

Eagle Ridge HOA

Run Date: 01/21/2026

Run Time: 06:47 AM

BALANCE SHEET

As of: 12/31/2025

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.03
01004-000	GESA - Money Market (Reserve)	\$250,451.47
01005-000	Umpqua Money Market (Operating)	\$249,311.03
01011-000	Alliance Bank - Operating	\$69,348.65
01013-000	Alliance Bank - Reserves/WC	\$169,397.26
01202-000	Equipment and Fixtures	\$16,995.25
01250-000	Accumulation Deprec	(\$16,995.25)
	TOTAL ASSETS	\$738,608.44

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)	\$41,156.41
	TOTAL EQUITY	\$738,608.44
	TOTAL LIABILITIES AND EQUITY	\$738,608.44

Eagle Ridge HOA

INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	8,592.99	7,932.25	660.74	95,847.74	95,187.00	660.74	95,187.00
05010-000 Dues	45,694.69	25,032.18	20,662.51	718,881.97	725,895.09	(7,013.12)	725,895.09
05013-000 Reserve Assessments	716.59	3,282.50	(2,565.91)	95,847.74	95,187.43	660.31	95,187.43
05014-000 Transfer Fee	439.25	0.00	439.25	840.59	0.00	840.59	0.00
05020-000 Late Charges	962.31	400.00	562.31	7,404.94	4,800.00	2,604.94	4,800.00
05021-000 Late Interest	123.37	120.00	3.37	1,165.54	1,440.00	(274.46)	1,440.00
05026-000 Fine Income	650.00	0.00	650.00	2,593.45	0.00	2,593.45	0.00
05032-000 Lien Income	50.00	0.00	50.00	609.00	0.00	609.00	0.00
05050-000 Interest Income	566.70	750.00	(183.30)	8,500.20	9,000.00	(499.80)	9,000.00
05050-900 Interest Income - Capital Rese...	958.13	730.00	228.13	11,104.35	8,760.00	2,344.35	8,760.00
05100-000 Misc. Income	0.00	0.00	0.00	335.03	0.00	335.03	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	58,754.03	38,246.93	20,507.10	963,130.55	940,269.52	22,861.03	940,269.52
Total Income	58,754.03	38,246.93	20,507.10	963,130.55	940,269.52	22,861.03	940,269.52

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	1,437.70	476.00	(961.70)	41,578.75	44,376.00	2,797.25	44,376.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	350.00	350.00	7,103.69	5,000.00	(2,103.69)	5,000.00
06308-000 Lien Filing Fees	100.00	0.00	(100.00)	1,007.00	0.00	(1,007.00)	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)	991.25	1,500.00	508.75	7,665.45	21,600.00	13,934.55	21,600.00
06410-000 Refuse Removal	331.93	332.00	0.07	3,978.95	3,984.00	5.05	3,984.00
06415-000 Electricity & Gas	4,907.43	5,400.00	492.57	66,826.13	61,000.00	(5,826.13)	61,000.00
06420-000 Water	1,769.24	1,500.00	(269.24)	180,838.00	101,500.00	(79,338.00)	101,500.00
06425-000 Sewer	302.74	200.00	(102.74)	7,265.24	5,300.00	(1,965.24)	5,300.00
06615-000 Snow Removal	0.00	5,000.00	5,000.00	18,044.95	36,000.00	17,955.05	36,000.00
06620-000 Capital Replacement Reserve	8,592.99	7,932.25	(660.74)	95,847.74	95,187.00	(660.74)	95,187.00
06621-900 Capital Expenses	26,440.00	0.00	(26,440.00)	34,621.88	226,707.00	192,085.12	226,707.00
06626-000 Postage	187.06	100.00	(87.06)	8,728.89	8,300.00	(428.89)	8,300.00
06630-000 Repairs and Maint	1,200.35	1,000.00	(200.35)	17,253.44	23,300.00	6,046.56	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	20,237.26	0.00	(20,237.26)	0.00
06810-000 Commons Mowing	18,528.46	16,681.36	(1,847.10)	135,097.30	142,186.14	7,088.84	142,186.14
06820-000 Commons Fertilizing	0.00	0.00	0.00	14,470.25	15,024.56	554.31	15,024.56
06830-000 Commons Turf Spraying	0.00	0.00	0.00	16,669.06	18,525.64	1,856.58	18,525.64
06843-000 Tree Program	0.00	0.00	0.00	34,634.65	36,932.09	2,297.44	36,932.09
06850-000 Flowers	0.00	500.00	500.00	6,951.82	7,750.00	798.18	7,750.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	8,591.63	9,442.67	851.04	9,442.67
06880-000 Landscape Labor	0.00	0.00	0.00	38,150.77	39,500.00	1,349.23	39,500.00
06890-000 Misc. Landscape	0.00	0.00	0.00	29,699.57	31,690.17	1,990.60	31,690.17
06891-000 Swale Maintenance	0.00	0.00	0.00	10,864.05	7,250.00	(3,614.05)	7,250.00
06900-000 Web Fees	250.00	250.00	0.00	3,723.70	4,000.00	276.30	4,000.00
07505-000 Management Fee	7,095.50	6,969.00	(126.50)	84,226.00	83,628.00	(598.00)	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	72,134.65	48,190.61	(23,944.04)	921,974.14	1,072,401.77	150,427.63	1,072,401.77
Total Expense	72,134.65	48,190.61	(23,944.04)	921,974.14	1,072,401.77	150,427.63	1,072,401.77
Net Income	(13,380.62)	(9,943.68)	(3,436.94)	41,156.41	(132,132.25)	173,288.66	(132,132.25)

Eagle Ridge HOA

INCOME STATEMENT

Run Date: 01/21/2026
Run Time: 06:47 AM

Main

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	45,694.69	25,032.18	20,662.51	718,881.97	725,895.09	(7,013.12)	725,895.09
05013-000 Reserve Assessments	716.59	3,282.50	(2,565.91)	95,847.74	95,187.43	660.31	95,187.43
05014-000 Transfer Fee	439.25	0.00	439.25	840.59	0.00	840.59	0.00
05020-000 Late Charges	962.31	400.00	562.31	7,404.94	4,800.00	2,604.94	4,800.00
05021-000 Late Interest	123.37	120.00	3.37	1,165.54	1,440.00	(274.46)	1,440.00
05026-000 Fine Income	650.00	0.00	650.00	2,593.45	0.00	2,593.45	0.00
05032-000 Lien Income	50.00	0.00	50.00	609.00	0.00	609.00	0.00
05050-000 Interest Income	566.70	750.00	(183.30)	8,500.20	9,000.00	(499.80)	9,000.00
05100-000 Misc. Income	0.00	0.00	0.00	335.03	0.00	335.03	0.00
Income Total	49,202.91	29,584.68	19,618.23	836,178.46	836,322.52	(144.06)	836,322.52
Total Income	49,202.91	29,584.68	19,618.23	836,178.46	836,322.52	(144.06)	836,322.52

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	1,437.70	476.00	(961.70)	41,578.75	44,376.00	2,797.25	44,376.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	350.00	350.00	7,103.69	5,000.00	(2,103.69)	5,000.00
06308-000 Lien Filing Fees	100.00	0.00	(100.00)	1,007.00	0.00	(1,007.00)	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)	991.25	1,500.00	508.75	7,665.45	21,600.00	13,934.55	21,600.00
06410-000 Refuse Removal	331.93	332.00	0.07	3,978.95	3,984.00	5.05	3,984.00
06415-000 Electricity & Gas	4,907.43	5,400.00	492.57	66,826.13	61,000.00	(5,826.13)	61,000.00
06420-000 Water	1,769.24	1,500.00	(269.24)	180,838.00	101,500.00	(79,338.00)	101,500.00
06425-000 Sewer	302.74	200.00	(102.74)	7,265.24	5,300.00	(1,965.24)	5,300.00
06615-000 Snow Removal	0.00	5,000.00	5,000.00	18,044.95	36,000.00	17,955.05	36,000.00
06620-000 Capital Replacement Reserve	8,592.99	7,932.25	(660.74)	95,847.74	95,187.00	(660.74)	95,187.00
06626-000 Postage	187.06	100.00	(87.06)	8,728.89	8,300.00	(428.89)	8,300.00
06630-000 Repairs and Maint	1,200.35	1,000.00	(200.35)	17,253.44	23,300.00	6,046.56	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	20,237.26	0.00	(20,237.26)	0.00
06810-000 Commons Mowing	18,528.46	16,681.36	(1,847.10)	135,097.30	142,186.14	7,088.84	142,186.14
06820-000 Commons Fertilizing	0.00	0.00	0.00	14,470.25	15,024.56	554.31	15,024.56
06830-000 Commons Turf Spraying	0.00	0.00	0.00	16,669.06	18,525.64	1,856.58	18,525.64
06843-000 Tree Program	0.00	0.00	0.00	34,634.65	36,932.09	2,297.44	36,932.09
06850-000 Flowers	0.00	500.00	500.00	6,951.82	7,750.00	798.18	7,750.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	8,591.63	9,442.67	851.04	9,442.67
06880-000 Landscape Labor	0.00	0.00	0.00	38,150.77	39,500.00	1,349.23	39,500.00
06890-000 Misc. Landscape	0.00	0.00	0.00	29,699.57	31,690.17	1,990.60	31,690.17
06891-000 Swale Maintenance	0.00	0.00	0.00	10,864.05	7,250.00	(3,614.05)	7,250.00
06900-000 Web Fees	250.00	250.00	0.00	3,723.70	4,000.00	276.30	4,000.00
07505-000 Management Fee	7,095.50	6,969.00	(126.50)	84,226.00	83,628.00	(598.00)	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	45,694.65	48,190.61	2,495.96	887,352.26	845,694.77	(41,657.49)	845,694.77
Total Expense	45,694.65	48,190.61	2,495.96	887,352.26	845,694.77	(41,657.49)	845,694.77
Net Income	3,508.26	(18,605.93)	22,114.19	(51,173.80)	(9,372.25)	(41,801.55)	(9,372.25)

Eagle Ridge HOA

INCOME STATEMENT

Capital Reserves

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	8,592.99	7,932.25	660.74	95,847.74	95,187.00	660.74	95,187.00
05050-900 Interest Income - Capital Rese...	958.13	730.00	228.13	11,104.35	8,760.00	2,344.35	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	9,551.12	8,662.25	888.87	126,952.09	103,947.00	23,005.09	103,947.00
Total Income	9,551.12	8,662.25	888.87	126,952.09	103,947.00	23,005.09	103,947.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	26,440.00	0.00	(26,440.00)	34,621.88	226,707.00	192,085.12	226,707.00
Expense Total	26,440.00	0.00	(26,440.00)	34,621.88	226,707.00	192,085.12	226,707.00
Total Expense	26,440.00	0.00	(26,440.00)	34,621.88	226,707.00	192,085.12	226,707.00
Net Income	(16,888.88)	8,662.25	(25,551.13)	92,330.21	(122,760.00)	215,090.21	(122,760.00)