

Eagle Ridge HOA

Run Date: 11/21/2025

Run Time: 08:46 AM

BALANCE SHEET

As of: 10/31/2025

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.03
01004-000	GESA - Money Market (Reserve)	\$248,682.01
01005-000	Umpqua Money Market (Operating)	\$248,190.74
01011-000	Alliance Bank - Operating	\$143,431.75
01013-000	Alliance Bank - Reserves/WC	\$179,200.99
01202-000	Equipment and Fixtures	\$16,995.25
01250-000	Accumulation Deprec	(\$16,995.25)
	TOTAL ASSETS	\$819,605.52

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)	\$122,153.49
	TOTAL EQUITY	\$819,605.52
	TOTAL LIABILITIES AND EQUITY	\$819,605.52

Eagle Ridge HOA

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

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	79,322.50	79,322.50	0.00	95,187.00
05010-000 Dues	131,472.51	115,899.58	15,572.93	665,520.35	684,517.27	(18,996.92)	725,895.09
05013-000 Reserve Assessments	22,522.80	15,198.04	7,324.76	94,247.15	89,761.51	4,485.64	95,187.43
05014-000 Transfer Fee	164.25	0.00	164.25	129.84	0.00	129.84	0.00
05020-000 Late Charges	177.78	400.00	(222.22)	5,890.63	4,000.00	1,890.63	4,800.00
05021-000 Late Interest	43.41	120.00	(76.59)	958.53	1,200.00	(241.47)	1,440.00
05026-000 Fine Income	49.10	0.00	49.10	1,543.45	0.00	1,543.45	0.00
05032-000 Lien Income	50.00	0.00	50.00	559.00	0.00	559.00	0.00
05050-000 Interest Income	621.78	750.00	(128.22)	7,376.13	7,500.00	(123.87)	9,000.00
05050-900 Interest Income - Capital Rese...	948.10	730.00	218.10	9,223.86	7,300.00	1,923.86	8,760.00
05100-000 Misc. Income	0.00	0.00	0.00	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	163,981.98	141,029.87	22,952.11	885,106.44	873,601.28	11,505.16	940,269.52
Total Income	163,981.98	141,029.87	22,952.11	885,106.44	873,601.28	11,505.16	940,269.52

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	1,247.76	200.00	(1,047.76)	38,334.30	43,400.00	5,065.70	44,376.00
06135-000 Board & Annual Meetings	200.00	250.00	50.00	984.67	1,110.00	125.33	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	263.50	350.00	86.50	6,552.11	4,400.00	(2,152.11)	5,000.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	907.00	0.00	(907.00)	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)	1,136.20	2,500.00	1,363.80	5,304.65	18,600.00	13,295.35	21,600.00
06410-000 Refuse Removal	331.93	332.00	0.07	3,315.09	3,320.00	4.91	3,984.00
06415-000 Electricity & Gas	5,828.17	5,400.00	(428.17)	56,988.04	50,200.00	(6,788.04)	61,000.00
06420-000 Water	34,153.74	17,000.00	(17,153.74)	159,232.49	91,000.00	(68,232.49)	101,500.00
06425-000 Sewer	272.74	250.00	(22.74)	6,689.76	4,850.00	(1,839.76)	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	79,322.50	79,322.50	0.00	95,187.00
06621-900 Capital Expenses	2,363.07	0.00	(2,363.07)	8,181.88	226,707.00	218,525.12	226,707.00
06626-000 Postage	2,219.94	2,100.00	(119.94)	8,374.88	8,070.00	(304.88)	8,300.00
06630-000 Repairs and Maint	2,063.50	2,000.00	(63.50)	12,626.08	20,800.00	8,173.92	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	0.00	0.00	0.00	18,764.41	0.00	(18,764.41)	0.00
06810-000 Commons Mowing	16,037.72	20,513.80	4,476.08	96,521.69	105,831.37	9,309.68	142,186.14
06820-000 Commons Fertilizing	0.00	0.00	0.00	10,760.85	11,268.42	507.57	15,024.56
06830-000 Commons Turf Spraying	0.00	4,224.84	4,224.84	16,669.06	18,525.64	1,856.58	18,525.64
06843-000 Tree Program	662.90	2,500.00	1,837.10	34,634.65	34,432.09	(202.56)	36,932.09
06850-000 Flowers	0.00	500.00	500.00	6,532.28	7,250.00	717.72	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	4,443.23	5,500.00	1,056.77	37,692.55	34,000.00	(3,692.55)	39,500.00
06890-000 Misc. Landscape	3,475.89	2,000.00	(1,475.89)	21,630.54	23,711.37	2,080.83	31,690.17
06891-000 Swale Maintenance	0.00	1,000.00	1,000.00	10,864.05	7,000.00	(3,864.05)	7,250.00
06900-000 Web Fees	250.00	450.00	200.00	3,066.74	3,400.00	333.26	4,000.00
07505-000 Management Fee	7,084.00	6,969.00	(115.00)	70,035.00	69,690.00	(345.00)	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	90,016.54	81,971.89	(8,044.65)	762,952.95	945,403.76	182,450.81	1,072,401.77
Total Expense	90,016.54	81,971.89	(8,044.65)	762,952.95	945,403.76	182,450.81	1,072,401.77
Net Income	73,965.44	59,057.98	14,907.46	122,153.49	(71,802.48)	193,955.97	(132,132.25)

Eagle Ridge HOA

Run Date: 11/21/2025
Run Time: 08:46 AM

INCOME STATEMENT

Main

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	131,472.51	115,899.58	15,572.93	665,520.35	684,517.27	(18,996.92)	725,895.09
05013-000 Reserve Assessments	22,522.80	15,198.04	7,324.76	94,247.15	89,761.51	4,485.64	95,187.43
05014-000 Transfer Fee	164.25	0.00	164.25	129.84	0.00	129.84	0.00
05020-000 Late Charges	177.78	400.00	(222.22)	5,890.63	4,000.00	1,890.63	4,800.00
05021-000 Late Interest	43.41	120.00	(76.59)	958.53	1,200.00	(241.47)	1,440.00
05026-000 Fine Income	49.10	0.00	49.10	1,543.45	0.00	1,543.45	0.00
05032-000 Lien Income	50.00	0.00	50.00	559.00	0.00	559.00	0.00
05050-000 Interest Income	621.78	750.00	(128.22)	7,376.13	7,500.00	(123.87)	9,000.00
05100-000 Misc. Income	0.00	0.00	0.00	335.00	0.00	335.00	0.00
Income Total	155,101.63	132,367.62	22,734.01	776,560.08	786,978.78	(10,418.70)	836,322.52
Total Income	155,101.63	132,367.62	22,734.01	776,560.08	786,978.78	(10,418.70)	836,322.52

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	1,247.76	200.00	(1,047.76)	38,334.30	43,400.00	5,065.70	44,376.00
06135-000 Board & Annual Meetings	200.00	250.00	50.00	984.67	1,110.00	125.33	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	263.50	350.00	86.50	6,552.11	4,400.00	(2,152.11)	5,000.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	907.00	0.00	(907.00)	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)	1,136.20	2,500.00	1,363.80	5,304.65	18,600.00	13,295.35	21,600.00
06410-000 Refuse Removal	331.93	332.00	0.07	3,315.09	3,320.00	4.91	3,984.00
06415-000 Electricity & Gas	5,828.17	5,400.00	(428.17)	56,988.04	50,200.00	(6,788.04)	61,000.00
06420-000 Water	34,153.74	17,000.00	(17,153.74)	159,232.49	91,000.00	(68,232.49)	101,500.00
06425-000 Sewer	272.74	250.00	(22.74)	6,689.76	4,850.00	(1,839.76)	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	79,322.50	79,322.50	0.00	95,187.00
06626-000 Postage	2,219.94	2,100.00	(119.94)	8,374.88	8,070.00	(304.88)	8,300.00
06630-000 Repairs and Maint	2,063.50	2,000.00	(63.50)	12,626.08	20,800.00	8,173.92	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	0.00	0.00	0.00	18,764.41	0.00	(18,764.41)	0.00
06810-000 Commons Mowing	16,037.72	20,513.80	4,476.08	96,521.69	105,831.37	9,309.68	142,186.14
06820-000 Commons Fertilizing	0.00	0.00	0.00	10,760.85	11,268.42	507.57	15,024.56
06830-000 Commons Turf Spraying	0.00	4,224.84	4,224.84	16,669.06	18,525.64	1,856.58	18,525.64
06843-000 Tree Program	662.90	2,500.00	1,837.10	34,634.65	34,432.09	(202.56)	36,932.09
06850-000 Flowers	0.00	500.00	500.00	6,532.28	7,250.00	717.72	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	4,443.23	5,500.00	1,056.77	37,692.55	34,000.00	(3,692.55)	39,500.00
06890-000 Misc. Landscape	3,475.89	2,000.00	(1,475.89)	21,630.54	23,711.37	2,080.83	31,690.17
06891-000 Swale Maintenance	0.00	1,000.00	1,000.00	10,864.05	7,000.00	(3,864.05)	7,250.00
06900-000 Web Fees	250.00	450.00	200.00	3,066.74	3,400.00	333.26	4,000.00
07505-000 Management Fee	7,084.00	6,969.00	(115.00)	70,035.00	69,690.00	(345.00)	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	87,653.47	81,971.89	(5,681.58)	754,771.07	718,696.76	(36,074.31)	845,694.77
Total Expense	87,653.47	81,971.89	(5,681.58)	754,771.07	718,696.76	(36,074.31)	845,694.77
Net Income	67,448.16	50,395.73	17,052.43	21,789.01	68,282.02	(46,493.01)	(9,372.25)

Eagle Ridge HOA

INCOME STATEMENT

Capital Reserves

Start: 10/01/2025 | End: 10/31/2025

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	79,322.50	79,322.50	0.00	95,187.00
05050-900 Interest Income - Capital Rese...	948.10	730.00	218.10	9,223.86	7,300.00	1,923.86	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	8,880.35	8,662.25	218.10	108,546.36	86,622.50	21,923.86	103,947.00
Total Income	8,880.35	8,662.25	218.10	108,546.36	86,622.50	21,923.86	103,947.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	2,363.07	0.00	(2,363.07)	8,181.88	226,707.00	218,525.12	226,707.00
Expense Total	2,363.07	0.00	(2,363.07)	8,181.88	226,707.00	218,525.12	226,707.00
Total Expense	2,363.07	0.00	(2,363.07)	8,181.88	226,707.00	218,525.12	226,707.00
Net Income	6,517.28	8,662.25	(2,144.97)	100,364.48	(140,084.50)	240,448.98	(122,760.00)