

Eagle Ridge HOA

Run Date: 02/23/2026

Run Time: 07:07 AM

BALANCE SHEET

As of: 01/31/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.03
01004-000	GESA - Money Market (Reserve)	\$251,355.50
01005-000	Umpqua Money Market (Operating)	\$249,855.21
01011-000	Alliance Bank - Operating	\$239,876.74
01013-000	Alliance Bank - Reserves/WC	\$142,563.08
01202-000	Equipment and Fixtures	\$16,995.25
01250-000	Accumulation Deprec	(\$16,995.25)
	TOTAL ASSETS	\$883,750.56

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings - Main	\$318,759.71
03900-900	Retained Earnings - Capital Reserve	\$419,848.73
	Current Year Net Income/(Loss)	\$145,142.12
	TOTAL EQUITY	\$883,750.56
	TOTAL LIABILITIES AND EQUITY	\$883,750.56

Eagle Ridge HOA

Run Date: 02/23/2026

Run Time: 07:07 AM

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	8,115.54	8,115.54	0.00	8,115.54	8,115.54	0.00	97,386.49
05010-000 Dues	177,908.57	165,010.97	12,897.60	177,908.57	165,010.97	12,897.60	764,967.18
05013-000 Reserve Assessments	23,082.42	21,007.22	2,075.20	23,082.42	21,007.22	2,075.20	97,386.49
05014-000 Transfer Fee	(1,225.00)	0.00	(1,225.00)	(1,225.00)	0.00	(1,225.00)	0.00
05020-000 Late Charges	704.73	450.00	254.73	704.73	450.00	254.73	5,400.00
05021-000 Late Interest	108.57	135.00	(26.43)	108.57	135.00	(26.43)	1,620.00
05026-000 Fine Income	1,562.50	0.00	1,562.50	1,562.50	0.00	1,562.50	0.00
05032-000 Lien Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	548.06	750.00	(201.94)	548.06	750.00	(201.94)	9,000.00
05050-900 Interest Income - Capital Rese...	954.31	730.00	224.31	954.31	730.00	224.31	8,760.00
Income Total	211,809.70	196,198.73	15,610.97	211,809.70	196,198.73	15,610.97	984,520.16
Total Income	211,809.70	196,198.73	15,610.97	211,809.70	196,198.73	15,610.97	984,520.16

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	54.76	250.00	195.24	54.76	250.00	195.24	49,384.00
06135-000 Board & Annual Meetings	200.00	250.00	50.00	200.00	250.00	50.00	1,200.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	3,685.00
06306-000 Legal	30.00	1,800.00	1,770.00	30.00	1,800.00	1,770.00	5,550.00
06308-000 Lien Filing Fees	303.50	0.00	(303.50)	303.50	0.00	(303.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	14,640.00
06320-000 Staffing (Admin & Maint)	1,085.50	1,000.00	(85.50)	1,085.50	1,000.00	(85.50)	21,600.00
06410-000 Refuse Removal	331.93	362.00	30.07	331.93	362.00	30.07	4,344.00
06415-000 Electricity & Gas	4,956.06	5,500.00	543.94	4,956.06	5,500.00	543.94	70,500.00
06420-000 Water	1,574.24	1,550.00	(24.24)	1,574.24	1,550.00	(24.24)	129,500.00
06425-000 Sewer	302.74	300.00	(2.74)	302.74	300.00	(2.74)	5,900.00
06615-000 Snow Removal	0.00	9,000.00	9,000.00	0.00	9,000.00	9,000.00	28,000.00
06620-000 Capital Replacement Reserve	8,115.54	8,115.54	0.00	8,115.54	8,115.54	0.00	97,386.49
06621-900 Capital Expenses	35,000.00	35,200.00	200.00	35,000.00	35,200.00	200.00	109,681.00
06626-000 Postage	3,723.96	75.00	(3,648.96)	3,723.96	75.00	(3,648.96)	9,110.00
06630-000 Repairs and Maint	783.51	1,100.00	316.49	783.51	1,100.00	316.49	23,500.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	150,372.04
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	15,577.41
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	18,935.37
06843-000 Tree Program	2,503.84	0.00	(2,503.84)	2,503.84	0.00	(2,503.84)	42,604.75
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	8,500.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	10,386.94
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	44,250.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	32,982.55
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	8,650.00
06900-000 Web Fees	250.00	800.00	550.00	250.00	800.00	550.00	4,000.00
07505-000 Management Fee	7,452.00	7,440.00	(12.00)	7,452.00	7,440.00	(12.00)	89,280.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
07515-000 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	6,358.34
Expense Total	66,667.58	72,742.54	6,074.96	66,667.58	72,742.54	6,074.96	1,010,677.89

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	66,667.58	72,742.54	6,074.96	66,667.58	72,742.54	6,074.96	1,010,677.89
Net Income	145,142.12	123,456.19	21,685.93	145,142.12	123,456.19	21,685.93	(26,157.73)

Eagle Ridge HOA

INCOME STATEMENT

Run Date: 02/23/2026
Run Time: 07:07 AM

Main

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	177,908.57	165,010.97	12,897.60	177,908.57	165,010.97	12,897.60	764,967.18
05013-000 Reserve Assessments	23,082.42	21,007.22	2,075.20	23,082.42	21,007.22	2,075.20	97,386.49
05014-000 Transfer Fee	(1,225.00)	0.00	(1,225.00)	(1,225.00)	0.00	(1,225.00)	0.00
05020-000 Late Charges	704.73	450.00	254.73	704.73	450.00	254.73	5,400.00
05021-000 Late Interest	108.57	135.00	(26.43)	108.57	135.00	(26.43)	1,620.00
05026-000 Fine Income	1,562.50	0.00	1,562.50	1,562.50	0.00	1,562.50	0.00
05032-000 Lien Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	548.06	750.00	(201.94)	548.06	750.00	(201.94)	9,000.00
Income Total	202,739.85	187,353.19	15,386.66	202,739.85	187,353.19	15,386.66	878,373.67
Total Income	202,739.85	187,353.19	15,386.66	202,739.85	187,353.19	15,386.66	878,373.67

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	54.76	250.00	195.24	54.76	250.00	195.24	49,384.00
06135-000 Board & Annual Meetings	200.00	250.00	50.00	200.00	250.00	50.00	1,200.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	3,685.00
06306-000 Legal	30.00	1,800.00	1,770.00	30.00	1,800.00	1,770.00	5,550.00
06308-000 Lien Filing Fees	303.50	0.00	(303.50)	303.50	0.00	(303.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	14,640.00
06320-000 Staffing (Admin & Maint)	1,085.50	1,000.00	(85.50)	1,085.50	1,000.00	(85.50)	21,600.00
06410-000 Refuse Removal	331.93	362.00	30.07	331.93	362.00	30.07	4,344.00
06415-000 Electricity & Gas	4,956.06	5,500.00	543.94	4,956.06	5,500.00	543.94	70,500.00
06420-000 Water	1,574.24	1,550.00	(24.24)	1,574.24	1,550.00	(24.24)	129,500.00
06425-000 Sewer	302.74	300.00	(2.74)	302.74	300.00	(2.74)	5,900.00
06615-000 Snow Removal	0.00	9,000.00	9,000.00	0.00	9,000.00	9,000.00	28,000.00
06620-000 Capital Replacement Reserve	8,115.54	8,115.54	0.00	8,115.54	8,115.54	0.00	97,386.49
06626-000 Postage	3,723.96	75.00	(3,648.96)	3,723.96	75.00	(3,648.96)	9,110.00
06630-000 Repairs and Maint	783.51	1,100.00	316.49	783.51	1,100.00	316.49	23,500.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	150,372.04
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	15,577.41
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	18,935.37
06843-000 Tree Program	2,503.84	0.00	(2,503.84)	2,503.84	0.00	(2,503.84)	42,604.75
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	8,500.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	10,386.94
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	44,250.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	32,982.55
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	8,650.00
06900-000 Web Fees	250.00	800.00	550.00	250.00	800.00	550.00	4,000.00
07505-000 Management Fee	7,452.00	7,440.00	(12.00)	7,452.00	7,440.00	(12.00)	89,280.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
07515-000 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	6,358.34
Expense Total	31,667.58	37,542.54	5,874.96	31,667.58	37,542.54	5,874.96	900,996.89
Total Expense	31,667.58	37,542.54	5,874.96	31,667.58	37,542.54	5,874.96	900,996.89

Net Income	171,072.27	149,810.65	21,261.62	171,072.27	149,810.65	21,261.62	(22,623.22)
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Eagle Ridge HOA

Run Date: 02/23/2026

Run Time: 07:07 AM

INCOME STATEMENT

Capital Reserves

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	8,115.54	8,115.54	0.00	8,115.54	8,115.54	0.00	97,386.49
05050-900 Interest Income - Capital Rese...	954.31	730.00	224.31	954.31	730.00	224.31	8,760.00
Income Total	9,069.85	8,845.54	224.31	9,069.85	8,845.54	224.31	106,146.49
Total Income	9,069.85	8,845.54	224.31	9,069.85	8,845.54	224.31	106,146.49

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	35,000.00	35,200.00	200.00	35,000.00	35,200.00	200.00	109,681.00
Expense Total	35,000.00	35,200.00	200.00	35,000.00	35,200.00	200.00	109,681.00
Total Expense	35,000.00	35,200.00	200.00	35,000.00	35,200.00	200.00	109,681.00
Net Income	(25,930.15)	(26,354.46)	424.31	(25,930.15)	(26,354.46)	424.31	(3,534.51)