

MAGNOLIA

MANAGEMENT SERVICES

Financial Report Eagles Landing Subdivision Homeowners Association 02/28/2026

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 2/28/2026

Assets			
First Citizens Bank - Checking	\$43,080.40		
Total Assets		\$43,080.40	
	Total Assets	\$43,080.40	
Equity			
Net Income	\$679.91		
Retained Earnings	\$42,400.49		
Total Equity		\$43,080.40	
	Total Liabilities / Equity	\$43,080.40	

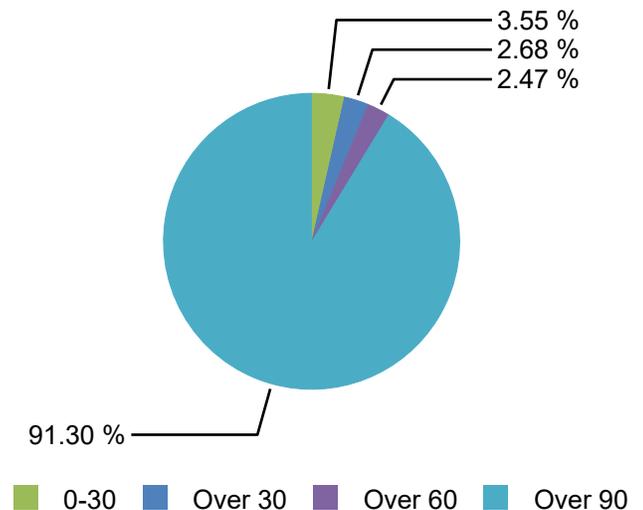
Eagles Landing Subdivision Homeowners Association

AR Aging - 2/28/2026

SUMMARY

Charge	Balance
Assessment (189)	\$76,658.92
Bank Return Fee (7)	\$170.00
Interest (87)	\$8,201.32
Late Fee Income (78)	\$16,309.42
Legal Fees (17)	\$6,498.92
Pool Fob (1)	\$50.00
Violation Fee Income (26)	\$11,266.94
Total	\$119,155.52

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	7,278.74	8,616.67	(1,337.93)	10,638.46	17,233.34	(6,594.88)	103,400.00
6330 - Violation Fines	50.00	-	50.00	50.00	-	50.00	-
6340 - Late Fee Income	245.00	-	245.00	350.00	-	350.00	-
6390 - Owner Interest Income	33.63	-	33.63	59.88	-	59.88	-
6910 - Bank Interest Income	1.55	-	1.55	3.26	-	3.26	-
Total Income	7,608.92	8,616.67	(1,007.75)	11,101.60	17,233.34	(6,131.74)	103,400.00
Total Income	7,608.92	8,616.67	(1,007.75)	11,101.60	17,233.34	(6,131.74)	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	2,350.00	2,360.00	10.00	14,160.00
7020 - Accounting Fees	-	22.92	22.92	-	45.84	45.84	275.00
7160 - Legal Fees	-	250.00	250.00	-	500.00	500.00	3,000.00
7250 - Bank Charges	20.00	9.17	(10.83)	40.00	18.34	(21.66)	110.00
7260 - Postage & Mail	17.45	208.33	190.88	41.55	416.66	375.11	2,500.00
7280 - Insurance	-	708.33	708.33	-	1,416.66	1,416.66	8,500.00
7300 - Secretary of State	-	-	-	-	-	-	10.00
7430 - Income Taxes	-	14.17	14.17	-	28.34	28.34	170.00
7890 - Administrative Misc.	-	16.67	16.67	-	33.34	33.34	200.00
7990 - Bad Debt	-	1,220.42	1,220.42	-	2,440.84	2,440.84	14,645.00
8210 - Pool Maint. & Repairs	495.00	1,250.00	755.00	1,485.00	2,500.00	1,015.00	15,000.00
8910 - Electricity	365.49	333.33	(32.16)	790.03	666.66	(123.37)	4,000.00
8930 - Water & Sewer	63.36	141.67	78.31	141.19	283.34	142.15	1,700.00
8970 - Telephone	-	50.00	50.00	153.00	100.00	(53.00)	600.00
8990 - Internet	85.46	85.83	.37	170.92	171.66	.74	1,030.00
9020 - Grounds Maintenance	2,625.00	2,625.00	-	5,250.00	5,250.00	-	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	-	833.34	833.34	5,000.00
9130 - Gate Repairs	-	83.33	83.33	-	166.66	166.66	1,000.00
Total Expense	4,846.76	8,615.84	3,769.08	10,421.69	17,231.68	6,809.99	103,400.00
Total Expense	4,846.76	8,615.84	3,769.08	10,421.69	17,231.68	6,809.99	103,400.00
Operating Net Total	2,762.16	.83	2,761.33	679.91	1.66	678.25	-
Net Total	2,762.16	.83	2,761.33	679.91	1.66	678.25	-