



Financial Report

Eagles Landing Subdivision Homeowners Association

06/30/2025

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 6/30/2025

Assets

First Citizens Bank - Checking

\$36,674.07

Total Assets

\$36,674.07

Total Assets

\$36,674.07

Liabilities

Due To

(\$1,968.75)

Total Liabilities

(\$1,968.75)

Equity

Net Income

\$38,053.21

Retained Earnings

\$589.61

Total Equity

\$38,642.82

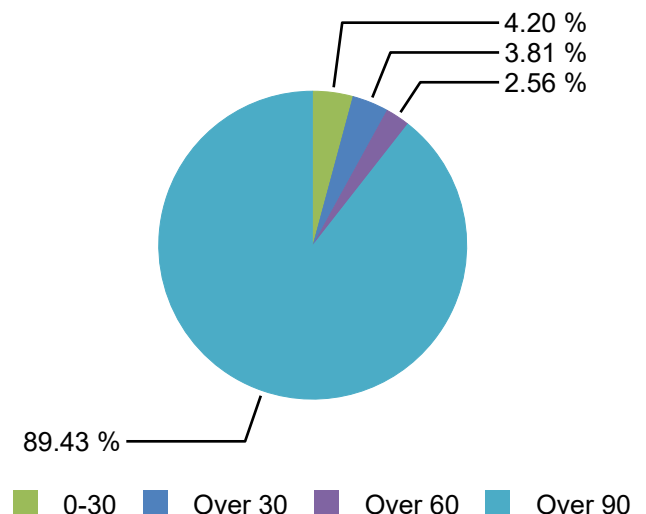
Total Liabilities / Equity

\$36,674.07

SUMMARY

Charge	Balance
Assessment (97)	\$79,430.97
Bank Return Fee (2)	\$50.00
Interest (84)	\$7,665.38
Late Fee Income (82)	\$15,116.75
Legal Fees (19)	\$6,958.92
Pool Fob (1)	\$25.00
Violation Fee Income (37)	\$10,879.36
Total	\$120,126.38

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	2,651.15	8,616.67	(5,965.52)	67,334.91	51,700.02	15,634.89	103,400.00
6330 - Violation Fines	338.32	-	338.32	137.58	-	137.58	-
6340 - Late Fee Income	50.00	-	50.00	455.33	-	455.33	-
6360 - Misc. Owner Income	-	-	-	200.00	-	200.00	-
6390 - Owner Interest Income	8.19	-	8.19	14.31	-	14.31	-
6400 - Pool Fob Income	-	-	-	150.00	-	150.00	-
6910 - Bank Interest Income	2.13	-	2.13	9.30	-	9.30	-
Total Income	3,049.79	8,616.67	(5,566.88)	68,301.43	51,700.02	16,601.41	103,400.00
Total Income	3,049.79	8,616.67	(5,566.88)	68,301.43	51,700.02	16,601.41	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	3,979.84	7,080.00	3,100.16	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	137.52	(137.48)	275.00
7160 - Legal Fees	-	250.00	250.00	45.50	1,500.00	1,454.50	3,000.00
7250 - Bank Charges	20.00	-	(20.00)	60.00	-	(60.00)	-
7260 - Postage & Mail	491.29	166.67	(324.62)	1,335.66	1,000.02	(335.64)	2,000.00
7280 - Insurance	-	750.00	750.00	-	4,500.00	4,500.00	9,000.00
7300 - Secretary of State	-	-	-	-	-	-	10.00
7500 - Social Events & Decorations	-	-	-	35.01	-	(35.01)	-
7890 - Administrative Misc.	-	-	-	99.51	-	(99.51)	-
7990 - Bad Debt	-	2,446.00	2,446.00	-	14,676.00	14,676.00	29,352.00
8210 - Pool Maint. & Repairs	495.00	500.00	5.00	2,475.00	3,000.00	525.00	6,000.00
8910 - Electricity	422.61	300.00	(122.61)	1,396.57	1,800.00	403.43	3,600.00
8930 - Water & Sewer	116.00	100.00	(16.00)	842.39	600.00	(242.39)	1,200.00
8970 - Telephone	153.00	-	(153.00)	306.00	-	(306.00)	-
8990 - Internet	85.46	85.83	.37	431.57	514.98	83.41	1,030.00
9020 - Grounds Maintenance	2,400.00	2,400.00	-	13,106.25	14,400.00	1,293.75	28,800.00
9110 - Gen. Maint. & Repairs	118.62	416.67	298.05	5,147.73	2,500.02	(2,647.71)	5,000.00
9130 - Gate Repairs	-	-	-	712.19	-	(712.19)	-
Total Expense	5,476.98	8,618.09	3,141.11	30,248.22	51,708.54	21,460.32	103,427.00
Total Expense	5,476.98	8,618.09	3,141.11	30,248.22	51,708.54	21,460.32	103,427.00
Operating Net Total	(2,427.19)	(1.42)	(2,425.77)	38,053.21	(8.52)	38,061.73	(27.00)
Net Total	(2,427.19)	(1.42)	(2,425.77)	38,053.21	(8.52)	38,061.73	(27.00)