



Financial Report

Eagles Landing Subdivision Homeowners Association

10/31/2025

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 10/31/2025

Assets

First Citizens Bank - Checking

\$37,004.88

Total Assets

\$37,004.88

Total Assets

\$37,004.88

Equity

Net Income

\$21,324.27

Retained Earnings

\$15,680.61

Total Equity

\$37,004.88

Total Liabilities / Equity

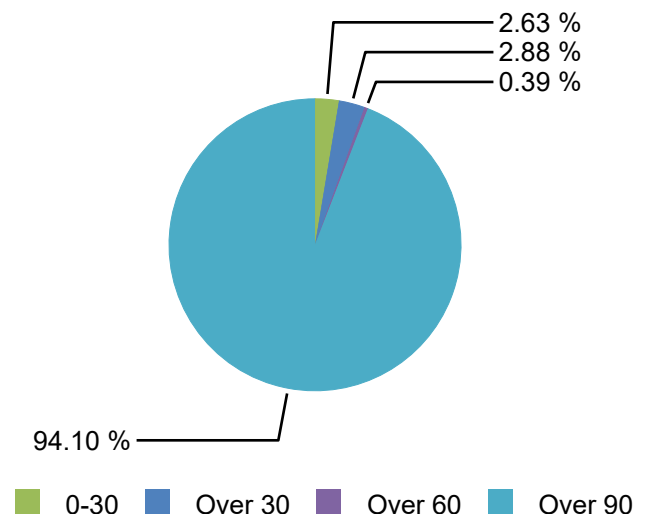
\$37,004.88

AR Aging - 10/31/2025

SUMMARY

Charge	Balance
Assessment (88)	\$79,432.22
Bank Return Fee (3)	\$100.00
Interest (77)	\$8,283.36
Late Fee Income (77)	\$16,241.75
Legal Fees (19)	\$6,958.92
Pool Fob (1)	\$50.00
Violation Fee Income (31)	\$11,491.37
Total	\$122,557.62

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	6,057.74	8,616.67	(2,558.93)	83,852.92	86,166.70	(2,313.78)	103,400.00
6330 - Violation Fines	.33	-	.33	1,175.57	-	1,175.57	-
6340 - Late Fee Income	175.00	-	175.00	773.15	-	773.15	-
6360 - Misc. Owner Income	-	-	-	200.00	-	200.00	-
6390 - Owner Interest Income	21.39	-	21.39	86.57	-	86.57	-
6400 - Pool Fob Income	75.00	-	75.00	375.00	-	375.00	-
6910 - Bank Interest Income	1.51	-	1.51	16.76	-	16.76	-
Total Income	6,330.97	8,616.67	(2,285.70)	86,479.97	86,166.70	313.27	103,400.00
Total Income	6,330.97	8,616.67	(2,285.70)	86,479.97	86,166.70	313.27	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	8,679.84	11,800.00	3,120.16	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	229.20	(45.80)	275.00
7160 - Legal Fees	-	250.00	250.00	2,414.50	2,500.00	85.50	3,000.00
7250 - Bank Charges	20.00	-	(20.00)	110.00	-	(110.00)	-
7260 - Postage & Mail	64.28	166.67	102.39	2,115.95	1,666.70	(449.25)	2,000.00
7280 - Insurance	-	750.00	750.00	8,231.46	7,500.00	(731.46)	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	-	22,187.50	22,187.50	26,625.00
8210 - Pool Maint. & Repairs	495.00	500.00	5.00	5,050.00	5,000.00	(50.00)	6,000.00
8910 - Electricity	407.86	300.00	(107.86)	3,802.20	3,000.00	(802.20)	3,600.00
8930 - Water & Sewer	105.31	100.00	(5.31)	1,384.87	1,000.00	(384.87)	1,200.00
8970 - Telephone	-	-	-	459.00	-	(459.00)	-
8990 - Internet	85.46	85.83	.37	773.41	858.30	84.89	1,030.00
9020 - Grounds Maintenance	2,625.00	2,625.00	-	27,750.00	26,250.00	(1,500.00)	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	2,927.17	4,166.70	1,239.53	5,000.00
9130 - Gate Repairs	-	-	-	865.19	-	(865.19)	-
Total Expense	4,977.91	8,615.84	3,637.93	65,155.70	86,168.40	21,012.70	103,400.00
Total Expense	4,977.91	8,615.84	3,637.93	65,155.70	86,168.40	21,012.70	103,400.00
Operating Net Total	1,353.06	.83	1,352.23	21,324.27	(1.70)	21,325.97	-
Net Total	1,353.06	.83	1,352.23	21,324.27	(1.70)	21,325.97	-