

**EAGLES' LANDING, INC.**

**REPORT OF CASH RECEIPTS AND DISBURSEMENTS**

**DECEMBER 31, 2025**

**EAGLES' LANDING, INC.**

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**Kenneth B Sipes**  
*Certified Public Accountant*  
355 Applegate Landing  
Ormond Beach, Fl. 32174  
(386) 673-7589

January 25, 2026

The Board of Directors  
Eagles' Landing, Inc.

I have compiled the accompanying Report of Cash Receipts and Disbursements of Eagles' Landing, Inc. in accordance with Florida Statute 720.303 (7) (b) 3 of the Florida Administrative Code for Homeowners Associations for the year ended December 31, 2025.

A compilation is substantially less in scope than an examination made in accordance with generally accepted auditing standards, the objective of which is to express an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion or any other form of assurance on them.

The accompanying report was prepared for the sole purpose of complying with the above Florida Statute and for the benefit of the members of Eagles' Landing, Inc. The report accordingly excludes a balance sheet, statement of revenue and expenses, statement of cash flows, and disclosures (footnotes) which is required by generally accepted auditing standards.

All the information included in these financial reports is the representation of the Management of Eagles' Landing, Inc.

Based on my compilation of the accompanying report, I am not aware of any material changes which should be made for them to be in conformity with Florida Statute 720.303 (7) (b) (3).



Kenneth B Sipes, C.P.A.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURES ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN THE GOVERNING DOCUMENTS, BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

**EAGLES' LANDING, INC.**  
**REPORT OF CASH RECEIPTS AND DISBURSEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2025**

**RECEIPTS**

Assessment Income	\$ 156,840
Late Fees	575
Interest - Operating	3
Interest - Reserves	2,900
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<b>Total Receipts</b>	<b>160,318</b>

**DISBURSEMENTS**

Cable/Internet	8,624
Management Fees	4,500
Office Supplies	65
Professional Fees	650
Insurance	67,120
Annual Report & Fees	165
Landscape & Grounds & Pest	30,294
Roof Expense	93
Utilities	<u>787</u>

Total Operating Disbursements	112,298
<b>Sub-total</b>	<b>\$ 48,020</b>

**Less:**

Reserve Funding	70,587
Interest-Reserves	<u>2,900</u>

<b>Net Receipts over Disbursements</b>	<b>\$ -25,467</b>
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See Accountant's accompanying Report