



Board Financial Report
Eagles Landing Subdivision Homeowners Association
07/31/2026

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 7/31/2026

Assets

First Citizens Bank - Checking

\$76,123.28

Total Assets

\$76,123.28

Total Assets

\$76,123.28

Equity

Net Income

\$34,670.48

Retained Earnings

\$41,452.80

Total Equity

\$76,123.28

Total Liabilities / Equity

\$76,123.28

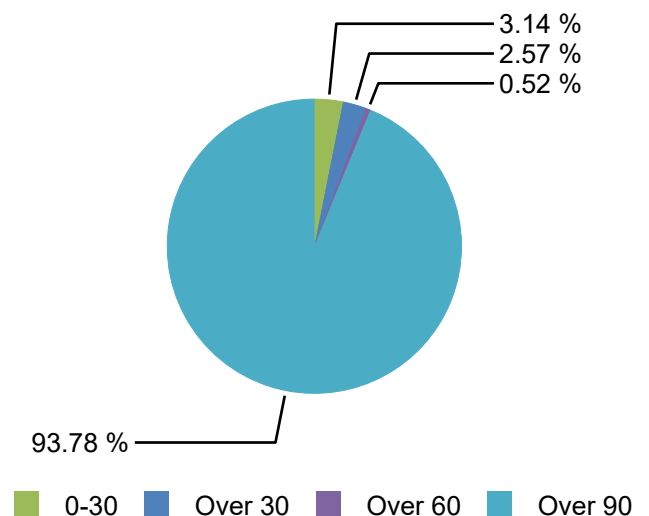
Eagles Landing Subdivision Homeowners Association

AR Aging - 7/31/2026

SUMMARY

Charge	Balance
Assessment (101)	\$74,408.68
Bank Return Fee (5)	\$140.00
Interest (83)	\$8,255.71
Late Fee Income (82)	\$16,718.23
Legal Fees (18)	\$6,279.82
Pool Fob (1)	\$50.00
Violation Fee Income (27)	\$12,487.68
Total	\$118,340.12

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	4,673.22	8,616.67	(3,943.45)	74,110.94	60,316.69	13,794.25	103,400.00
6330 - Violation Fine Income	29.26	-	29.26	329.26	-	329.26	-
6340 - Late Fee Income	135.00	-	135.00	1,444.00	-	1,444.00	-
6350 - Legal Fees Reimbursement	227.08	-	227.08	394.10	-	394.10	-
6390 - Owner Interest Income	1.92	-	1.92	172.97	-	172.97	-
6400 - Pool Fob Income	-	-	-	25.00	-	25.00	-
6910 - Bank Interest Income	3.27	-	3.27	18.35	-	18.35	-
Total Income	5,069.75	8,616.67	(3,546.92)	76,494.62	60,316.69	16,177.93	103,400.00
Total Income	5,069.75	8,616.67	(3,546.92)	76,494.62	60,316.69	16,177.93	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	8,225.00	8,260.00	35.00	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	160.44	(114.56)	275.00
7160 - Legal Fees	-	250.00	250.00	125.00	1,750.00	1,625.00	3,000.00
7250 - Bank Charges	5.00	9.17	4.17	25.03	64.19	39.16	110.00
7260 - Postage & Mail	50.65	208.33	157.68	671.53	1,458.31	786.78	2,500.00
7280 - Insurance	-	708.33	708.33	-	4,958.31	4,958.31	8,500.00
7300 - Secretary of State	10.00	10.00	-	10.00	10.00	-	10.00
7430 - Income Taxes	-	14.17	14.17	-	99.19	99.19	170.00
7500 - Social Events & Decorations	400.00	-	(400.00)	400.00	-	(400.00)	-
7890 - Administrative Misc.	-	16.67	16.67	-	116.69	116.69	200.00
7990 - Bad Debt	-	1,220.42	1,220.42	-	8,542.94	8,542.94	14,645.00
8210 - Pool Maint. & Repairs	2,070.00	1,250.00	(820.00)	5,881.45	8,750.00	2,868.55	15,000.00
8910 - Electricity	456.95	333.33	(123.62)	3,023.49	2,333.31	(690.18)	4,000.00
8930 - Water & Sewer	122.08	141.67	19.59	666.10	991.69	325.59	1,700.00
8970 - Telephone	-	50.00	50.00	543.00	350.00	(193.00)	600.00
8990 - Internet	85.46	85.83	.37	598.22	600.81	2.59	1,030.00
9020 - Grounds Maintenance	2,625.00	2,625.00	-	21,359.92	18,375.00	(2,984.92)	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	20.40	2,916.69	2,896.29	5,000.00
9130 - Gate Repairs	-	83.33	83.33	-	583.31	583.31	1,000.00
Total Expense	7,000.14	8,625.84	1,625.70	41,824.14	60,320.88	18,496.74	103,400.00
Total Expense	7,000.14	8,625.84	1,625.70	41,824.14	60,320.88	18,496.74	103,400.00
Operating Net Total	(1,930.39)	(9.17)	(1,921.22)	34,670.48	(4.19)	34,674.67	-
Net Total	(1,930.39)	(9.17)	(1,921.22)	34,670.48	(4.19)	34,674.67	-