



Board Financial Report
Eagles Landing Subdivision Homeowners Association
08/31/2026

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 8/31/2026

Assets

First Citizens Bank - Checking

\$75,985.79

Total Assets

\$75,985.79

Total Assets

\$75,985.79

Equity

Net Income

\$34,532.99

Retained Earnings

\$41,452.80

Total Equity

\$75,985.79

Total Liabilities / Equity

\$75,985.79

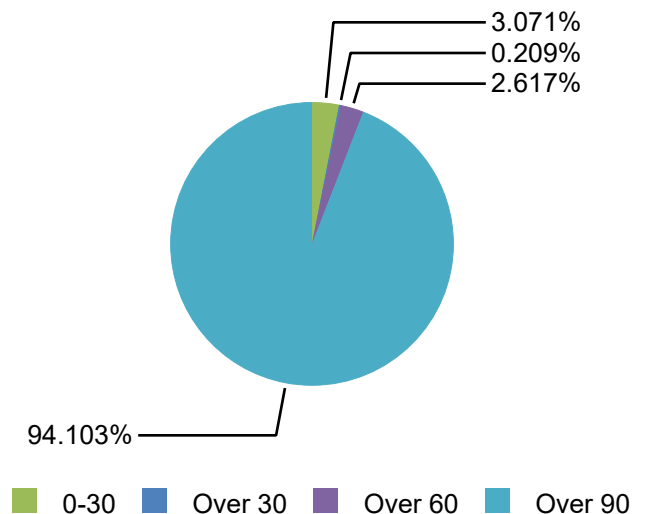
Eagles Landing Subdivision Homeowners Association

AR Aging - 8/31/2026

SUMMARY

Charge	Balance
Assessment (100)	\$75,539.16
Bank Return Fee (6)	\$170.00
Interest (85)	\$8,278.45
Late Fee Income (84)	\$16,931.62
Legal Fees (18)	\$5,931.90
Pool Fob (1)	\$50.00
Violation Fee Income (27)	\$12,687.68
Total	\$119,588.81

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	3,963.03	8,616.67	(4,653.64)	78,073.97	68,933.36	9,140.61	103,400.00
6330 - Violation Fine Income	-	-	-	329.26	-	329.26	-
6340 - Late Fee Income	146.61	-	146.61	1,590.61	-	1,590.61	-
6350 - Legal Fees Reimbursement	347.92	-	347.92	742.02	-	742.02	-
6390 - Owner Interest Income	20.49	-	20.49	193.46	-	193.46	-
6400 - Pool Fob Income	-	-	-	25.00	-	25.00	-
6910 - Bank Interest Income	3.29	-	3.29	21.64	-	21.64	-
Total Income	4,481.34	8,616.67	(4,135.33)	80,975.96	68,933.36	12,042.60	103,400.00
Total Income	4,481.34	8,616.67	(4,135.33)	80,975.96	68,933.36	12,042.60	103,400.00
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	9,400.00	9,440.00	40.00	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	183.36	(91.64)	275.00
7160 - Legal Fees	-	250.00	250.00	125.00	2,000.00	1,875.00	3,000.00
7250 - Bank Charges	15.00	9.17	(5.83)	40.03	73.36	33.33	110.00
7260 - Postage & Mail	44.81	208.33	163.52	716.34	1,666.64	950.30	2,500.00
7280 - Insurance	-	708.33	708.33	-	5,666.64	5,666.64	8,500.00
7300 - Secretary of State	-	-	-	10.00	10.00	-	10.00
7430 - Income Taxes	-	14.17	14.17	-	113.36	113.36	170.00
7500 - Social Events & Decorations	(400.00)	-	400.00	-	-	-	-
7890 - Administrative Misc.	-	16.67	16.67	-	133.36	133.36	200.00
7990 - Bad Debt	-	1,220.42	1,220.42	-	9,763.36	9,763.36	14,645.00
8210 - Pool Maint. & Repairs	503.00	1,250.00	747.00	6,384.45	10,000.00	3,615.55	15,000.00
8910 - Electricity	468.41	333.33	(135.08)	3,491.90	2,666.64	(825.26)	4,000.00
8930 - Water & Sewer	102.15	141.67	39.52	768.25	1,133.36	365.11	1,700.00
8970 - Telephone	-	50.00	50.00	543.00	400.00	(143.00)	600.00
8990 - Internet	85.46	85.83	.37	683.68	686.64	2.96	1,030.00
9020 - Grounds Maintenance	2,625.00	2,625.00	-	23,984.92	21,000.00	(2,984.92)	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	20.40	3,333.36	3,312.96	5,000.00
9130 - Gate Repairs	-	83.33	83.33	-	666.64	666.64	1,000.00
Total Expense	4,618.83	8,615.84	3,997.01	46,442.97	68,936.72	22,493.75	103,400.00
Total Expense	4,618.83	8,615.84	3,997.01	46,442.97	68,936.72	22,493.75	103,400.00
Operating Net Total	(137.49)	.83	(138.32)	34,532.99	(3.36)	34,536.35	-
Net Total	(137.49)	.83	(138.32)	34,532.99	(3.36)	34,536.35	-