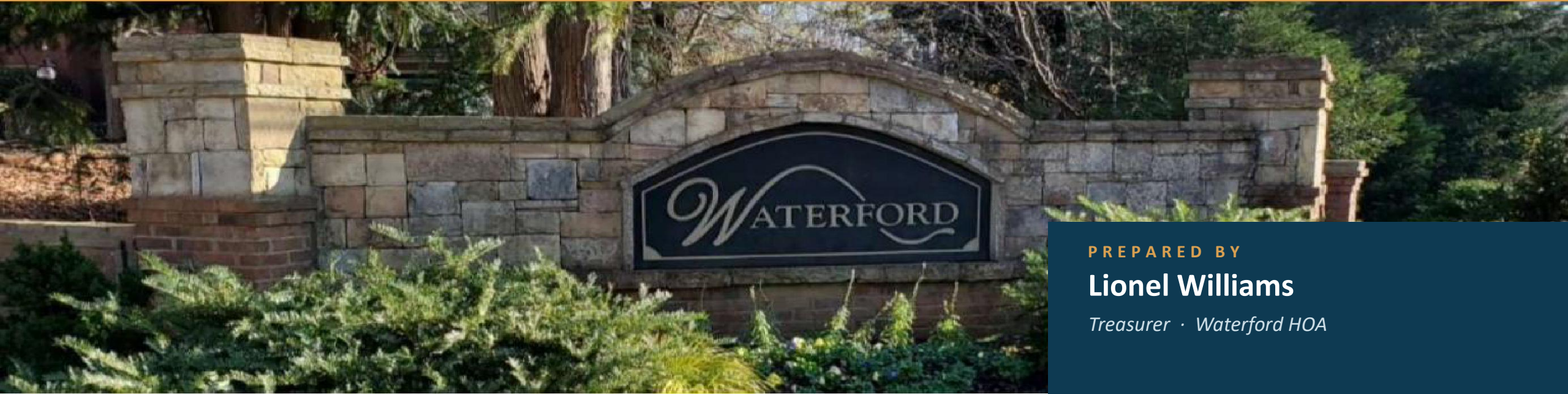


WATERFORD HOMEOWNERS' ASSOCIATION

Treasurer's

Community Finance Update

FY 2026 · Year-to-Date through May 31, 2026



PREPARED BY

Lionel Williams

Treasurer · Waterford HOA

What we'll cover today

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



Financial Snapshot

Headline numbers at a glance



Bank Position

Cash on hand & equity build-up



Dues & Collections

Surging May ahead of June 5 deadline



Profit & Loss

Income and expenses YTD



Where Dollars Go

Spending detail by GL account



Budget vs. Actual

Performance against the FY2026 plan




Looking Ahead

Key dates and homeowner actions

The community's finances at a glance


Year-to-date through May 31, 2026 (cash basis)



\$23,177

DUES COLLECTED


39 of 71 residences (55%)



\$7,537

TOTAL EXPENSES


Across 14 GL accounts



\$15,725

NET INCOME


Surplus YTD



\$21,369


BANK BALANCE

Wells Fargo (0533)

 **Status: STRONG** — May collections surged to \$18,550; Dues deadline is June 5, 2026.

Well-positioned heading into summer

Wells Fargo Business Checking, as of May 31, 2026



WELLS FARGO BUSINESS CHECKING

\$21,369

Account #0533 — operating account

+ \$15,725 YTD net income contribution

HOW WE GOT HERE

Equity build-up since the opening of FY2026:

ITEM	AMOUNT
Opening Balance Equity	\$5,643.85
+ YTD Net Income	\$15,724.81
Total Equity	\$21,368.66

✓ **Zero liabilities — the community is debt-free**

Dues collections surge ahead of June 5

39 of 71 residences have paid their \$585 annual dues

COLLECTIONS PROGRESS

55.8%

of \$41,535 billed has been collected



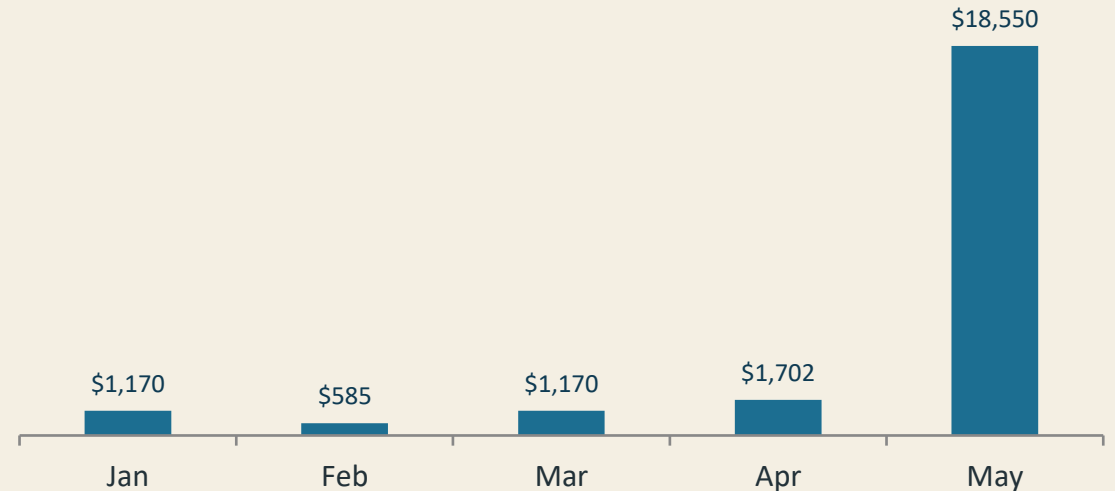
Collected: \$23,177

Outstanding: \$18,358

Payment deadline: **June 5, 2026**

Pay online at the HOA Express member portal or Zelle Tag (waterfordhoa30066)

MONTHLY COLLECTIONS



May alone: \$18,550 collected — homeowners are paying well ahead of the deadline.

Income and expenses, year-to-date

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

INCOME

\$23,262

YTD revenue

Annual HOA Fees	\$23,177
Past-Due Recoveries	\$85

EXPENSES

\$7,537

YTD spending

Lawn & Garden Maintenance	\$2,308
Pool Maintenance	\$2,055
Internet & Phone	\$650
Pool Health Inspections	\$393

+ 10 smaller line items

NET INCOME

\$15,725

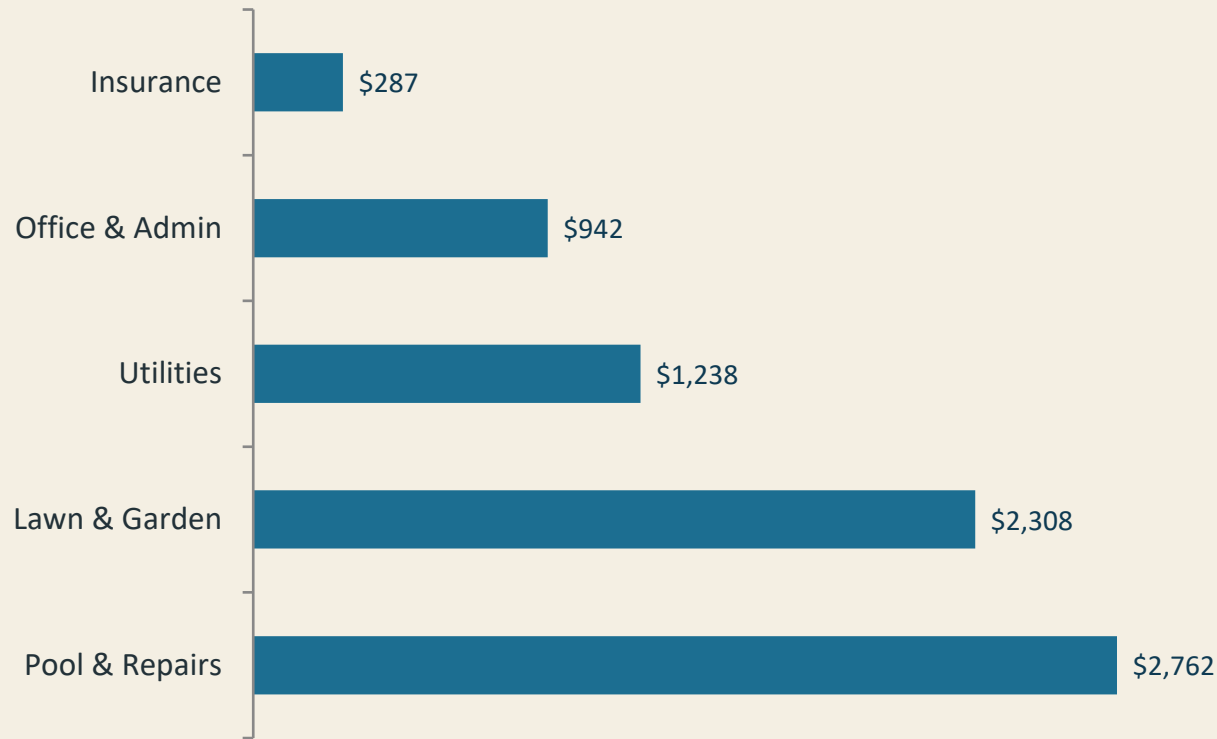
YTD surplus

Income 68% / Expenses 32%






Healthy positive cash flow

YTD expenses by category

Total spent: \$7,537 across 14 GL accounts

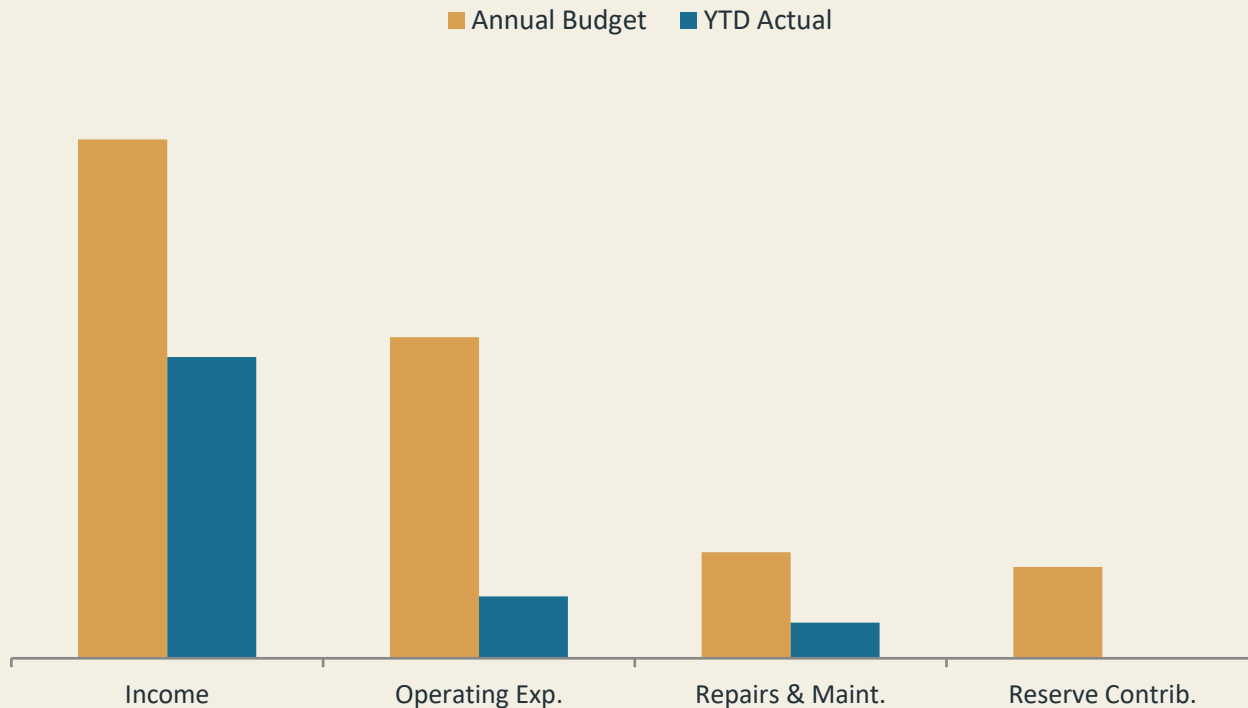


KEY VENDORS PAID


	Cumberland & Landscape Workshop <i>Lawn & garden</i>	\$2,308
	Blue Whale Pool <i>Pool maintenance</i>	\$1,980
	AT&T <i>Clubhouse internet</i>	\$650
	Cobb & Douglas Env. Health <i>Pool inspection</i>	\$393
	State Farm <i>Insurance</i>	\$287

How we're tracking to the FY2026 plan

Annual approved budget compared to YTD QuickBooks actuals



CATEGORY	BUDGET	YTD	%
Income	\$40,063	\$23,262	58%
Operating Expenses	\$24,800	\$4,775	19%
Repairs & Maintenance	\$8,200	\$2,762	34%
Reserve Contributions	\$7,050	\$0	0%

 **All categories tracking to plan; collections climbed sharply in May.**

What's coming next

Key dates and action items for the community



UPCOMING DATES

June 5, 2026

2026 annual dues payment deadline

Summer 2026

Pool season — peak operating costs ahead

June 2026

State Farm insurance monthly renewal

Year-end 2026

Annual budget review & 2027 planning



BOARD UPDATES

55% collected

39 of 71 residences paid YTD

Vendor list

14 vendors mapped to GL accounts

QuickBooks reconciled

P&L and Balance Sheet current

Debt-free

Zero liabilities on the books



FOR HOMEOWNERS

Pay by June 5

Avoid late fees — use HOA Express portal or Zelle - (Tag: waterfordhoa30066)

Verify contact

Confirm your 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

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All figures sourced from Wells Fargo bank transactions, QuickBooks Online, and the Treasury workbook — all reconciled monthly.