



**Board Financial Report**  
*Eagles Landing Subdivision Homeowners Association*  
 05/31/2026

## Eagles Landing Subdivision Homeowners Association

Balance Sheet For 5/31/2026

### Assets

First Citizens Bank - Checking

\$77,655.24

### Total Assets

**\$77,655.24**

**Total Assets**

**\$77,655.24**

### Equity

Net Income

\$36,202.44

Retained Earnings

\$41,452.80

### Total Equity

**\$77,655.24**

**Total Liabilities / Equity**

**\$77,655.24**

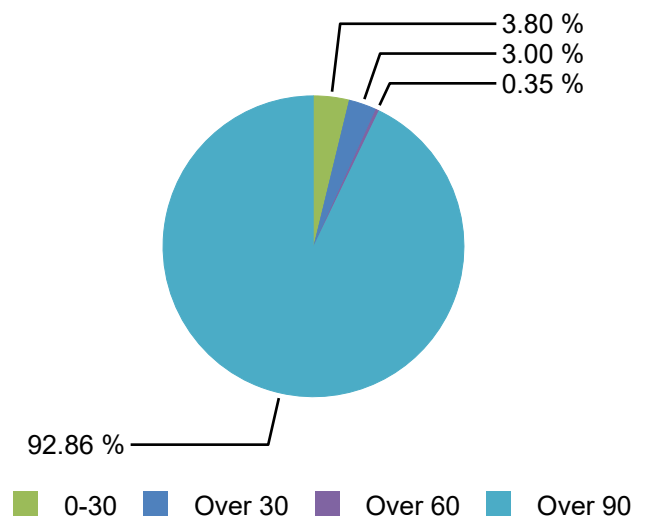
## Eagles Landing Subdivision Homeowners Association

AR Aging - 5/31/2026

### SUMMARY

| Charge                    | Balance             |
|---------------------------|---------------------|
| Assessment (107)          | \$72,416.46         |
| Bank Return Fee (5)       | \$140.00            |
| Interest (86)             | \$8,171.68          |
| Late Fee Income (86)      | \$16,253.23         |
| Legal Fees (18)           | \$6,673.92          |
| Pool Fob (1)              | \$50.00             |
| Violation Fee Income (27) | \$12,191.99         |
| <b>Total</b>              | <b>\$115,897.28</b> |

### DISTRIBUTION



# Eagles Landing Subdivision Homeowners Association

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

|                              | Current Period |          |            | Year To Date |           |            | Annual Budget |
|------------------------------|----------------|----------|------------|--------------|-----------|------------|---------------|
|                              | Actual         | Budget   | Variance   | Actual       | Budget    | Variance   |               |
| Operating Income             |                |          |            |              |           |            |               |
| Income                       |                |          |            |              |           |            |               |
| 6310 - Assessment Income     | 6,673.86       | 8,616.67 | (1,942.81) | 64,004.16    | 43,083.35 | 20,920.81  | 103,400.00    |
| 6330 - Violation Fine Income | 74.95          | -        | 74.95      | 174.95       | -         | 174.95     | -             |
| 6340 - Late Fee Income       | 125.00         | -        | 125.00     | 1,174.00     | -         | 1,174.00   | -             |
| 6390 - Owner Interest Income | 1.87           | -        | 1.87       | 169.46       | -         | 169.46     | -             |
| 6400 - Pool Fob Income       | -              | -        | -          | 25.00        | -         | 25.00      | -             |
| 6910 - Bank Interest Income  | 3.31           | -        | 3.31       | 11.85        | -         | 11.85      | -             |
| Total Income                 | 6,878.99       | 8,616.67 | (1,737.68) | 65,559.42    | 43,083.35 | 22,476.07  | 103,400.00    |
| Total Income                 | 6,878.99       | 8,616.67 | (1,737.68) | 65,559.42    | 43,083.35 | 22,476.07  | 103,400.00    |
|                              |                |          |            |              |           |            |               |
| Operating Expense            |                |          |            |              |           |            |               |
| Expense                      |                |          |            |              |           |            |               |
| 7010 - Management Fee        | 1,175.00       | 1,180.00 | 5.00       | 5,875.00     | 5,900.00  | 25.00      | 14,160.00     |
| 7020 - Accounting Fees       | 275.00         | 22.92    | (252.08)   | 275.00       | 114.60    | (160.40)   | 275.00        |
| 7160 - Legal Fees            | -              | 250.00   | 250.00     | -            | 1,250.00  | 1,250.00   | 3,000.00      |
| 7250 - Bank Charges          | (14.97)        | 9.17     | 24.14      | 15.03        | 45.85     | 30.82      | 110.00        |
| 7260 - Postage & Mail        | 17.79          | 208.33   | 190.54     | 517.70       | 1,041.65  | 523.95     | 2,500.00      |
| 7280 - Insurance             | -              | 708.33   | 708.33     | -            | 3,541.65  | 3,541.65   | 8,500.00      |
| 7300 - Secretary of State    | -              | -        | -          | -            | -         | -          | 10.00         |
| 7430 - Income Taxes          | -              | 14.17    | 14.17      | -            | 70.85     | 70.85      | 170.00        |
| 7890 - Administrative Misc.  | -              | 16.67    | 16.67      | -            | 83.35     | 83.35      | 200.00        |
| 7990 - Bad Debt              | -              | 1,220.42 | 1,220.42   | -            | 6,102.10  | 6,102.10   | 14,645.00     |
| 8210 - Pool Maint. & Repairs | 790.00         | 1,250.00 | 460.00     | 3,265.00     | 6,250.00  | 2,985.00   | 15,000.00     |
| 8910 - Electricity           | 465.06         | 333.33   | (131.73)   | 2,100.29     | 1,666.65  | (433.64)   | 4,000.00      |
| 8930 - Water & Sewer         | 79.03          | 141.67   | 62.64      | 403.34       | 708.35    | 305.01     | 1,700.00      |
| 8970 - Telephone             | -              | 50.00    | 50.00      | 348.00       | 250.00    | (98.00)    | 600.00        |
| 8990 - Internet              | 85.46          | 85.83    | .37        | 427.30       | 429.15    | 1.85       | 1,030.00      |
| 9020 - Grounds Maintenance   | 2,625.00       | 2,625.00 | -          | 16,109.92    | 13,125.00 | (2,984.92) | 31,500.00     |
| 9110 - Gen. Maint. & Repairs | -              | 416.67   | 416.67     | 20.40        | 2,083.35  | 2,062.95   | 5,000.00      |
| 9130 - Gate Repairs          | -              | 83.33    | 83.33      | -            | 416.65    | 416.65     | 1,000.00      |
| Total Expense                | 5,497.37       | 8,615.84 | 3,118.47   | 29,356.98    | 43,079.20 | 13,722.22  | 103,400.00    |
| Total Expense                | 5,497.37       | 8,615.84 | 3,118.47   | 29,356.98    | 43,079.20 | 13,722.22  | 103,400.00    |
|                              |                |          |            |              |           |            |               |
| Operating Net Total          | 1,381.62       | .83      | 1,380.79   | 36,202.44    | 4.15      | 36,198.29  | -             |
| Net Total                    | 1,381.62       | .83      | 1,380.79   | 36,202.44    | 4.15      | 36,198.29  | -             |