MAGNOLIA
MANAGEMENT SERVICES

Board Financial Report
Eagles Landing Subdivision Homeowners Association
09/30/2026

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 9/30/2026

Assets		
First Citizens Bank - Checking	$71,474.79	
Total Assets		**$71,474.79**
	Total Assets	**$71,474.79**
Equity		
Net Income	$30,021.99	
Retained Earnings	$41,452.80	
Total Equity		**$71,474.79**
	Total Liabilities / Equity	**$71,474.79**

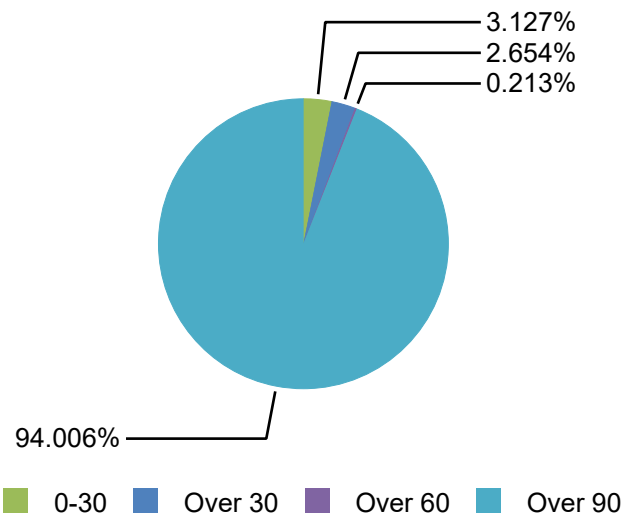
Eagles Landing Subdivision Homeowners Association

AR Aging - 9/30/2026

SUMMARY

Charge	Balance
Assessment (99)	$73,587.35
Bank Return Fee (7)	$190.00
Interest (85)	$8,320.63
Late Fee Income (84)	$17,191.59
Legal Fees (16)	$5,372.87
Pool Fob (1)	$50.00
Violation Fee Income (28)	$12,824.35
Total	**$117,536.79**

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6310 - Assessment Income	7,711.47	8,616.67	(905.20)	85,785.44	77,550.03	8,235.41	103,400.00
6330 - Violation Fine Income	113.33	-	113.33	442.59	-	442.59	-
6340 - Late Fee Income	105.03	-	105.03	1,695.64	-	1,695.64	-
6350 - Legal Fees Reimbursement	559.03	-	559.03	1,301.05	-	1,301.05	-
6390 - Owner Interest Income	3.08	-	3.08	196.54	-	196.54	-
6400 - Pool Fob Income	-	-	-	25.00	-	25.00	-
6910 - Bank Interest Income	3.06	-	3.06	24.70	-	24.70	-
Total Income	**8,495.00**	**8,616.67**	**(121.67)**	**89,470.96**	**77,550.03**	**11,920.93**	**103,400.00**
Total Income	**8,495.00**	**8,616.67**	**(121.67)**	**89,470.96**	**77,550.03**	**11,920.93**	**103,400.00**
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	10,575.00	10,620.00	45.00	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	206.28	(68.72)	275.00
7160 - Legal Fees	-	250.00	250.00	125.00	2,250.00	2,125.00	3,000.00
7250 - Bank Charges	15.00	9.17	(5.83)	55.03	82.53	27.50	110.00
7260 - Postage & Mail	500.03	208.33	(291.70)	1,216.37	1,874.97	658.60	2,500.00
7280 - Insurance	8,889.52	8,500.00	(389.52)	8,889.52	8,500.00	(389.52)	8,500.00
7300 - Secretary of State	-	-	-	10.00	10.00	-	10.00
7430 - Income Taxes	-	14.17	14.17	-	127.53	127.53	170.00
7890 - Administrative Misc.	-	16.67	16.67	-	150.03	150.03	200.00
7990 - Bad Debt	-	1,220.42	1,220.42	-	10,983.78	10,983.78	14,645.00
8210 - Pool Maint. & Repairs	1,198.00	1,250.00	52.00	7,582.45	11,250.00	3,667.55	15,000.00
8910 - Electricity	438.50	333.33	(105.17)	3,930.40	2,999.97	(930.43)	4,000.00
8930 - Water & Sewer	109.49	141.67	32.18	877.74	1,275.03	397.29	1,700.00
8970 - Telephone	195.00	50.00	(145.00)	738.00	450.00	(288.00)	600.00
8990 - Internet	85.46	85.83	.37	769.14	772.47	3.33	1,030.00
9020 - Grounds Maintenance	-	2,625.00	2,625.00	23,984.92	23,625.00	(359.92)	31,500.00
9110 - Gen. Maint. & Repairs	400.00	416.67	16.67	420.40	3,750.03	3,329.63	5,000.00
9130 - Gate Repairs	-	83.33	83.33	-	749.97	749.97	1,000.00
Total Expense	**13,006.00**	**16,407.51**	**3,401.51**	**59,448.97**	**79,677.59**	**20,228.62**	**103,400.00**
Total Expense	**13,006.00**	**16,407.51**	**3,401.51**	**59,448.97**	**79,677.59**	**20,228.62**	**103,400.00**
Operating Net Total	**(4,511.00)**	**(7,790.84)**	**3,279.84**	**30,021.99**	**(2,127.56)**	**32,149.55**	**-**
Net Total	**(4,511.00)**	**(7,790.84)**	**3,279.84**	**30,021.99**	**(2,127.56)**	**32,149.55**	**-**