



Financial Report

Eagles Landing Subdivision Homeowners Association

08/31/2025

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 8/31/2025

Assets

First Citizens Bank - Checking

\$44,505.13

Total Assets

\$44,505.13

Total Assets

\$44,505.13

Equity

Net Income

\$28,824.52

Retained Earnings

\$15,680.61

Total Equity

\$44,505.13

Total Liabilities / Equity

\$44,505.13

SUMMARY

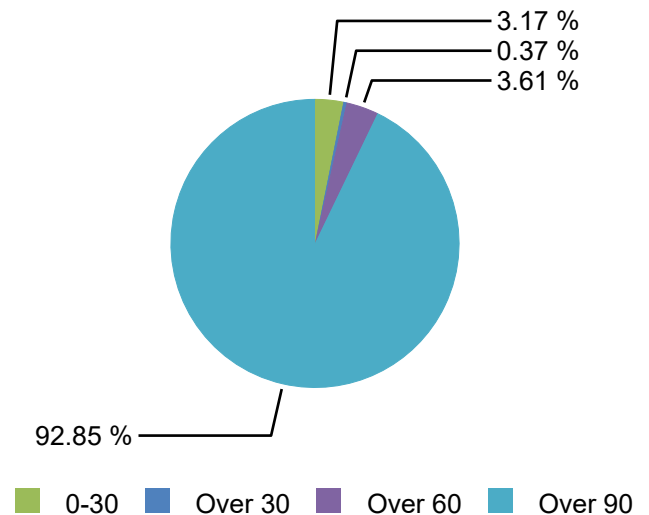
Charge

Assessment (95)	\$81,352.54
Bank Return Fee (2)	\$70.00
Interest (82)	\$8,230.76
Late Fee Income (82)	\$15,761.75
Legal Fees (19)	\$6,958.92
Pool Fob (2)	\$75.00
Violation Fee Income (34)	\$11,349.28

Total

\$123,798.25

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	2,068.39	8,616.67	(6,548.28)	73,230.86	68,933.36	4,297.50	103,400.00
6330 - Violation Fines	379.75	-	379.75	917.66	-	917.66	-
6340 - Late Fee Income	20.00	-	20.00	540.33	-	540.33	-
6360 - Misc. Owner Income	-	-	-	200.00	-	200.00	-
6390 - Owner Interest Income	8.60	-	8.60	35.88	-	35.88	-
6400 - Pool Fob Income	125.00	-	125.00	300.00	-	300.00	-
6910 - Bank Interest Income	2.03	-	2.03	13.49	-	13.49	-
Total Income	2,603.77	8,616.67	(6,012.90)	75,238.22	68,933.36	6,304.86	103,400.00
Total Income	2,603.77	8,616.67	(6,012.90)	75,238.22	68,933.36	6,304.86	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	6,329.84	9,440.00	3,110.16	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	183.36	(91.64)	275.00
7160 - Legal Fees	-	250.00	250.00	2,414.50	2,000.00	(414.50)	3,000.00
7250 - Bank Charges	10.00	-	(10.00)	80.00	-	(80.00)	-
7260 - Postage & Mail	7.61	166.67	159.06	1,516.85	1,333.36	(183.49)	2,000.00
7280 - Insurance	-	750.00	750.00	-	6,000.00	6,000.00	9,000.00
7300 - Secretary of State	-	-	-	50.00	10.00	(40.00)	10.00
7430 - Income Taxes	167.60	-	(167.60)	167.60	-	(167.60)	-
7890 - Administrative Misc.	-	-	-	99.51	-	(99.51)	-
7990 - Bad Debt	-	2,218.75	2,218.75	-	17,750.00	17,750.00	26,625.00
8210 - Pool Maint. & Repairs	495.00	500.00	5.00	4,060.00	4,000.00	(60.00)	6,000.00
8910 - Electricity	437.29	300.00	(137.29)	2,998.49	2,400.00	(598.49)	3,600.00
8930 - Water & Sewer	278.67	100.00	(178.67)	1,121.06	800.00	(321.06)	1,200.00
8970 - Telephone	-	-	-	306.00	-	(306.00)	-
8990 - Internet	85.46	85.83	.37	602.49	686.64	84.15	1,030.00
9020 - Grounds Maintenance	5,025.00	2,625.00	(2,400.00)	22,500.00	21,000.00	(1,500.00)	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	3,027.17	3,333.36	306.19	5,000.00
9130 - Gate Repairs	-	-	-	865.19	-	(865.19)	-
Total Expense	7,681.63	8,615.84	934.21	46,413.70	68,936.72	22,523.02	103,400.00
Total Expense	7,681.63	8,615.84	934.21	46,413.70	68,936.72	22,523.02	103,400.00
Operating Net Total	(5,077.86)	.83	(5,078.69)	28,824.52	(3.36)	28,827.88	-
Net Total	(5,077.86)	.83	(5,078.69)	28,824.52	(3.36)	28,827.88	-