



Financial Report

Eagles Landing Subdivision Homeowners Association

11/30/2025

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 11/30/2025

Assets

First Citizens Bank - Checking

\$42,685.27

Total Assets

\$42,685.27

Total Assets

\$42,685.27

Equity

Net Income

\$27,004.66

Retained Earnings

\$15,680.61

Total Equity

\$42,685.27

Total Liabilities / Equity

\$42,685.27

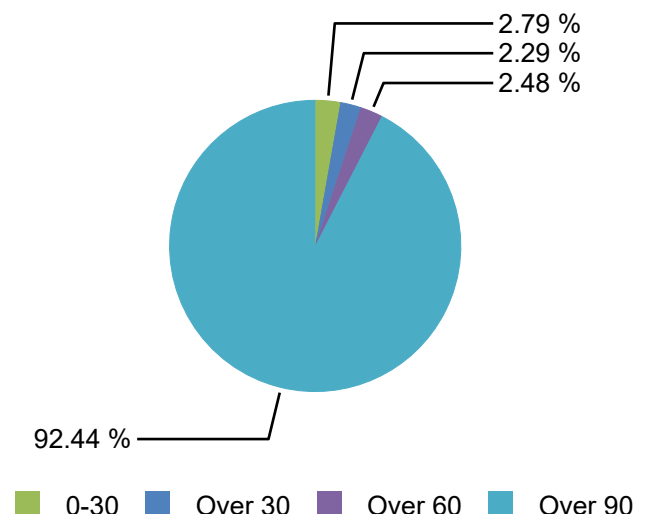
Eagles Landing Subdivision Homeowners Association

AR Aging - 11/30/2025

SUMMARY

Charge	Balance
Assessment (91)	\$74,423.35
Bank Return Fee (3)	\$110.00
Interest (72)	\$8,138.15
Late Fee Income (70)	\$15,804.42
Legal Fees (17)	\$6,498.92
Pool Fob (1)	\$50.00
Violation Fee Income (26)	\$10,476.97
Total	\$115,501.81

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	8,948.59	8,616.67	331.92	92,801.51	94,783.37	(1,981.86)	103,400.00
6330 - Violation Fines	751.07	-	751.07	1,926.64	-	1,926.64	-
6340 - Late Fee Income	361.66	-	361.66	1,134.81	-	1,134.81	-
6350 - Legal Fees Reimbursement	460.00	-	460.00	460.00	-	460.00	-
6360 - Misc. Owner Income	-	-	-	200.00	-	200.00	-
6390 - Owner Interest Income	40.48	-	40.48	127.05	-	127.05	-
6400 - Pool Fob Income	25.00	-	25.00	400.00	-	400.00	-
6910 - Bank Interest Income	1.66	-	1.66	18.42	-	18.42	-
Total Income	10,588.46	8,616.67	1,971.79	97,068.43	94,783.37	2,285.06	103,400.00
Total Income	10,588.46	8,616.67	1,971.79	97,068.43	94,783.37	2,285.06	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	9,854.84	12,980.00	3,125.16	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	252.12	(22.88)	275.00
7160 - Legal Fees	-	250.00	250.00	2,414.50	2,750.00	335.50	3,000.00
7250 - Bank Charges	10.00	-	(10.00)	120.00	-	(120.00)	-
7260 - Postage & Mail	113.03	166.67	53.64	2,228.98	1,833.37	(395.61)	2,000.00
7280 - Insurance	-	750.00	750.00	8,231.46	8,250.00	18.54	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	-	24,406.25	24,406.25	26,625.00
8210 - Pool Maint. & Repairs	495.00	500.00	5.00	5,545.00	5,500.00	(45.00)	6,000.00
8910 - Electricity	393.10	300.00	(93.10)	4,195.30	3,300.00	(895.30)	3,600.00
8930 - Water & Sewer	130.10	100.00	(30.10)	1,514.97	1,100.00	(414.97)	1,200.00
8970 - Telephone	-	-	-	459.00	-	(459.00)	-
8990 - Internet	85.46	85.83	.37	858.87	944.13	85.26	1,030.00
9020 - Lawn Care Expense	2,625.00	2,625.00	-	30,375.00	28,875.00	(1,500.00)	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	2,808.55	4,583.37	1,774.82	5,000.00
9130 - Gate Repairs	-	-	-	865.19	-	(865.19)	-
Total Expense	5,026.69	8,615.84	3,589.15	70,063.77	94,784.24	24,720.47	103,400.00
Total Expense	5,026.69	8,615.84	3,589.15	70,063.77	94,784.24	24,720.47	103,400.00
Operating Net Total	5,561.77	.83	5,560.94	27,004.66	(.87)	27,005.53	-
Net Total	5,561.77	.83	5,560.94	27,004.66	(.87)	27,005.53	-