

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

**February 2026 Financial**



**ADVANTAGE PROPERTY MANAGEMENT, LLC**  
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**INDIAN CREEK PHASE VIII HOA (EAGLE RIDGE)**  
**TREASURER'S REPORT FOR PERIOD ENDING FEBRUARY 28<sup>TH</sup>, 2026**

**CASH:**

Operating cash totals \$111,474.18. \$2,027.62 is March payables, \$2,258.34 is accrued expenses, and \$9,875.51 is prepaid maintenance fees. The net operating cash is \$97,312.71.

Reserve cash totals \$133,609.29. There are no reserve expenditures YTD, and YTD reserve interest is \$403.63.

**CURRENT YEAR END EXPENSES ARE AS FOLLOWS FOR THE ASSOCIATION:**

**Administrative Expenses:** Current month total is \$4,885.36, YTD total is \$9,870.77, which is \$1,062.57 under budget.

**Utility Expenses:** Current month total is \$17,852.64, YTD total is \$35,560.86, which is \$132.48 under budget.

**Grounds:** Current month total is \$8,930.00, YTD total is \$17,451.73, which is \$3,048.27 under budget.

**Pool & Recreation:** Current month total is \$938.28, YTD total is \$1,876.56, which is \$1,490.12 under budget.

**CURRENT YEAR TO DATE SURPLUS/DEFICIT:**

YTD revenue is \$75,330.89, operating expenses are \$64,759.92, and the reserves have been funded \$4,628.48. The current YTD surplus is \$5,942.49.

**FUND BALANCE:**

As of 1/1/26 the beginning fund balance was a surplus of \$61,903.94. The current YTD surplus is \$5,942.49 and Capital Contributions total \$483.33. The total adjusted fund balance is \$68,329.76.

**ACCOUNTS RECEIVABLE:**

As of 2/28/2026, the total in arrears is \$724.08.

# Indian Creek Ph 8 HOA

## FUND BALANCE SHEET

Consolidated

As of: 02/28/2026

### Assets

Account	Operating	Reserves	Total
<b>Asset</b>			
1020 Oper-Southstate Bank #5699	\$7,997.73	\$0.00	\$7,997.73
1030 Oper-Southstate Bank MM #5702 1.76%	\$81,818.31	\$0.00	\$81,818.31
1031 Oper-Southstate CD 3.45% 8/19/26	\$21,658.14	\$0.00	\$21,658.14
1040 Resv-Southstate Bank MM #5705 2.02%	\$0.00	\$133,609.29	\$133,609.29
1100 Receivables - Owners	\$724.08	\$0.00	\$724.08
1200 Prepaid Insurance	\$20,200.97	\$0.00	\$20,200.97
1300 Deposits - Utility	\$72.00	\$0.00	\$72.00
<b>Asset Total</b>	<b>\$132,471.23</b>	<b>\$133,609.29</b>	<b>\$266,080.52</b>
<b>Total Assets:</b>	<b>\$132,471.23</b>	<b>\$133,609.29</b>	<b>\$266,080.52</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liability</b>			
2100 Accounts Payable	\$2,027.62	\$0.00	\$2,027.62
2101 Accrued Expenses	\$2,258.34	\$0.00	\$2,258.34
2150 Comcast Comp Agreement	\$13,005.00	\$0.00	\$13,005.00
2160 Prepaid Maintenance Fees	\$9,875.51	\$0.00	\$9,875.51
2170 Unearned Maintenance Fees	\$36,975.00	\$0.00	\$36,975.00
<b>Liability Total</b>	<b>\$64,141.47</b>	<b>\$0.00</b>	<b>\$64,141.47</b>
<b>Total Liabilities:</b>	<b>\$64,141.47</b>	<b>\$0.00</b>	<b>\$64,141.47</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserves</b>			
2300 Reserve - CH Pool Deck/Bldg	\$0.00	\$11,053.56	\$11,053.56
2310 Reserve - Fence	\$0.00	\$56,991.71	\$56,991.71
2320 Reserve - Landscape	\$0.00	\$6,644.13	\$6,644.13
2330 Reserves-Painting/Sealcoat	\$0.00	\$31,921.68	\$31,921.68
2340 Reserve - Pool	\$0.00	\$9,209.73	\$9,209.73
2350 Reserve - Ins Ded	\$0.00	\$8,500.00	\$8,500.00
2360 Reserve - Mailbox	\$0.00	\$4,957.51	\$4,957.51
2600 Reserve - Interest	\$0.00	\$4,330.97	\$4,330.97
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$133,609.29</b>	<b>\$133,609.29</b>
<b>Equity</b>			
3700 Capital Contributions	\$22,995.77	\$0.00	\$22,995.77
3710 Beginning Fund Balance	\$39,391.50	\$0.00	\$39,391.50
<b>Equity Total</b>	<b>\$62,387.27</b>	<b>\$0.00</b>	<b>\$62,387.27</b>

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
Current Year Net Income/(Loss)	\$5,942.49	\$0.00	\$5,942.49
<b>Total Equity:</b>	<b>\$68,329.76</b>	<b>\$133,609.29</b>	<b>\$201,939.05</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$132,471.23</b>	<b>\$133,609.29</b>	<b>\$266,080.52</b>

## Indian Creek Ph 8 HOA

### RESERVE STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
2300-000 Reserve - CH Pool Deck/Bldg	\$9,737.56	\$0.00	\$0.00	\$9,737.56
2300-001 Reserve - CH Pool Deck/Bldg - Funding	\$658.00	\$658.00	\$0.00	\$1,316.00
2310-000 Reserve - Fence	\$55,625.05	\$0.00	\$0.00	\$55,625.05
2310-001 Reserve - Fence - Funding	\$683.33	\$683.33	\$0.00	\$1,366.66
2320-000 Reserve - Landscape	\$6,544.13	\$0.00	\$0.00	\$6,544.13
2320-001 Reserve - Landscape - Funding	\$50.00	\$50.00	\$0.00	\$100.00
2330-000 Reserves- Painting/Sealcoat	\$30,355.02	\$0.00	\$0.00	\$30,355.02
2330-001 Reserves- Painting/Sealcoat - Funding	\$783.33	\$783.33	\$0.00	\$1,566.66
2340-000 Reserve - Pool	\$9,043.07	\$0.00	\$0.00	\$9,043.07
2340-001 Reserve - Pool - Funding	\$83.33	\$83.33	\$0.00	\$166.66
2350-000 Reserve - Ins Ded	\$8,500.00	\$0.00	\$0.00	\$8,500.00
2360-000 Reserve - Mailbox	\$4,845.01	\$0.00	\$0.00	\$4,845.01
2360-001 Reserve - Mailbox - Funding	\$56.25	\$56.25	\$0.00	\$112.50
2600-000 Reserve - Interest	\$3,927.34	\$0.00	\$0.00	\$3,927.34
2600-001 Reserve - Interest - Current Year	\$206.04	\$197.59	\$0.00	\$403.63
	<b>\$131,097.46</b>	<b>\$2,511.83</b>	<b>\$0.00</b>	<b>\$133,609.29</b>

**Indian Creek Ph 8 HOA**  
**INCOME STATEMENT**  
Consolidated  
Start: 02/01/2026 | End: 02/28/2026  
**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4010 Maintenance Fees	36,975.00	36,997.58	(22.58)	73,950.00	73,995.16	(45.16)	443,971.00
4200 Comcast Comp Revenue	255.00	255.00	0.00	510.00	510.00	0.00	3,060.00
4300 Interest Income	435.22	83.33	351.89	532.78	166.66	366.12	1,000.00
4320 Interest Owners	(8.01)	16.67	(24.68)	38.11	33.34	4.77	200.00
4450 Other Income	0.00	208.33	(208.33)	300.00	416.66	(116.66)	2,500.00
<b>Income Total</b>	<b>37,657.21</b>	<b>37,560.91</b>	<b>96.30</b>	<b>75,330.89</b>	<b>75,121.82</b>	<b>209.07</b>	<b>450,731.00</b>
<b>Total Income</b>	<b>37,657.21</b>	<b>37,560.91</b>	<b>96.30</b>	<b>75,330.89</b>	<b>75,121.82</b>	<b>209.07</b>	<b>450,731.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative</b>							
5010 Management Fee	1,600.00	1,600.00	0.00	3,200.00	3,200.00	0.00	19,200.00
5030 Audit/Tax Return	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
5050 Legal Fees	55.00	291.67	236.67	55.00	583.34	528.34	3,500.00
5100 Insurance	2,492.35	2,625.00	132.65	4,997.14	5,250.00	252.86	31,500.00
5150 Master Association	416.67	416.67	0.00	833.34	833.34	0.00	5,000.00
5200 Postage/Printing/Administration	272.34	166.67	(105.67)	687.29	333.34	(353.95)	2,000.00
5210 Website	49.00	83.33	34.33	98.00	166.66	68.66	1,000.00
5310 Permits & Licenses	0.00	33.33	33.33	0.00	66.66	66.66	400.00
<b>Administrative Total</b>	<b>4,885.36</b>	<b>5,466.67</b>	<b>581.31</b>	<b>9,870.77</b>	<b>10,933.34</b>	<b>1,062.57</b>	<b>65,600.00</b>
<b>Utilities</b>							
5510 Electric	1,699.33	1,400.00	(299.33)	3,459.59	2,800.00	(659.59)	16,800.00
5520 Water & Sewer	696.66	500.00	(196.66)	1,137.40	1,000.00	(137.40)	6,000.00
5740 Cable Expense	15,456.65	15,946.67	490.02	30,963.87	31,893.34	929.47	191,360.00
<b>Utilities Total</b>	<b>17,852.64</b>	<b>17,846.67</b>	<b>(5.97)</b>	<b>35,560.86</b>	<b>35,693.34</b>	<b>132.48</b>	<b>214,160.00</b>
<b>Grounds</b>							
6250 Lawn Maintenance	7,638.00	7,666.67	28.67	15,276.00	15,333.34	57.34	92,000.00
6260 Landscape/Irrg Improvement	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
6270 Tree Trimming	0.00	708.33	708.33	30.00	1,416.66	1,386.66	8,500.00
6280 Weed/Lawn Pest Contract	640.00	666.67	26.67	1,280.00	1,333.34	53.34	8,000.00
6290 Tree Removal	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
6300 Landscape/Irrigation Maint & Repair...	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6310 Sidewalk Cleaning	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00
6350 Other Repairs/Maint	652.00	416.67	(235.33)	865.73	833.34	(32.39)	5,000.00
<b>Grounds Total</b>	<b>8,930.00</b>	<b>10,250.00</b>	<b>1,320.00</b>	<b>17,451.73</b>	<b>20,500.00</b>	<b>3,048.27</b>	<b>123,000.00</b>
<b>Pool &amp; Recreation</b>							
6500 Pool Service	475.00	500.00	25.00	950.00	1,000.00	50.00	6,000.00
6505 Pressure Wash Deck	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
6510 Pool Repair	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00
6520 Pool Supplies	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
6530 Pool-Janitorial Contract	463.28	466.67	3.39	926.56	933.34	6.78	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	100.00	100.00	600.00
<b>Pool &amp; Recreation Total</b>	<b>938.28</b>	<b>1,683.34</b>	<b>745.06</b>	<b>1,876.56</b>	<b>3,366.68</b>	<b>1,490.12</b>	<b>20,200.00</b>
<b>Reserve Transfers</b>							
7300 Reserve CH/P Deck/Cabana	658.00	658.00	0.00	1,316.00	1,316.00	0.00	7,896.00
7310 Reserve Fence - Bound/Entry	683.33	683.33	0.00	1,366.66	1,366.66	0.00	8,200.00
7320 Reserve - Landscape	50.00	50.00	0.00	100.00	100.00	0.00	600.00
7330 Reserve Pav/Seal/Sidewalk	783.33	783.33	0.00	1,566.66	1,566.66	0.00	9,400.00
7340 Reserve Pool	83.33	83.33	0.00	166.66	166.66	0.00	1,000.00
7360 Reserve Mailbox	56.25	56.25	0.00	112.50	112.50	0.00	675.00
<b>Reserve Transfers Total</b>	<b>2,314.24</b>	<b>2,314.24</b>	<b>0.00</b>	<b>4,628.48</b>	<b>4,628.48</b>	<b>0.00</b>	<b>27,771.00</b>
<b>Total Expense</b>	<b>34,920.52</b>	<b>37,560.92</b>	<b>2,640.40</b>	<b>69,388.40</b>	<b>75,121.84</b>	<b>5,733.44</b>	<b>450,731.00</b>
<b>Net Income</b>	<b>2,736.69</b>	<b>(0.01)</b>	<b>2,736.70</b>	<b>5,942.49</b>	<b>(0.02)</b>	<b>5,942.51</b>	<b>0.00</b>

## Indian Creek Ph 8 HOA

### YEARLY INCOME STATEMENT

Start: 01/01/2026 | End: 02/28/2026

#### INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
4010 - 000	\$36,975.00	\$36,975.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$73,950.00
Maintenance Fees													
4200 - 000 Comcast	\$255.00	\$255.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$510.00
Comp Revenue													
4300 - 000 Interest	\$97.56	\$435.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$532.78
Income													
4320 - 000 Interest	\$46.12	(\$8.01)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38.11
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													
<b>Sub Total Income</b>	<b>\$37,673.68</b>	<b>\$37,657.21</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75,330.89</b>
<b>TOTAL INCOME</b>	<b>\$37,673.68</b>	<b>\$37,657.21</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75,330.89</b>

#### EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Administrative													
5010 - 000 Management Fee	\$1,600.00	\$1,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00
5050 - 000 Legal Fees	\$0.00	\$55.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.00
5100 - 000 Insurance	\$2,504.79	\$2,492.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,997.14
5150 - 000 Master Association	\$416.67	\$416.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$833.34
5200 - 000	\$414.95	\$272.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$687.29
Postage/Printing/Administration													
5210 - 000 Website	\$49.00	\$49.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$98.00
<b>Sub Total Administrative</b>	<b>\$4,985.41</b>	<b>\$4,885.36</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9,870.77</b>
Utilities													
5510 - 000 Electric	\$1,760.26	\$1,699.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,459.59
5520 - 000 Water & Sewer	\$440.74	\$696.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,137.40
5740 - 000 Cable Expense	\$15,507.22	\$15,456.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,963.87
<b>Sub Total Utilities</b>	<b>\$17,708.22</b>	<b>\$17,852.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$35,560.86</b>
Grounds													
6250 - 000 Lawn Maintenance	\$7,638.00	\$7,638.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,276.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Total
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
6280 - 000 Weed/Lawn Pest Contract	\$640.00	\$640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,280.00
6350 - 000 Other Repairs/Maint	\$213.73	\$652.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$865.73
<b>Sub Total Grounds</b>	<b>\$8,521.73</b>	<b>\$8,930.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,451.73</b>
Pool & Recreation													
6500 - 000 Pool Service	\$475.00	\$475.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950.00
6530 - 000 Pool-Janitorial Contract	\$463.28	\$463.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$926.56
<b>Sub Total Pool &amp; Recreation</b>	<b>\$938.28</b>	<b>\$938.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,876.56</b>
Reserve Transfers													
7300 - 000 Reserve CH/P Deck/Cabana	\$658.00	\$658.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,316.00
7310 - 000 Reserve Fence - Bound/Entry	\$683.33	\$683.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,366.66
7320 - 000 Reserve - Landscape	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
7330 - 000 Reserve Pav/Seal/Sidewalk	\$783.33	\$783.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,566.66
7340 - 000 Reserve Pool	\$83.33	\$83.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.66
7360 - 000 Reserve Mailbox	\$56.25	\$56.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.50
<b>Sub Total Reserve Transfers</b>	<b>\$2,314.24</b>	<b>\$2,314.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,628.48</b>
<b>TOTAL EXPENSE</b>	<b>\$34,467.88</b>	<b>\$34,920.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$69,388.40</b>
<b>NET INCOME</b>	<b>\$3,205.80</b>	<b>\$2,736.69</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,942.49</b>