

# Eagle Ridge HOA

Run Date: 12/23/2025

Run Time: 08:17 AM

## BALANCE SHEET

As of: 11/30/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.03
01004-000	GESA - Money Market (Reserve)	\$249,550.69
01005-000	Umpqua Money Market (Operating)	\$248,745.60
01011-000	Alliance Bank - Operating	\$66,405.82
01013-000	Alliance Bank - Reserves/WC	\$187,186.92
01202-000	Equipment and Fixtures	\$16,995.25
01250-000	Accumulation Deprec	(\$16,995.25)
	<b>TOTAL ASSETS</b>	<b>\$751,989.06</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings - Main	\$369,933.51
03900-900	Retained Earnings - Capital Reserve	\$327,518.52
	Current Year Net Income/(Loss)	\$54,537.03
	<b>TOTAL EQUITY</b>	<b>\$751,989.06</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$751,989.06</b>

# Eagle Ridge HOA

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	7,932.25	7,932.25	0.00	87,254.75	87,254.75	0.00	95,187.00
05010-000 Dues	7,666.93	16,345.64	(8,678.71)	673,187.28	700,862.91	(27,675.63)	725,895.09
05013-000 Reserve Assessments	884.00	2,143.42	(1,259.42)	95,131.15	91,904.93	3,226.22	95,187.43
05014-000 Transfer Fee	271.50	0.00	271.50	401.34	0.00	401.34	0.00
05020-000 Late Charges	552.00	400.00	152.00	6,442.63	4,400.00	2,042.63	4,800.00
05021-000 Late Interest	83.64	120.00	(36.36)	1,042.17	1,320.00	(277.83)	1,440.00
05026-000 Fine Income	400.00	0.00	400.00	1,943.45	0.00	1,943.45	0.00
05032-000 Lien Income	0.00	0.00	0.00	559.00	0.00	559.00	0.00
05050-000 Interest Income	557.37	750.00	(192.63)	7,933.50	8,250.00	(316.50)	9,000.00
05050-900 Interest Income - Capital Rese...	922.36	730.00	192.36	10,146.22	8,030.00	2,116.22	8,760.00
05100-000 Misc. Income	0.03	0.00	0.03	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
<b>Income Total</b>	<b>19,270.08</b>	<b>28,421.31</b>	<b>(9,151.23)</b>	<b>904,376.52</b>	<b>902,022.59</b>	<b>2,353.93</b>	<b>940,269.52</b>
<b>Total Income</b>	<b>19,270.08</b>	<b>28,421.31</b>	<b>(9,151.23)</b>	<b>904,376.52</b>	<b>902,022.59</b>	<b>2,353.93</b>	<b>940,269.52</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	1,806.75	500.00	(1,306.75)	40,141.05	43,900.00	3,758.95	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	551.58	250.00	(301.58)	7,103.69	4,650.00	(2,453.69)	5,000.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	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)	1,369.55	1,500.00	130.45	6,674.20	20,100.00	13,425.80	21,600.00
06410-000 Refuse Removal	331.93	332.00	0.07	3,647.02	3,652.00	4.98	3,984.00
06415-000 Electricity & Gas	4,930.66	5,400.00	469.34	61,918.70	55,600.00	(6,318.70)	61,000.00
06420-000 Water	19,836.27	9,000.00	(10,836.27)	179,068.76	100,000.00	(79,068.76)	101,500.00
06425-000 Sewer	272.74	250.00	(22.74)	6,962.50	5,100.00	(1,862.50)	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	87,254.75	87,254.75	0.00	95,187.00
06621-900 Capital Expenses	0.00	0.00	0.00	8,181.88	226,707.00	218,525.12	226,707.00
06626-000 Postage	166.95	130.00	(36.95)	8,541.83	8,200.00	(341.83)	8,300.00
06630-000 Repairs and Maint	3,427.01	1,500.00	(1,927.01)	16,053.09	22,300.00	6,246.91	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	1,472.85	0.00	(1,472.85)	20,237.26	0.00	(20,237.26)	0.00
06810-000 Commons Mowing	20,047.15	19,673.41	(373.74)	116,568.84	125,504.78	8,935.94	142,186.14
06820-000 Commons Fertilizing	3,709.40	3,756.14	46.74	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	2,500.00	2,500.00	34,634.65	36,932.09	2,297.44	36,932.09
06850-000 Flowers	419.54	0.00	(419.54)	6,951.82	7,250.00	298.18	7,750.00
06860-000 Sprinkler Turn On/Off	4,582.20	5,035.80	453.60	8,591.63	9,442.67	851.04	9,442.67
06880-000 Landscape Labor	458.22	5,500.00	5,041.78	38,150.77	39,500.00	1,349.23	39,500.00
06890-000 Misc. Landscape	8,069.03	7,978.80	(90.23)	29,699.57	31,690.17	1,990.60	31,690.17
06891-000 Swale Maintenance	0.00	250.00	250.00	10,864.05	7,250.00	(3,614.05)	7,250.00
06900-000 Web Fees	406.96	350.00	(56.96)	3,473.70	3,750.00	276.30	4,000.00
07505-000 Management Fee	7,095.50	6,969.00	(126.50)	77,130.50	76,659.00	(471.50)	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
<b>Expense Total</b>	<b>86,886.54</b>	<b>78,807.40</b>	<b>(8,079.14)</b>	<b>849,839.49</b>	<b>1,024,211.16</b>	<b>174,371.67</b>	<b>1,072,401.77</b>
<b>Total Expense</b>	<b>86,886.54</b>	<b>78,807.40</b>	<b>(8,079.14)</b>	<b>849,839.49</b>	<b>1,024,211.16</b>	<b>174,371.67</b>	<b>1,072,401.77</b>
<b>Net Income</b>	<b>(67,616.46)</b>	<b>(50,386.09)</b>	<b>(17,230.37)</b>	<b>54,537.03</b>	<b>(122,188.57)</b>	<b>176,725.60</b>	<b>(132,132.25)</b>

# Eagle Ridge HOA

## INCOME STATEMENT

Run Date: 12/23/2025  
Run Time: 08:17 AM

Main

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	7,666.93	16,345.64	(8,678.71)	673,187.28	700,862.91	(27,675.63)	725,895.09
05013-000 Reserve Assessments	884.00	2,143.42	(1,259.42)	95,131.15	91,904.93	3,226.22	95,187.43
05014-000 Transfer Fee	271.50	0.00	271.50	401.34	0.00	401.34	0.00
05020-000 Late Charges	552.00	400.00	152.00	6,442.63	4,400.00	2,042.63	4,800.00
05021-000 Late Interest	83.64	120.00	(36.36)	1,042.17	1,320.00	(277.83)	1,440.00
05026-000 Fine Income	400.00	0.00	400.00	1,943.45	0.00	1,943.45	0.00
05032-000 Lien Income	0.00	0.00	0.00	559.00	0.00	559.00	0.00
05050-000 Interest Income	557.37	750.00	(192.63)	7,933.50	8,250.00	(316.50)	9,000.00
05100-000 Misc. Income	0.03	0.00	0.03	335.03	0.00	335.03	0.00
<b>Income Total</b>	<b>10,415.47</b>	<b>19,759.06</b>	<b>(9,343.59)</b>	<b>786,975.55</b>	<b>806,737.84</b>	<b>(19,762.29)</b>	<b>836,322.52</b>
<b>Total Income</b>	<b>10,415.47</b>	<b>19,759.06</b>	<b>(9,343.59)</b>	<b>786,975.55</b>	<b>806,737.84</b>	<b>(19,762.29)</b>	<b>836,322.52</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	1,806.75	500.00	(1,306.75)	40,141.05	43,900.00	3,758.95	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	551.58	250.00	(301.58)	7,103.69	4,650.00	(2,453.69)	5,000.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	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)	1,369.55	1,500.00	130.45	6,674.20	20,100.00	13,425.80	21,600.00
06410-000 Refuse Removal	331.93	332.00	0.07	3,647.02	3,652.00	4.98	3,984.00
06415-000 Electricity & Gas	4,930.66	5,400.00	469.34	61,918.70	55,600.00	(6,318.70)	61,000.00
06420-000 Water	19,836.27	9,000.00	(10,836.27)	179,068.76	100,000.00	(79,068.76)	101,500.00
06425-000 Sewer	272.74	250.00	(22.74)	6,962.50	5,100.00	(1,862.50)	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	87,254.75	87,254.75	0.00	95,187.00
06626-000 Postage	166.95	130.00	(36.95)	8,541.83	8,200.00	(341.83)	8,300.00
06630-000 Repairs and Maint	3,427.01	1,500.00	(1,927.01)	16,053.09	22,300.00	6,246.91	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	1,472.85	0.00	(1,472.85)	20,237.26	0.00	(20,237.26)	0.00
06810-000 Commons Mowing	20,047.15	19,673.41	(373.74)	116,568.84	125,504.78	8,935.94	142,186.14
06820-000 Commons Fertilizing	3,709.40	3,756.14	46.74	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	2,500.00	2,500.00	34,634.65	36,932.09	2,297.44	36,932.09
06850-000 Flowers	419.54	0.00	(419.54)	6,951.82	7,250.00	298.18	7,750.00
06860-000 Sprinkler Turn On/Off	4,582.20	5,035.80	453.60	8,591.63	9,442.67	851.04	9,442.67
06880-000 Landscape Labor	458.22	5,500.00	5,041.78	38,150.77	39,500.00	1,349.23	39,500.00
06890-000 Misc. Landscape	8,069.03	7,978.80	(90.23)	29,699.57	31,690.17	1,990.60	31,690.17
06891-000 Swale Maintenance	0.00	250.00	250.00	10,864.05	7,250.00	(3,614.05)	7,250.00
06900-000 Web Fees	406.96	350.00	(56.96)	3,473.70	3,750.00	276.30	4,000.00
07505-000 Management Fee	7,095.50	6,969.00	(126.50)	77,130.50	76,659.00	(471.50)	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
<b>Expense Total</b>	<b>86,886.54</b>	<b>78,807.40</b>	<b>(8,079.14)</b>	<b>841,657.61</b>	<b>797,504.16</b>	<b>(44,153.45)</b>	<b>845,694.77</b>
<b>Total Expense</b>	<b>86,886.54</b>	<b>78,807.40</b>	<b>(8,079.14)</b>	<b>841,657.61</b>	<b>797,504.16</b>	<b>(44,153.45)</b>	<b>845,694.77</b>
<b>Net Income</b>	<b>(76,471.07)</b>	<b>(59,048.34)</b>	<b>(17,422.73)</b>	<b>(54,682.06)</b>	<b>9,233.68</b>	<b>(63,915.74)</b>	<b>(9,372.25)</b>

# Eagle Ridge HOA

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Capital Reserves

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Income	7,932.25	7,932.25	0.00	87,254.75	87,254.75	0.00	95,187.00
05050-900 Interest Income - Capital Rese...	922.36	730.00	192.36	10,146.22	8,030.00	2,116.22	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
<b>Income Total</b>	<b>8,854.61</b>	<b>8,662.25</b>	<b>192.36</b>	<b>117,400.97</b>	<b>95,284.75</b>	<b>22,116.22</b>	<b>103,947.00</b>
<b>Total Income</b>	<b>8,854.61</b>	<b>8,662.25</b>	<b>192.36</b>	<b>117,400.97</b>	<b>95,284.75</b>	<b>22,116.22</b>	<b>103,947.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses	0.00	0.00	0.00	8,181.88	226,707.00	218,525.12	226,707.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,181.88</b>	<b>226,707.00</b>	<b>218,525.12</b>	<b>226,707.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,181.88</b>	<b>226,707.00</b>	<b>218,525.12</b>	<b>226,707.00</b>
<b>Net Income</b>	<b>8,854.61</b>	<b>8,662.25</b>	<b>192.36</b>	<b>109,219.09</b>	<b>(131,422.25)</b>	<b>240,641.34</b>	<b>(122,760.00)</b>