

MAGNOLIA

MANAGEMENT SERVICES

Financial Report Eagles Landing Subdivision Homeowners Association 01/31/2026

Eagles Landing Subdivision Homeowners Association Balance Sheet For 1/31/2026

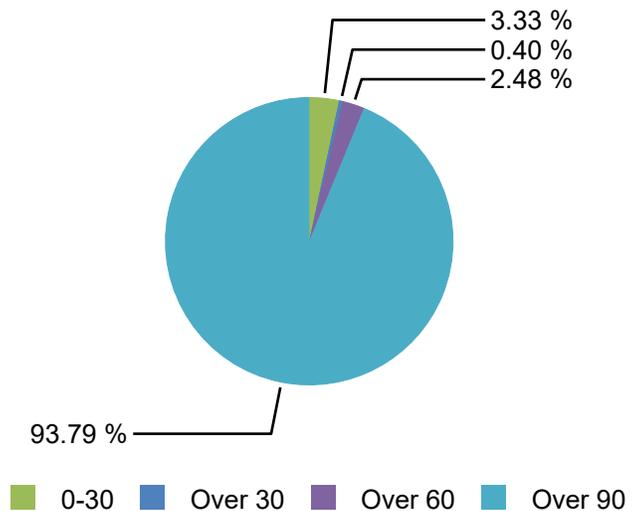
Assets			
First Citizens Bank - Checking	\$40,318.24		
Total Assets		\$40,318.24	
	Total Assets	\$40,318.24	
Equity			
Net Income	(\$2,082.25)		
Retained Earnings	\$42,400.49		
Total Equity		\$40,318.24	
	Total Liabilities / Equity	\$40,318.24	

Eagles Landing Subdivision Homeowners Association AR Aging - 1/31/2026

SUMMARY

Charge	Balance
Assessment (105)	\$76,036.19
Bank Return Fee (5)	\$150.00
Interest (79)	\$8,185.38
Late Fee Income (76)	\$16,184.42
Legal Fees (17)	\$6,498.92
Pool Fob (1)	\$50.00
Violation Fee Income (28)	\$11,199.33
Total	\$118,304.24

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	3,359.72	8,616.67	(5,256.95)	3,359.72	8,616.67	(5,256.95)	103,400.00
6340 - Late Fee Income	105.00	-	105.00	105.00	-	105.00	-
6390 - Owner Interest Income	26.25	-	26.25	26.25	-	26.25	-
6910 - Bank Interest Income	1.71	-	1.71	1.71	-	1.71	-
Total Income	3,492.68	8,616.67	(5,123.99)	3,492.68	8,616.67	(5,123.99)	103,400.00
Total Income	3,492.68	8,616.67	(5,123.99)	3,492.68	8,616.67	(5,123.99)	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	1,175.00	1,180.00	5.00	14,160.00
7020 - Accounting Fees	-	22.92	22.92	-	22.92	22.92	275.00
7160 - Legal Fees	-	250.00	250.00	-	250.00	250.00	3,000.00
7250 - Bank Charges	20.00	9.17	(10.83)	20.00	9.17	(10.83)	110.00
7260 - Postage & Mail	24.10	208.33	184.23	24.10	208.33	184.23	2,500.00
7280 - Insurance	-	708.33	708.33	-	708.33	708.33	8,500.00
7300 - Secretary of State	-	-	-	-	-	-	10.00
7430 - Income Taxes	-	14.17	14.17	-	14.17	14.17	170.00
7890 - Administrative Misc.	-	16.67	16.67	-	16.67	16.67	200.00
7990 - Bad Debt	-	1,220.42	1,220.42	-	1,220.42	1,220.42	14,645.00
8210 - Pool Maint. & Repairs	990.00	1,250.00	260.00	990.00	1,250.00	260.00	15,000.00
8910 - Electricity	424.54	333.33	(91.21)	424.54	333.33	(91.21)	4,000.00
8930 - Water & Sewer	77.83	141.67	63.84	77.83	141.67	63.84	1,700.00
8970 - Telephone	153.00	50.00	(103.00)	153.00	50.00	(103.00)	600.00
8990 - Internet	85.46	85.83	.37	85.46	85.83	.37	1,030.00
9020 - Grounds Maintenance	2,625.00	2,625.00	-	2,625.00	2,625.00	-	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	-	416.67	416.67	5,000.00
9130 - Gate Repairs	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Expense	5,574.93	8,615.84	3,040.91	5,574.93	8,615.84	3,040.91	103,400.00
Total Expense	5,574.93	8,615.84	3,040.91	5,574.93	8,615.84	3,040.91	103,400.00
Operating Net Total	(2,082.25)	.83	(2,083.08)	(2,082.25)	.83	(2,083.08)	-
Net Total	(2,082.25)	.83	(2,083.08)	(2,082.25)	.83	(2,083.08)	-