



Financial Report

Eagles Landing Subdivision Homeowners Association

12/31/2025

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 12/31/2025

Assets

First Citizens Bank - Checking

\$42,363.82

Total Assets

\$42,363.82

Total Assets

\$42,363.82

Equity

Net Income

\$26,683.21

Retained Earnings

\$15,680.61

Total Equity

\$42,363.82

Total Liabilities / Equity

\$42,363.82

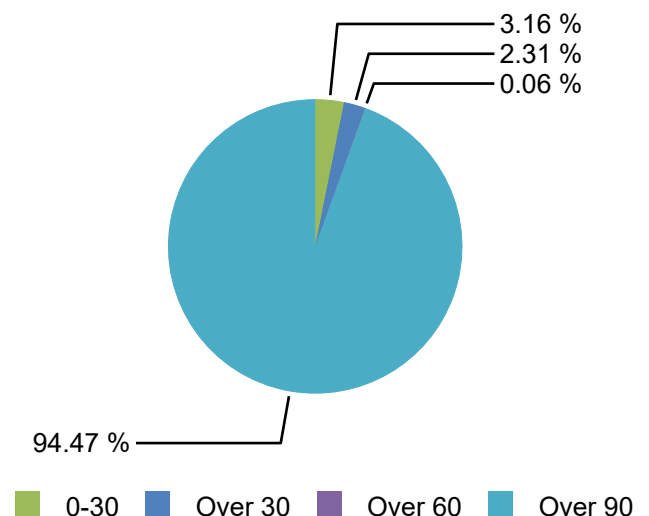
Eagles Landing Subdivision Homeowners Association

AR Aging - 12/31/2025

SUMMARY

Charge	Balance
Assessment (89)	\$74,625.75
Bank Return Fee (5)	\$130.00
Interest (73)	\$8,163.78
Late Fee Income (71)	\$15,949.42
Legal Fees (17)	\$6,498.92
Pool Fob (1)	\$50.00
Violation Fee Income (28)	\$10,949.33
Total	\$116,367.20

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	4,305.81	8,616.63	(4,310.82)	97,107.32	103,400.00	(6,292.68)	103,400.00
6330 - Violation Fines	(238.84)	-	(238.84)	1,687.80	-	1,687.80	-
6340 - Late Fee Income	135.00	-	135.00	1,269.81	-	1,269.81	-
6350 - Legal Fees Reimbursement	-	-	-	460.00	-	460.00	-
6360 - Misc. Owner Income	-	-	-	200.00	-	200.00	-
6390 - Owner Interest Income	12.08	-	12.08	139.13	-	139.13	-
6400 - Pool Fob Income	-	-	-	400.00	-	400.00	-
6910 - Bank Interest Income	1.76	-	1.76	20.18	-	20.18	-
Total Income	4,215.81	8,616.63	(4,400.82)	101,284.24	103,400.00	(2,115.76)	103,400.00
Total Income	4,215.81	8,616.63	(4,400.82)	101,284.24	103,400.00	(2,115.76)	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	11,029.84	14,160.00	3,130.16	14,160.00
7020 - Accounting Fees	-	22.88	22.88	275.00	275.00	-	275.00
7160 - Legal Fees	-	250.00	250.00	2,414.50	3,000.00	585.50	3,000.00
7250 - Bank Charges	56.67	-	(56.67)	176.67	-	(176.67)	-
7260 - Postage & Mail	31.23	166.63	135.40	2,260.21	2,000.00	(260.21)	2,000.00
7280 - Insurance	-	750.00	750.00	8,231.46	9,000.00	768.54	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	-	26,625.00	26,625.00	26,625.00
8210 - Pool Maint. & Repairs	-	500.00	500.00	5,545.00	6,000.00	455.00	6,000.00
8910 - Electricity	396.66	300.00	(96.66)	4,591.96	3,600.00	(991.96)	3,600.00
8930 - Water & Sewer	167.24	100.00	(67.24)	1,682.21	1,200.00	(482.21)	1,200.00
8970 - Telephone	-	-	-	459.00	-	(459.00)	-
8990 - Internet	85.46	85.87	.41	944.33	1,030.00	85.67	1,030.00
9020 - Grounds Maintenance	-	2,625.00	2,625.00	30,375.00	31,500.00	1,125.00	31,500.00
9110 - Gen. Maint. & Repairs	-	416.63	416.63	2,808.55	5,000.00	2,191.45	5,000.00
9130 - Gate Repairs	-	-	-	865.19	-	(865.19)	-
9610 - Lawn Maintenance	2,625.00	-	(2,625.00)	2,625.00	-	(2,625.00)	-
Total Expense	4,537.26	8,615.76	4,078.50	74,601.03	103,400.00	28,798.97	103,400.00
Total Expense	4,537.26	8,615.76	4,078.50	74,601.03	103,400.00	28,798.97	103,400.00
Operating Net Total	(321.45)	.87	(322.32)	26,683.21	-	26,683.21	-
Net Total	(321.45)	.87	(322.32)	26,683.21	-	26,683.21	-