MAGNOLIA
MANAGEMENT SERVICES

Board Financial Report
Eagles Landing Subdivision Homeowners Association
10/31/2026

Eagles Landing Subdivision Homeowners Association

Balance Sheet For 10/31/2026

Assets		
First Citizens Bank - Checking	$74,026.30	
Total Assets		**$74,026.30**
	Total Assets	**$74,026.30**
Equity		
Net Income	$32,573.50	
Retained Earnings	$41,452.80	
Total Equity		**$74,026.30**
	Total Liabilities / Equity	**$74,026.30**

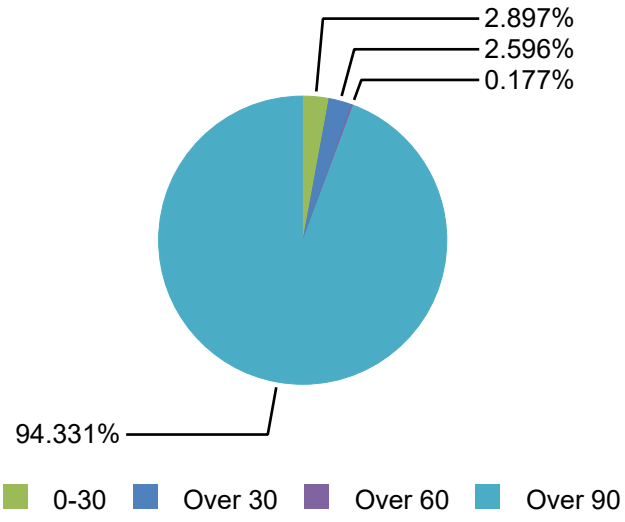
Eagles Landing Subdivision Homeowners Association

AR Aging - 10/31/2026

SUMMARY

Charge	Balance
Assessment (97)	$74,598.38
Bank Return Fee (6)	$170.00
Interest (83)	$8,361.38
Late Fee Income (80)	$17,302.37
Legal Fees (16)	$5,372.87
Pool Fob (2)	$75.00
Violation Fee Income (29)	$12,974.35
Total	**$118,854.35**

DISTRIBUTION



Eagles Landing Subdivision Homeowners Association

Statement of Revenues and Expenses 10/1/2026 - 10/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6310 - Assessment Income	5,029.40	8,616.67	(3,587.27)	90,814.84	86,166.70	4,648.14	103,400.00
6330 - Violation Fine Income	-	-	-	442.59	-	442.59	-
6340 - Late Fee Income	199.22	-	199.22	1,894.86	-	1,894.86	-
6350 - Legal Fees Reimbursement	-	-	-	1,301.05	-	1,301.05	-
6390 - Owner Interest Income	2.03	-	2.03	198.57	-	198.57	-
6400 - Pool Fob Income	-	-	-	25.00	-	25.00	-
6910 - Bank Interest Income	3.13	-	3.13	27.83	-	27.83	-
Total Income	**5,233.78**	**8,616.67**	**(3,382.89)**	**94,704.74**	**86,166.70**	**8,538.04**	**103,400.00**
Total Income	**5,233.78**	**8,616.67**	**(3,382.89)**	**94,704.74**	**86,166.70**	**8,538.04**	**103,400.00**
Operating Expense							
Expense							
7010 - Management Fee	1,175.00	1,180.00	5.00	11,750.00	11,800.00	50.00	14,160.00
7020 - Accounting Fees	-	22.92	22.92	275.00	229.20	(45.80)	275.00
7160 - Legal Fees	-	250.00	250.00	125.00	2,500.00	2,375.00	3,000.00
7250 - Bank Charges	(25.00)	9.17	34.17	30.03	91.70	61.67	110.00
7260 - Postage & Mail	28.37	208.33	179.96	1,244.74	2,083.30	838.56	2,500.00
7280 - Insurance	-	-	-	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	-	141.70	141.70	170.00
7890 - Administrative Misc.	-	16.67	16.67	-	166.70	166.70	200.00
7990 - Bad Debt	-	1,220.42	1,220.42	-	12,204.20	12,204.20	14,645.00
8210 - Pool Maint. & Repairs	376.60	1,250.00	873.40	7,959.05	12,500.00	4,540.95	15,000.00
8910 - Electricity	394.31	333.33	(60.98)	4,324.71	3,333.30	(991.41)	4,000.00
8930 - Water & Sewer	177.24	141.67	(35.57)	1,054.98	1,416.70	361.72	1,700.00
8970 - Telephone	-	50.00	50.00	738.00	500.00	(238.00)	600.00
8990 - Internet	85.46	85.83	.37	854.60	858.30	3.70	1,030.00
9020 - Grounds Maintenance	-	2,625.00	2,625.00	23,984.92	26,250.00	2,265.08	31,500.00
9110 - Gen. Maint. & Repairs	-	416.67	416.67	420.40	4,166.70	3,746.30	5,000.00
9130 - Gate Repairs	-	83.33	83.33	-	833.30	833.30	1,000.00
9131 - Gate Fob Orders	470.29	-	(470.29)	470.29	-	(470.29)	-
Total Expense	**2,682.27**	**7,907.51**	**5,225.24**	**62,131.24**	**87,585.10**	**25,453.86**	**103,400.00**
Total Expense	**2,682.27**	**7,907.51**	**5,225.24**	**62,131.24**	**87,585.10**	**25,453.86**	**103,400.00**
Operating Net Total	**2,551.51**	**709.16**	**1,842.35**	**32,573.50**	**(1,418.40)**	**33,991.90**	**-**
Net Total	**2,551.51**	**709.16**	**1,842.35**	**32,573.50**	**(1,418.40)**	**33,991.90**	**-**