

**Indian Creek Phase VIII (Eagle Ridge)
Homeowners Association, Inc.**

January 2026 Financial



ADVANTAGE PROPERTY MANAGEMENT, LLC
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INDIAN CREEK PHASE VIII HOA (EAGLE RIDGE)
TREASURER'S REPORT FOR PERIOD ENDING JANUARY 31ST , 2026

CASH:

Operating cash totals \$131,214.18. \$762.52 is February payables, \$1,366.67 is accrued expenses, and \$7,508.51 is prepaid maintenance fees. The net operating cash is \$121,576.48.

Reserve cash totals \$131,097.46. There are no reserve expenditures YTD, and YTD reserve interest is \$206.04.

CURRENT YEAR END EXPENSES ARE AS FOLLOWS FOR THE ASSOCIATION:

Administrative Expenses: Current month and YTD total is \$4,985.41, which is \$481.26 under budget.

Utility Expenses: Current month and YTD total is \$17,708.22, which is \$138.45 under budget.

Grounds: Current month and YTD total is \$8,521.73, which is \$1,728.27 under budget.

Pool & Recreation: Current month and YTD total is \$938.28, which is \$745.06 under budget.

CURRENT YEAR TO DATE SURPLUS/DEFICIT:

YTD revenue is \$37,673.68, operating expenses are \$32,153.64, and the reserves have been funded \$2,314.24. The current YTD surplus is \$3,205.80.

FUND BALANCE:

As of 1/1/26 the beginning fund balance was a surplus of \$61,903.94. The current YTD surplus is \$3,205.80. The total adjusted fund balance is \$65,109.74.

ACCOUNTS RECEIVABLE:

As of 1/31/2026, the total in arrears is \$8,020.66.

Indian Creek Ph 8 HOA

FUND BALANCE SHEET

Consolidated

As of: 01/31/2026

Assets

Account	Operating	Reserves	Total
Asset			
1020 Oper-Southstate Bank #5699	\$28,172.95	\$0.00	\$28,172.95
1030 Oper-Southstate Bank MM #5702 2.52%	\$81,708.62	\$0.00	\$81,708.62
1031 Oper-Southstate CD 3.85% 3/19/26	\$21,332.61	\$0.00	\$21,332.61
1040 Resv-Southstate Bank MM #5705 2.78%	\$0.00	\$131,097.46	\$131,097.46
1100 Receivables - Owners	\$8,020.66	\$0.00	\$8,020.66
1200 Prepaid Insurance	\$22,201.32	\$0.00	\$22,201.32
1230 Prepaid Water	\$449.28	\$0.00	\$449.28
1300 Deposits - Utility	\$72.00	\$0.00	\$72.00
Asset Total	\$161,957.44	\$131,097.46	\$293,054.90
Total Assets:	\$161,957.44	\$131,097.46	\$293,054.90

Liabilities

Account	Operating	Reserves	Total
Liability			
2100 Accounts Payable	\$762.52	\$0.00	\$762.52
2101 Accrued Expenses	\$1,366.67	\$0.00	\$1,366.67
2150 Comcast Comp Agreement	\$13,260.00	\$0.00	\$13,260.00
2160 Prepaid Maintenance Fees	\$7,508.51	\$0.00	\$7,508.51
2170 Unearned Maintenance Fees	\$73,950.00	\$0.00	\$73,950.00
Liability Total	\$96,847.70	\$0.00	\$96,847.70
Total Liabilities:	\$96,847.70	\$0.00	\$96,847.70

Equity

Account	Operating	Reserves	Total
Reserves			
2300 Reserve - CH Pool Deck/Bldg	\$0.00	\$10,395.56	\$10,395.56
2310 Reserve - Fence	\$0.00	\$56,308.38	\$56,308.38
2320 Reserve - Landscape	\$0.00	\$6,594.13	\$6,594.13
2330 Reserves-Painting/Sealcoat	\$0.00	\$31,138.35	\$31,138.35
2340 Reserve - Pool	\$0.00	\$9,126.40	\$9,126.40
2350 Reserve - Ins Ded	\$0.00	\$8,500.00	\$8,500.00
2360 Reserve - Mailbox	\$0.00	\$4,901.26	\$4,901.26
2600 Reserve - Interest	\$0.00	\$4,133.38	\$4,133.38
Reserves Total	\$0.00	\$131,097.46	\$131,097.46
Equity			
3700 Capital Contributions	\$22,512.44	\$0.00	\$22,512.44
3710 Beginning Fund Balance	\$39,391.50	\$0.00	\$39,391.50
Equity Total	\$61,903.94	\$0.00	\$61,903.94

Account	Operating	Reserves	Total
Current Year Net Income/(Loss)	\$3,205.80	\$0.00	\$3,205.80
Total Equity:	\$65,109.74	\$131,097.46	\$196,207.20
Total Liabilities & Equity	\$161,957.44	\$131,097.46	\$293,054.90

Indian Creek Ph 8 HOA

RESERVE STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
2300-000 Reserve - CH Pool Deck/Bldg	\$1,841.56	\$7,896.00	\$0.00	\$9,737.56
2300-001 Reserve - CH Pool Deck/Bldg - Funding	\$7,896.00	\$658.00	\$7,896.00	\$658.00
2310-000 Reserve - Fence	\$47,425.05	\$8,200.00	\$0.00	\$55,625.05
2310-001 Reserve - Fence - Funding	\$8,200.00	\$683.33	\$8,200.00	\$683.33
2320-000 Reserve - Landscape	\$5,944.13	\$600.00	\$0.00	\$6,544.13
2320-001 Reserve - Landscape - Funding	\$600.00	\$50.00	\$600.00	\$50.00
2330-000 Reserves-Painting/Sealcoat	\$33,558.35	\$9,366.67	\$12,570.00	\$30,355.02
2330-001 Reserves-Painting/Sealcoat - Funding	\$9,366.67	\$783.33	\$9,366.67	\$783.33
2330-002 Reserves-Painting/Sealcoat - Disbursement	(\$12,570.00)	\$12,570.00	\$0.00	\$0.00
2340-000 Reserve - Pool	\$9,043.07	\$0.00	\$0.00	\$9,043.07
2340-001 Reserve - Pool - Funding	\$0.00	\$83.33	\$0.00	\$83.33
2350-000 Reserve - Ins Ded	\$7,500.00	\$1,000.00	\$0.00	\$8,500.00
2350-001 Reserve - Ins Ded - Funding	\$1,000.00	\$0.00	\$1,000.00	\$0.00
2360-000 Reserve - Mailbox	\$4,170.01	\$675.00	\$0.00	\$4,845.01
2360-001 Reserve - Mailbox - Funding	\$675.00	\$56.25	\$675.00	\$56.25
2600-000 Reserve - Interest	\$3,840.77	\$3,086.57	\$3,000.00	\$3,927.34
2600-001 Reserve - Interest - Current Year	\$3,086.57	\$206.04	\$3,086.57	\$206.04
2600-002 Transfer to CH Pool Deck	(\$3,000.00)	\$3,000.00	\$0.00	\$0.00
	\$128,577.18	\$48,914.52	\$46,394.24	\$131,097.46

Indian Creek Ph 8 HOA
INCOME STATEMENT
Consolidated
Start: 01/01/2026 | End: 01/31/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4010 Maintenance Fees	36,975.00	36,997.58	(22.58)	36,975.00	36,997.58	(22.58)	443,971.00
4200 Comcast Comp Revenue	255.00	255.00	0.00	255.00	255.00	0.00	3,060.00
4300 Interest Income	97.56	83.33	14.23	97.56	83.33	14.23	1,000.00
4320 Interest Owners	46.12	16.67	29.45	46.12	16.67	29.45	200.00
4450 Other Income	300.00	208.33	91.67	300.00	208.33	91.67	2,500.00
Income Total	37,673.68	37,560.91	112.77	37,673.68	37,560.91	112.77	450,731.00
Total Income	37,673.68	37,560.91	112.77	37,673.68	37,560.91	112.77	450,731.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative							
5010 Management Fee	1,600.00	1,600.00	0.00	1,600.00	1,600.00	0.00	19,200.00
5030 Audit/Tax Return	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
5050 Legal Fees	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
5100 Insurance	2,504.79	2,625.00	120.21	2,504.79	2,625.00	120.21	31,500.00
5150 Master Association	416.67	416.67	0.00	416.67	416.67	0.00	5,000.00
5200 Postage/Printing/Administration	414.95	166.67	(248.28)	414.95	166.67	(248.28)	2,000.00
5210 Website	49.00	83.33	34.33	49.00	83.33	34.33	1,000.00
5310 Permits & Licenses	0.00	33.33	33.33	0.00	33.33	33.33	400.00
Administrative Total	4,985.41	5,466.67	481.26	4,985.41	5,466.67	481.26	65,600.00
Utilities							
5510 Electric	1,760.26	1,400.00	(360.26)	1,760.26	1,400.00	(360.26)	16,800.00
5520 Water & Sewer	440.74	500.00	59.26	440.74	500.00	59.26	6,000.00
5740 Cable Expense	15,507.22	15,946.67	439.45	15,507.22	15,946.67	439.45	191,360.00
Utilities Total	17,708.22	17,846.67	138.45	17,708.22	17,846.67	138.45	214,160.00

Grounds							
6250 Lawn Maintenance	7,638.00	7,666.67	28.67	7,638.00	7,666.67	28.67	92,000.00
6260 Landscape/Irrg Improvement	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
6270 Tree Trimming	30.00	708.33	678.33	30.00	708.33	678.33	8,500.00
6280 Weed/Lawn Pest Contract	640.00	666.67	26.67	640.00	666.67	26.67	8,000.00
6290 Tree Removal	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
6300 Landscape/Irrigation Maint & Repair...	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
6310 Sidewalk Cleaning	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
6350 Other Repairs/Maint	213.73	416.67	202.94	213.73	416.67	202.94	5,000.00
Grounds Total	8,521.73	10,250.00	1,728.27	8,521.73	10,250.00	1,728.27	123,000.00

Pool & Recreation							
6500 Pool Service	475.00	500.00	25.00	475.00	500.00	25.00	6,000.00
6505 Pressure Wash Deck	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
6510 Pool Repair	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
6520 Pool Supplies	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
6530 Pool-Janitorial Contract	463.28	466.67	3.39	463.28	466.67	3.39	5,600.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6540 Pool - Janitorial Supplies	0.00	50.00	50.00	0.00	50.00	50.00	600.00
Pool & Recreation Total	938.28	1,683.34	745.06	938.28	1,683.34	745.06	20,200.00
Reserve Transfers							
7300 Reserve CH/P Deck/Cabana	658.00	658.00	0.00	658.00	658.00	0.00	7,896.00
7310 Reserve Fence - Bound/Entry	683.33	683.33	0.00	683.33	683.33	0.00	8,200.00
7320 Reserve - Landscape	50.00	50.00	0.00	50.00	50.00	0.00	600.00
7330 Reserve Pav/Seal/Sidewalk	783.33	783.33	0.00	783.33	783.33	0.00	9,400.00
7340 Reserve Pool	83.33	83.33	0.00	83.33	83.33	0.00	1,000.00
7360 Reserve Mailbox	56.25	56.25	0.00	56.25	56.25	0.00	675.00
Reserve Transfers Total	2,314.24	2,314.24	0.00	2,314.24	2,314.24	0.00	27,771.00
Total Expense	34,467.88	37,560.92	3,093.04	34,467.88	37,560.92	3,093.04	450,731.00
Net Income	3,205.80	(0.01)	3,205.81	3,205.80	(0.01)	3,205.81	0.00

Indian Creek Ph 8 HOA

YEARLY INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
4010 - 000	\$36,975.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,975.00
Maintenance Fees													
4200 - 000 Comcast	\$255.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$255.00
Comp Revenue													
4300 - 000 Interest	\$97.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.56
Income													
4320 - 000 Interest	\$46.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.12
Owners													
4450 - 000 Other	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
Income													
Sub Total Income	\$37,673.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,673.68
TOTAL INCOME	\$37,673.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,673.68

EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Administrative													
5010 - 000 Management Fee	\$1,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,600.00
5100 - 000 Insurance	\$2,504.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,504.79
5150 - 000 Master Association	\$416.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$416.67
5200 - 000	\$414.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$414.95
Postage/Printing/Administration													
5210 - 000 Website	\$49.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.00
Sub Total Administrative	\$4,985.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,985.41
Utilities													
5510 - 000 Electric	\$1,760.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,760.26
5520 - 000 Water & Sewer	\$440.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$440.74
5740 - 000 Cable Expense	\$15,507.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,507.22
Sub Total Utilities	\$17,708.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,708.22
Grounds													
6250 - 000 Lawn Maintenance	\$7,638.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,638.00
6270 - 000 Tree Trimming	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
6280 - 000 Weed/Lawn Pest Contract	\$640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$640.00
6350 - 000 Other Repairs/Maint Contract	\$213.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$213.73
Sub Total Grounds	\$8,521.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,521.73
Pool & Recreation													
6500 - 000 Pool Service Contract	\$475.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00
6530 - 000 Pool-Janitorial Contract	\$463.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$463.28
Sub Total Pool & Recreation	\$938.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$938.28
Reserve Transfers													
7300 - 000 Reserve CH/P Deck/Cabana	\$658.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$658.00
7310 - 000 Reserve Fence - Bound/Entry	\$683.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$683.33
7320 - 000 Reserve - Landscape	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
7330 - 000 Reserve Pav/Seal/Sidewalk	\$783.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$783.33
7340 - 000 Reserve Pool	\$83.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83.33
7360 - 000 Reserve Mailbox	\$56.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56.25
Sub Total Reserve Transfers	\$2,314.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,314.24
TOTAL EXPENSE	\$34,467.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,467.88

NET INCOME \$3,205.80 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 **\$3,205.80**