



Financial Report

Eagles Landing Subdivision Homeowners Association

07/31/2025

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 7/31/2025

Assets

First Citizens Bank - Checking

\$33,853.94

Total Assets

\$33,853.94

Total Assets

\$33,853.94

Liabilities

Due To

(\$1,968.75)

Total Liabilities

(\$1,968.75)

Equity

Net Income

\$35,233.08

Retained Earnings

\$589.61

Total Equity

\$35,822.69

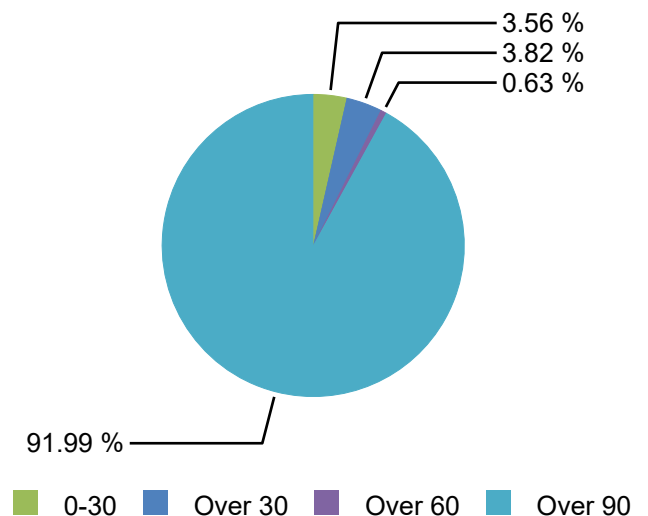
Total Liabilities / Equity

\$33,853.94

SUMMARY

Charge	Balance
Assessment (91)	\$79,799.33
Bank Return Fee (2)	\$60.00
Interest (82)	\$8,189.05
Late Fee Income (81)	\$15,426.75
Legal Fees (19)	\$6,958.92
Pool Fob (2)	\$75.00
Violation Fee Income (33)	\$11,029.03
Total	\$121,538.08

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	4,027.56	8,616.67	(4,589.11)	71,362.47	60,316.69	11,045.78	103,400.00
6330 - Violation Fines	400.33	-	400.33	537.91	-	537.91	-
6340 - Late Fee Income	65.00	-	65.00	520.33	-	520.33	-
6360 - Misc. Owner Income	-	-	-	200.00	-	200.00	-
6390 - Owner Interest Income	12.97	-	12.97	27.28	-	27.28	-
6400 - Pool Fob Income	25.00	-	25.00	175.00	-	175.00	-
6910 - Bank Interest Income	2.10	-	2.10	11.40	-	11.40	-
Total Income	4,532.96	8,616.67	(4,083.71)	72,834.39	60,316.69	12,517.70	103,400.00
Total Income	4,532.96	8,616.67	(4,083.71)	72,834.39	60,316.69	12,517.70	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	5,154.84	8,260.00	3,105.16	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	160.44	(114.56)	275.00
7160 - Legal Fees	2,369.00	250.00	(2,119.00)	2,414.50	1,750.00	(664.50)	3,000.00
7250 - Bank Charges	10.00	-	(10.00)	70.00	-	(70.00)	-
7260 - Postage & Mail	173.58	166.67	(6.91)	1,509.24	1,166.69	(342.55)	2,000.00
7280 - Insurance	-	750.00	750.00	-	5,250.00	5,250.00	9,000.00
7300 - Secretary of State	-	10.00	10.00	-	10.00	10.00	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	-	17,122.00	17,122.00	29,352.00
8210 - Pool Maint. & Repairs	595.00	500.00	(95.00)	3,070.00	3,500.00	430.00	6,000.00
8910 - Electricity	455.61	300.00	(155.61)	1,852.18	2,100.00	247.82	3,600.00
8930 - Water & Sewer	-	100.00	100.00	842.39	700.00	(142.39)	1,200.00
8970 - Telephone	-	-	-	306.00	-	(306.00)	-
8990 - Internet	85.46	85.83	.37	517.03	600.81	83.78	1,030.00
9020 - Grounds Maintenance	2,400.00	2,400.00	-	15,506.25	16,800.00	1,293.75	28,800.00
9110 - Gen. Maint. & Repairs	118.62	416.67	298.05	5,237.17	2,916.69	(2,320.48)	5,000.00
9130 - Gate Repairs	-	-	-	712.19	-	(712.19)	-
Total Expense	7,382.27	8,628.09	1,245.82	37,601.31	60,336.63	22,735.32	103,427.00
Total Expense	7,382.27	8,628.09	1,245.82	37,601.31	60,336.63	22,735.32	103,427.00
Operating Net Total	(2,849.31)	(11.42)	(2,837.89)	35,233.08	(19.94)	35,253.02	(27.00)
Net Total	(2,849.31)	(11.42)	(2,837.89)	35,233.08	(19.94)	35,253.02	(27.00)