

Eagle Ridge HOA

Run Date: 03/23/2026

Run Time: 06:45 AM

BALANCE SHEET

As of: 02/28/2026

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.03
01004-000	GESA - Money Market (Reserve)	\$252,174.99
01005-000	Umpqua Money Market (Operating)	\$250,347.81
01011-000	Alliance Bank - Operating	\$216,166.62
01013-000	Alliance Bank - Reserves/WC	\$147,567.58
01202-000	Equipment and Fixtures	\$16,995.25
01250-000	Accumulation Deprec	(\$16,995.25)
	TOTAL ASSETS	\$866,357.03

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)	\$127,748.59
	TOTAL EQUITY	\$866,357.03
	TOTAL LIABILITIES AND EQUITY	\$866,357.03

Eagle Ridge HOA

Run Date: 03/23/2026

Run Time: 06:45 AM

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

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	16,231.08	16,231.08	0.00	97,386.49
05010-000 Dues	13,131.38	47,689.61	(34,558.23)	191,039.95	212,700.58	(21,660.63)	764,967.18
05013-000 Reserve Assessments	1,015.14	6,071.27	(5,056.13)	24,097.56	27,078.49	(2,980.93)	97,386.49
05014-000 Transfer Fee	290.00	0.00	290.00	(935.00)	0.00	(935.00)	0.00
05020-000 Late Charges	493.06	450.00	43.06	1,197.79	900.00	297.79	5,400.00
05021-000 Late Interest	62.10	135.00	(72.90)	170.67	270.00	(99.33)	1,620.00
05026-000 Fine Income	100.00	0.00	100.00	1,662.50	0.00	1,662.50	0.00
05032-000 Lien Income	175.42	0.00	175.42	225.42	0.00	225.42	0.00
05050-000 Interest Income	497.03	750.00	(252.97)	1,045.09	1,500.00	(454.91)	9,000.00
05050-900 Interest Income - Capital Rese...	856.77	730.00	126.77	1,811.08	1,460.00	351.08	8,760.00
05100-000 Misc. Income	1,881.08	0.00	1,881.08	1,881.08	0.00	1,881.08	0.00
Income Total	26,617.52	63,941.42	(37,323.90)	238,427.22	260,140.15	(21,712.93)	984,520.16
Total Income	26,617.52	63,941.42	(37,323.90)	238,427.22	260,140.15	(21,712.93)	984,520.16

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	3,158.97	7,100.00	3,941.03	3,213.73	7,350.00	4,136.27	49,384.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	200.00	250.00	50.00	1,200.00
06305-000 Accounting	285.00	285.00	0.00	285.00	285.00	0.00	3,685.00
06306-000 Legal	2,310.00	400.00	(1,910.00)	2,340.00	2,200.00	(140.00)	5,550.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	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)	1,383.20	1,600.00	216.80	2,468.70	2,600.00	131.30	21,600.00
06330-000 Bank Charges	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
06410-000 Refuse Removal	340.92	362.00	21.08	672.85	724.00	51.15	4,344.00
06415-000 Electricity & Gas	5,019.61	5,800.00	780.39	9,975.67	11,300.00	1,324.33	70,500.00
06420-000 Water	1,621.14	1,550.00	(71.14)	3,195.38	3,100.00	(95.38)	129,500.00
06425-000 Sewer	302.74	300.00	(2.74)	605.48	600.00	(5.48)	5,900.00
06615-000 Snow Removal	2,768.60	5,500.00	2,731.40	2,768.60	14,500.00	11,731.40	28,000.00
06620-000 Capital Replacement Reserve	8,115.54	8,115.54	0.00	16,231.08	16,231.08	0.00	97,386.49
06621-900 Capital Expenses	3,148.32	0.00	(3,148.32)	38,148.32	35,200.00	(2,948.32)	109,681.00
06626-000 Postage	255.60	3,500.00	3,244.40	3,979.56	3,575.00	(404.56)	9,110.00
06630-000 Repairs and Maint	1,127.35	1,600.00	472.65	1,910.86	2,700.00	789.14	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	0.00	4,206.75	4,206.75	2,503.84	4,206.75	1,702.91	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	845.06	250.00	(595.06)	1,095.06	1,050.00	(45.06)	4,000.00
07505-000 Management Fee	7,452.00	7,440.00	(12.00)	14,904.00	14,880.00	(24.00)	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	5,867.00	6,358.34	491.34	5,867.00	6,358.34	491.34	6,358.34

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense Total	44,011.05	54,367.63	10,356.58	110,678.63	127,110.17	16,431.54	1,010,677.89
Total Expense	44,011.05	54,367.63	10,356.58	110,678.63	127,110.17	16,431.54	1,010,677.89
Net Income	(17,393.53)	9,573.79	(26,967.32)	127,748.59	133,029.98	(5,281.39)	(26,157.73)

Eagle Ridge HOA

INCOME STATEMENT

Main

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	13,131.38	47,689.61	(34,558.23)	191,039.95	212,700.58	(21,660.63)	764,967.18
05013-000 Reserve Assessments	1,015.14	6,071.27	(5,056.13)	24,097.56	27,078.49	(2,980.93)	97,386.49
05014-000 Transfer Fee	290.00	0.00	290.00	(935.00)	0.00	(935.00)	0.00
05020-000 Late Charges	493.06	450.00	43.06	1,197.79	900.00	297.79	5,400.00
05021-000 Late Interest	62.10	135.00	(72.90)	170.67	270.00	(99.33)	1,620.00
05026-000 Fine Income	100.00	0.00	100.00	1,662.50	0.00	1,662.50	0.00
05032-000 Lien Income	175.42	0.00	175.42	225.42	0.00	225.42	0.00
05050-000 Interest Income	497.03	750.00	(252.97)	1,045.09	1,500.00	(454.91)	9,000.00
05100-000 Misc. Income	1,881.08	0.00	1,881.08	1,881.08	0.00	1,881.08	0.00
Income Total	17,645.21	55,095.88	(37,450.67)	220,385.06	242,449.07	(22,064.01)	878,373.67
Total Income	17,645.21	55,095.88	(37,450.67)	220,385.06	242,449.07	(22,064.01)	878,373.67

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	3,158.97	7,100.00	3,941.03	3,213.73	7,350.00	4,136.27	49,384.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	200.00	250.00	50.00	1,200.00
06305-000 Accounting	285.00	285.00	0.00	285.00	285.00	0.00	3,685.00
06306-000 Legal	2,310.00	400.00	(1,910.00)	2,340.00	2,200.00	(140.00)	5,550.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	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)	1,383.20	1,600.00	216.80	2,468.70	2,600.00	131.30	21,600.00
06330-000 Bank Charges	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
06410-000 Refuse Removal	340.92	362.00	21.08	672.85	724.00	51.15	4,344.00
06415-000 Electricity & Gas	5,019.61	5,800.00	780.39	9,975.67	11,300.00	1,324.33	70,500.00
06420-000 Water	1,621.14	1,550.00	(71.14)	3,195.38	3,100.00	(95.38)	129,500.00
06425-000 Sewer	302.74	300.00	(2.74)	605.48	600.00	(5.48)	5,900.00
06615-000 Snow Removal	2,768.60	5,500.00	2,731.40	2,768.60	14,500.00	11,731.40	28,000.00
06620-000 Capital Replacement Reserve	8,115.54	8,115.54	0.00	16,231.08	16,231.08	0.00	97,386.49
06626-000 Postage	255.60	3,500.00	3,244.40	3,979.56	3,575.00	(404.56)	9,110.00
06630-000 Repairs and Maint	1,127.35	1,600.00	472.65	1,910.86	2,700.00	789.14	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	0.00	4,206.75	4,206.75	2,503.84	4,206.75	1,702.91	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	845.06	250.00	(595.06)	1,095.06	1,050.00	(45.06)	4,000.00
07505-000 Management Fee	7,452.00	7,440.00	(12.00)	14,904.00	14,880.00	(24.00)	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	5,867.00	6,358.34	491.34	5,867.00	6,358.34	491.34	6,358.34
Expense Total	40,862.73	54,367.63	13,504.90	72,530.31	91,910.17	19,379.86	900,996.89

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	40,862.73	54,367.63	13,504.90	72,530.31	91,910.17	19,379.86	900,996.89
Net Income	(23,217.52)	728.25	(23,945.77)	147,854.75	150,538.90	(2,684.15)	(22,623.22)

Eagle Ridge HOA

Run Date: 03/23/2026

Run Time: 06:45 AM

INCOME STATEMENT

Capital Reserves

Start: 02/01/2026 | End: 02/28/2026

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	16,231.08	16,231.08	0.00	97,386.49
05050-900 Interest Income - Capital Rese...	856.77	730.00	126.77	1,811.08	1,460.00	351.08	8,760.00
Income Total	8,972.31	8,845.54	126.77	18,042.16	17,691.08	351.08	106,146.49
Total Income	8,972.31	8,845.54	126.77	18,042.16	17,691.08	351.08	106,146.49

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	3,148.32	0.00	(3,148.32)	38,148.32	35,200.00	(2,948.32)	109,681.00
Expense Total	3,148.32	0.00	(3,148.32)	38,148.32	35,200.00	(2,948.32)	109,681.00
Total Expense	3,148.32	0.00	(3,148.32)	38,148.32	35,200.00	(2,948.32)	109,681.00
Net Income	5,823.99	8,845.54	(3,021.55)	(20,106.16)	(17,508.92)	(2,597.24)	(3,534.51)