



Financial Report

Eagles Landing Subdivision Homeowners Association

09/30/2025

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 9/30/2025

Assets

First Citizens Bank - Checking

\$35,651.82

Total Assets

\$35,651.82

Total Assets

\$35,651.82

Equity

Net Income

\$19,971.21

Retained Earnings

\$15,680.61

Total Equity

\$35,651.82

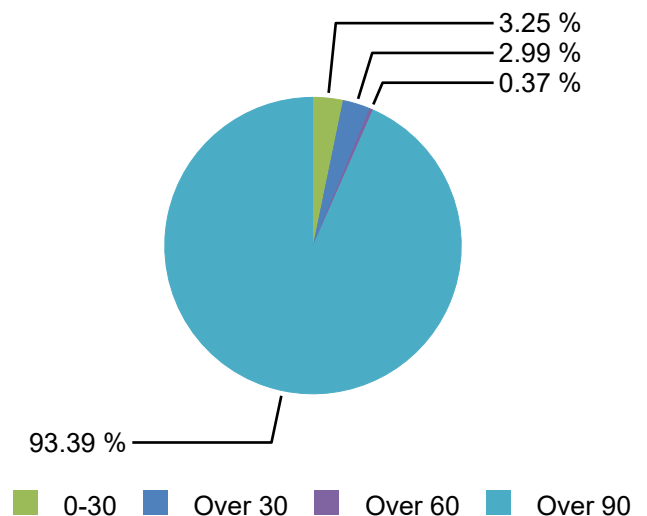
Total Liabilities / Equity

\$35,651.82

SUMMARY

Charge	Balance
Assessment (95)	\$80,915.39
Bank Return Fee (2)	\$80.00
Interest (84)	\$8,253.67
Late Fee Income (82)	\$16,063.93
Legal Fees (19)	\$6,958.92
Pool Fob (2)	\$75.00
Violation Fee Income (32)	\$11,541.70
Total	\$123,888.61

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	4,564.32	8,616.67	(4,052.35)	77,795.18	77,550.03	245.15	103,400.00
6330 - Violation Fines	257.58	-	257.58	1,175.24	-	1,175.24	-
6340 - Late Fee Income	57.82	-	57.82	598.15	-	598.15	-
6360 - Misc. Owner Income	-	-	-	200.00	-	200.00	-
6390 - Owner Interest Income	29.30	-	29.30	65.18	-	65.18	-
6400 - Pool Fob Income	-	-	-	300.00	-	300.00	-
6910 - Bank Interest Income	1.76	-	1.76	15.25	-	15.25	-
Total Income	4,910.78	8,616.67	(3,705.89)	80,149.00	77,550.03	2,598.97	103,400.00
Total Income	4,910.78	8,616.67	(3,705.89)	80,149.00	77,550.03	2,598.97	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	7,504.84	10,620.00	3,115.16	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	206.28	(68.72)	275.00
7160 - Legal Fees	-	250.00	250.00	2,414.50	2,250.00	(164.50)	3,000.00
7250 - Bank Charges	10.00	-	(10.00)	90.00	-	(90.00)	-
7260 - Postage & Mail	534.82	166.67	(368.15)	2,051.67	1,500.03	(551.64)	2,000.00
7280 - Insurance	8,231.46	750.00	(7,481.46)	8,231.46	6,750.00	(1,481.46)	9,000.00
7300 - Secretary of State	-	-	-	50.00	10.00	(40.00)	10.00
7430 - Income Taxes	-	-	-	167.60	-	(167.60)	-
7890 - Administrative Misc.	-	-	-	99.51	-	(99.51)	-
7990 - Bad Debt	-	2,218.75	2,218.75	-	19,968.75	19,968.75	26,625.00
8210 - Pool Maint. & Repairs	495.00	500.00	5.00	4,555.00	4,500.00	(55.00)	6,000.00
8910 - Electricity	395.85	300.00	(95.85)	3,394.34	2,700.00	(694.34)	3,600.00
8930 - Water & Sewer	158.50	100.00	(58.50)	1,279.56	900.00	(379.56)	1,200.00
8970 - Telephone	153.00	-	(153.00)	459.00	-	(459.00)	-
8990 - Internet	-	85.83	85.83	602.49	772.47	169.98	1,030.00
9020 - Grounds Maintenance	2,625.00	2,625.00	-	25,125.00	23,625.00	(1,500.00)	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	2,927.17	3,750.03	822.86	5,000.00
9130 - Gate Repairs	-	-	-	865.19	-	(865.19)	-
9517 - Internet for Security Cameras	85.46	-	(85.46)	85.46	-	(85.46)	-
Total Expense	13,864.09	8,615.84	(5,248.25)	60,177.79	77,552.56	17,374.77	103,400.00
Total Expense	13,864.09	8,615.84	(5,248.25)	60,177.79	77,552.56	17,374.77	103,400.00
Operating Net Total	(8,953.31)	.83	(8,954.14)	19,971.21	(2.53)	19,973.74	-
Net Total	(8,953.31)	.83	(8,954.14)	19,971.21	(2.53)	19,973.74	-