

Eagle Ridge HOA

Run Date: 10/22/2025

Run Time: 08:12 AM

BALANCE SHEET

As of: 09/30/2025

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.03
01004-000	GESA - Money Market (Reserve)	\$247,787.60
01005-000	Umpqua Money Market (Operating)	\$247,571.60
01011-000	Alliance Bank - Operating	\$76,602.73
01013-000	Alliance Bank - Reserves/WC	\$173,578.12
01202-000	Equipment and Fixtures	\$16,995.25
01250-000	Accumulation Deprec	(\$16,995.25)
	TOTAL ASSETS	\$745,640.08

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings - Main	\$369,933.51
03900-900	Retained Earnings - Capital Reserve	\$327,518.52
	Current Year Net Income/(Loss)	\$48,188.05
	TOTAL EQUITY	\$745,640.08
	TOTAL LIABILITIES AND EQUITY	\$745,640.08

Eagle Ridge HOA

Run Date: 10/22/2025

Run Time: 08:12 AM

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	7,932.25	7,932.25	0.00	71,390.25	71,390.25	0.00	95,187.00
05010-000 Dues	19,891.44	39,947.21	(20,055.77)	534,047.84	568,617.69	(34,569.85)	725,895.09
05013-000 Reserve Assessments	505.28	5,238.32	(4,733.04)	71,724.35	74,563.47	(2,839.12)	95,187.43
05014-000 Transfer Fee	200.00	0.00	200.00	(34.41)	0.00	(34.41)	0.00
05020-000 Late Charges	526.33	400.00	126.33	5,712.85	3,600.00	2,112.85	4,800.00
05021-000 Late Interest	75.05	120.00	(44.95)	915.12	1,080.00	(164.88)	1,440.00
05026-000 Fine Income	693.45	0.00	693.45	1,494.35	0.00	1,494.35	0.00
05032-000 Lien Income	0.00	0.00	0.00	509.00	0.00	509.00	0.00
05050-000 Interest Income	803.61	750.00	53.61	6,754.35	6,750.00	4.35	9,000.00
05050-900 Interest Income - Capital Rese...	912.32	730.00	182.32	8,275.76	6,570.00	1,705.76	8,760.00
05100-000 Misc. Income	50.00	0.00	50.00	335.00	0.00	335.00	0.00
05100-900 Misc Income - Capital Reserve	0.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00
Income Total	31,589.73	55,117.78	(23,528.05)	721,124.46	732,571.41	(11,446.95)	940,269.52
Total Income	31,589.73	55,117.78	(23,528.05)	721,124.46	732,571.41	(11,446.95)	940,269.52

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	1,774.04	600.00	(1,174.04)	37,086.54	43,200.00	6,113.46	44,376.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	784.67	860.00	75.33	1,110.00
06305-000 Accounting	0.00	0.00	0.00	3,185.00	3,485.00	300.00	3,485.00
06306-000 Legal	94.50	250.00	155.50	6,288.61	4,050.00	(2,238.61)	5,000.00
06308-000 Lien Filing Fees	100.00	0.00	(100.00)	857.00	0.00	(857.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	12,283.00	14,640.00	2,357.00	14,640.00
06320-000 Staffing (Admin & Maint)	918.45	2,200.00	1,281.55	4,168.45	16,100.00	11,931.55	21,600.00
06410-000 Refuse Removal	331.93	332.00	0.07	2,983.16	2,988.00	4.84	3,984.00
06415-000 Electricity & Gas	6,032.82	5,400.00	(632.82)	51,159.87	44,800.00	(6,359.87)	61,000.00
06420-000 Water	35,574.03	20,000.00	(15,574.03)	125,078.75	74,000.00	(51,078.75)	101,500.00
06425-000 Sewer	4,094.88	250.00	(3,844.88)	6,417.02	4,600.00	(1,817.02)	5,300.00
06615-000 Snow Removal	0.00	0.00	0.00	18,044.95	31,000.00	12,955.05	36,000.00
06620-000 Capital Replacement Reserve	7,932.25	7,932.25	0.00	71,390.25	71,390.25	0.00	95,187.00
06621-900 Capital Expenses	0.00	0.00	0.00	5,818.81	226,707.00	220,888.19	226,707.00
06626-000 Postage	1,373.14	1,600.00	226.86	6,154.94	5,970.00	(184.94)	8,300.00
06630-000 Repairs and Maint	1,228.52	2,100.00	871.48	10,562.58	18,800.00	8,237.42	23,300.00
06631-000 Fence Repair	0.00	0.00	0.00	1,144.90	15,000.00	13,855.10	15,000.00
06635-000 Special Projects	2,678.38	0.00	(2,678.38)	18,764.41	0.00	(18,764.41)	0.00
06810-000 Commons Mowing	21,238.52	16,411.04	(4,827.48)	80,483.97	85,317.57	4,833.60	142,186.14
06820-000 Commons Fertilizing	3,327.55	3,756.14	428.59	10,760.85	11,268.42	507.57	15,024.56
06830-000 Commons Turf Spraying	3,844.68	0.00	(3,844.68)	16,669.06	14,300.80	(2,368.26)	18,525.64
06843-000 Tree Program	0.00	0.00	0.00	33,971.75	31,932.09	(2,039.66)	36,932.09
06850-000 Flowers	0.00	0.00	0.00	6,532.28	6,750.00	217.72	7,750.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	4,009.43	4,406.87	397.44	9,442.67
06880-000 Landscape Labor	7,729.01	6,000.00	(1,729.01)	33,249.32	28,500.00	(4,749.32)	39,500.00
06890-000 Misc. Landscape	1,621.22	891.62	(729.60)	18,154.65	21,711.37	3,556.72	31,690.17
06891-000 Swale Maintenance	7,242.70	1,000.00	(6,242.70)	10,864.05	6,000.00	(4,864.05)	7,250.00
06900-000 Web Fees	250.00	400.00	150.00	2,816.74	2,950.00	133.26	4,000.00
07505-000 Management Fee	7,061.00	6,969.00	(92.00)	62,951.00	62,721.00	(230.00)	83,628.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07508-000 Property Taxes	0.00	0.00	0.00	4,352.40	4,600.00	247.60	4,600.00
07515-000 Income Tax	0.00	0.00	0.00	5,948.00	5,383.50	(564.50)	5,383.50
Expense Total	114,447.62	76,092.05	(38,355.57)	672,936.41	863,431.87	190,495.46	1,072,401.77
Total Expense	114,447.62	76,092.05	(38,355.57)	672,936.41	863,431.87	190,495.46	1,072,401.77
Net Income	(82,857.89)	(20,974.27)	(61,883.62)	48,188.05	(130,860.46)	179,048.51	(132,132.25)

Eagle Ridge HOA

Run Date: 10/22/2025
Run Time: 08:12 AM

INCOME STATEMENT

Main

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	19,891.44	39,947.21	(20,055.77)	534,047.84	568,617.69	(34,569.85)	725,895.09
05013-000 Reserve Assessments	505.28	5,238.32	(4,733.04)	71,724.35	74,563.47	(2,839.12)	95,187.43
05014-000 Transfer Fee	200.00	0.00	200.00	(34.41)	0.00	(34.41)	0.00
05020-000 Late Charges	526.33	400.00	126.33	5,712.85	3,600.00	2,112.85	4,800.00
05021-000 Late Interest	75.05	120.00	(44.95)	915.12	1,080.00	(164.88)	1,440.00
05026-000 Fine Income	693.45	0.00	693.45	1,494.35	0.00	1,494.35	0.00
05032-000 Lien Income	0.00	0.00	0.00	509.00	0.00	509.00	0.00
05050-000 Interest Income	803.61	750.00	53.61	6,754.35	6,750.00	4.35	9,000.00
05100-000 Misc. Income	50.00	0.00	50.00	335.00	0.00	335.00	0.00
Income Total	22,745.16	46,455.53	(23,710.37)	621,458.45	654,611.16	(33,152.71)	836,322.52
Total Income	22,745.16	46,455.53	(23,710.37)	621,458.45	654,611.16	(33,152.71)	836,322.52

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	1,774.04	600.00	(1,174.04)	37,086.54	43,200.00	6,113.46	44,376.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	784.67	860.00	75.33	1,110.00
06305-000 Accounting	0.00	0.00	0.00	3,185.00	3,485.00	300.00	3,485.00
06306-000 Legal	94.50	250.00	(155.50)	6,288.61	4,050.00	(2,238.61)	5,000.00
06308-000 Lien Filing Fees	100.00	0.00	(100.00)	857.00	0.00	(857.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	12,283.00	14,640.00	2,357.00	14,640.00
06320-000 Staffing (Admin & Maint)	918.45	2,200.00	(1,281.55)	4,168.45	16,100.00	11,931.55	21,600.00
06410-000 Refuse Removal	331.93	332.00	0.07	2,983.16	2,988.00	4.84	3,984.00
06415-000 Electricity & Gas	6,032.82	5,400.00	(632.82)	51,159.87	44,800.00	(6,359.87)	61,000.00
06420-000 Water	35,574.03	20,000.00	(15,574.03)	125,078.75	74,000.00	(51,078.75)	101,500.00
06425-000 Sewer	4,094.88	250.00	(3,844.88)	6,417.02	4,600.00	(1,817.02)	5,300.00
06615-000 Snow Removal	0.00	0.00	0.00	18,044.95	31,000.00	12,955.05	36,000.00
06620-000 Capital Replacement Reserve	7,932.25	7,932.25	0.00	71,390.25	71,390.25	0.00	95,187.00
06626-000 Postage	1,373.14	1,600.00	226.86	6,154.94	5,970.00	(184.94)	8,300.00
06630-000 Repairs and Maint	1,228.52	2,100.00	871.48	10,562.58	18,800.00	8,237.42	23,300.00
06631-000 Fence Repair	0.00	0.00	0.00	1,144.90	15,000.00	13,855.10	15,000.00
06635-000 Special Projects	2,678.38	0.00	(2,678.38)	18,764.41	0.00	(18,764.41)	0.00
06810-000 Commons Mowing	21,238.52	16,411.04	(4,827.48)	80,483.97	85,317.57	4,833.60	142,186.14
06820-000 Commons Fertilizing	3,327.55	3,756.14	428.59	10,760.85	11,268.42	507.57	15,024.56
06830-000 Commons Turf Spraying	3,844.68	0.00	(3,844.68)	16,669.06	14,300.80	(2,368.26)	18,525.64
06843-000 Tree Program	0.00	0.00	0.00	33,971.75	31,932.09	(2,039.66)	36,932.09
06850-000 Flowers	0.00	0.00	0.00	6,532.28	6,750.00	217.72	7,750.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	4,009.43	4,406.87	397.44	9,442.67
06880-000 Landscape Labor	7,729.01	6,000.00	(1,729.01)	33,249.32	28,500.00	(4,749.32)	39,500.00
06890-000 Misc. Landscape	1,621.22	891.62	(729.60)	18,154.65	21,711.37	3,556.72	31,690.17
06891-000 Swale Maintenance	7,242.70	1,000.00	(6,242.70)	10,864.05	6,000.00	(4,864.05)	7,250.00
06900-000 Web Fees	250.00	400.00	150.00	2,816.74	2,950.00	133.26	4,000.00
07505-000 Management Fee	7,061.00	6,969.00	(92.00)	62,951.00	62,721.00	(230.00)	83,628.00
07508-000 Property Taxes	0.00	0.00	0.00	4,352.40	4,600.00	247.60	4,600.00
07515-000 Income Tax	0.00	0.00	0.00	5,948.00	5,383.50	(564.50)	5,383.50

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense Total	114,447.62	76,092.05	(38,355.57)	667,117.60	636,724.87	(30,392.73)	845,694.77
Total Expense	114,447.62	76,092.05	(38,355.57)	667,117.60	636,724.87	(30,392.73)	845,694.77
Net Income	(91,702.46)	(29,636.52)	(62,065.94)	(45,659.15)	17,886.29	(63,545.44)	(9,372.25)

Eagle Ridge HOA

Run Date: 10/22/2025

Run Time: 08:12 AM

INCOME STATEMENT

Capital Reserves

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	7,932.25	7,932.25	0.00	71,390.25	71,390.25	0.00	95,187.00
05050-900 Interest Income - Capital Rese...	912.32	730.00	182.32	8,275.76	6,570.00	1,705.76	8,760.00
05100-900 Misc Income - Capital Reserve	0.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00
Income Total	8,844.57	8,662.25	182.32	99,666.01	77,960.25	21,705.76	103,947.00
Total Income	8,844.57	8,662.25	182.32	99,666.01	77,960.25	21,705.76	103,947.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	0.00	0.00	0.00	5,818.81	226,707.00	220,888.19	226,707.00
Expense Total	0.00	0.00	0.00	5,818.81	226,707.00	220,888.19	226,707.00
Total Expense	0.00	0.00	0.00	5,818.81	226,707.00	220,888.19	226,707.00
Net Income	8,844.57	8,662.25	182.32	93,847.20	(148,746.75)	242,593.95	(122,760.00)