Eagle Crest Master Association
Balance Sheet
as of September 30, 2026
(Unaudited and subject to adjustment)

	ECMA Operating	ECMA Reserve	09/30/26 Total	09/30/25 Total
Cash				
Northwest Bank Reserve Account - MM Account	$0	924,369	$924,369	$616,199
Northwest Bank Operating Account	529,081	-	529,081	543,173
First Interstate Bank Trust Account	0	2,027,475	2,027,475	1,976,169
Edward Jones	0	8,980	8,980	11,790
Sports Center Employee Bank	940	-	940	940
Total Cash	$530,021	2,960,823	$3,490,844	$3,148,271
Accounts Receivable - Owner Dues	1,721	-	1,721	10,070
Accounts Receivable - Association Fees	74,446	-	74,446	196,172
Accounts Receivable - Other	19,388	-	19,388	20,750
Due to/from - Reserve Contribution	(65,113)	65,113	0	0
Inventory: Merchandise	19,158	-	19,158	13,020
Prepaid Insurance	19,958	-	19,958	0
Prepaid Property Taxes	0	-	0	0
Prepaid IncomeTaxes	0	8,271	8,271	9,514
TOTAL ASSETS	$599,578	3,034,208	$3,633,786	$3,397,797
Liabilities				
Accounts Payable - Trade	$204,726	14,560	$219,286	$183,126
Accounts Payable - Other	$21,320	-	$21,320	$56,070
Pro Shop Loan Principal	$0	758,938	$758,938	$886,995
Prepaid EHOA Dues	100,865	-	100,865	86,482
Property Tax Payable	12,682	-	12,682	10,980
Total Liabilities	$339,594	773,498	$1,113,092	$1,223,653
Beginning Fund Balance	$388,743	1,859,009	$2,247,752	$2,831,855
Net Income	(128,758)	401,700	272,943	(657,711)
Ending Fund Balance	$259,985	2,260,709	$2,520,694	$2,174,144
TOTAL LIABILITIES AND FUND BALANCES	$599,579	3,034,208	$3,633,786	$3,397,797

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending September 30, 2026
(Unaudited and subject to adjustment)

	7/1/2026 - 9/30/2026			Year to Date 1/1/2026 - 9/30/2026				7/1/2025 - 9/30/2025	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Actual to Budget**	**Actual**	**Variance**
Income									
Commercial Rent									
36215 - Commercial Rent - Golf	0	0	$0	44,540	100%	44,540	$0	0	$0
36210 - Rent - Equestrian Center	1,584	1,584	$0	4,752	75%	6,335	($1,583)	1,542	$42
Total Commercial Rent	1,584	1,584	0	49,292	97%	50,874	(1,582)	1,542	42
Dues									
39520 - Dues - VROA	35,712	35,712	$0	107,136	75%	142,848	($35,712)	36,456	($744)
39530 - Dues - Fairway Vista	9,216	9,216	$0	27,648	75%	36,864	($9,216)	9,408	($192)
39540 - Dues - RiverView Vista	13,536	13,536	$0	40,608	75%	54,144	($13,536)	13,818	($282)
39550 - Dues - EHOA	52,416	52,416	$0	157,248	75%	209,664	($52,416)	53,508	($1,092)
39560 - Dues - River Run Properties LLC	1,152	1,152	$0	3,456	75%	4,608	($1,152)	1,176	($24)
39570 - Dues - Worldmark	23,616	23,616	$0	70,848	75%	94,464	($23,616)	24,108	($492)
39580 - Dues - Conference Center	1,152	1,152	$0	3,456	75%	4,608	($1,152)	1,176	($24)
39590 - Dues - Eagle Crest Hotel	9,216	9,216	$0	27,648	75%	36,864	($9,216)	9,408	($192)
Total Dues	146,016	146,016	0	438,048	75%	584,064	(146,016)	149,058	(3,042)
Other Income									
35120 - Misc Income	550	0	$550	1,183	0%	3,297	($2,114)	0	$550
36120 - Fines	0	0	$0	292	0%	0	$292	0	$0
39190 - Late Fees	462	0	$462	1,573	0%	0	$1,573	0	$462
36500 - JUEA - ECAG Fees	33,934	33,934	($0)	101,803	75%	135,737	($33,934)	33,056	$878
36xxx - Golf Course Debt Service	19,543	19,543	($0)	58,629	75%	78,172	($19,543)	0	$19,543
36070 - Sub Association Billing Fee Rev	2,250	2,985	($735)	7,230	61%	11,940	($4,710)	2,744	($494)
39180 - Bank Interest Income	788	0	$788	7,546	0%	0	$7,546	(1,296)	$2,084
Total Other Income	57,527	56,462	1,065	178,255	78%	229,146	(50,891)	34,504	23,023
Total Income	$ 205,127	$ 204,062	$ 1,065	$ 665,595	77%	$ 864,085	$ (198,489)	$ 185,104	$ 20,023
Expense									
Contracted Services									
60236 - Management Fees	9,386	$9,386	$0	$28,157	75%	37,543	($9,386)	8,405	$981
60304 - Safety Services Fee	15,037	15,037	(0)	45,110	75%	60,146	(15,037)	14,641	$395
60305 - Pools and Spa Services	5,028	5,028	(0)	15,085	75%	20,113	(5,028)	4,896	$132
60306 - Accounting Fee	5,151	5,151	(0)	15,452	75%	20,603	(5,151)	5,016	$135
60307 - Resort Manager Fee	10,350	10,350	0	31,049	75%	41,398	(10,350)	10,077	$272
60344 - Landscaping	45,030	45,030	(0)	135,090	75%	180,120	(45,030)	43,846	$1,184
Total Contracted Services	89,981	89,981	(0)	269,943	75%	359,925	(89,981)	86,882	3,099
Dues Expense									
60308 - Reserve Contribution Master	25,000	25,000	(0)	75,000	75%	100,000	(25,000)	22,472	$2,528
60309 - Reserve Cont - Golf Course Rsv	0	0	0	45,000	100%	45,000	0	0	$0
60144 - Reserve Contribution - GC Debt Service	19,543	19,543	(0)	58,629	75%	78,172	(19,543)	0	$19,543
Total Dues Expense	44,543	44,543	(0)	178,629	80%	223,172	209,543	22,472	22,071
Grounds Maintenance									
60343 - Front Pasture Mtc	0	0	0	11,869	100%	11,869	0	0	$0
60361 - Snow Removal	0	0	0	730	10%	7,500	(6,770)	0	$0
60382 - Ladder Fuel Reduction	0	6,250	(6,250)	1,700	7%	25,000	(23,300)	0	$0
Total Grounds Maintenance	0	6,250	(6,250)	14,299	32%	44,369	(30,070)	0	0
Operating Supplies									
60190 - Postage, Delivery, & Communication	259	827	(568)	600	18%	3,307	(2,706)	0	$259
60191 - Voting & Ballot Services	865	250	615	865	87%	1,000	(135)	882	($17)
Total Operating Supplies	1,124	1,077	47	1,465	34%	4,307	(2,841)	882	242

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending September 30, 2026
(Unaudited and subject to adjustment)

	7/1/2026 - 9/30/2026			Year to Date 1/1/2026 - 9/30/2026				7/1/2025 - 9/30/2025	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Actual to Budget**	**Actual**	**Variance**
Other Expense									
60163 - Director Travel	251	481	(230)	1,049	55%	1,923	(874)	348	($97)
60170 - JUEA - ECAG Fees	33,934	33,934	(0)	101,803	75%	135,737	(33,934)	33,056	$878
Total Other Expense	34,185	34,415	(230)	102,852	75%	137,660	(34,808)	33,404	781
Professional Fees									
60147 - Audit & Tax Services	0	0	0	0	0%	11,040	(11,040)	0	$0
60142 - Sub Association Billing Fee	2,250	2,985	(735)	7,230	61%	11,940	(4,710)	2,744	($494)
60141 - Bank Charges	0	0	0	5	0%	0	5	0	$0
60252 - Legal / Prof. Services	0	1,875	(1,875)	132	2%	7,500	(7,368)	0	$0
60302 - Consultant Fees	2,643	5,500	(2,857)	9,605	44%	22,000	(12,395)	3,828	($1,185)
Total Professional Fees	4,893	10,360	(5,467)	16,972	32%	52,480	(35,508)	6,572	(1,679)
Repair & Maintenance									
60336 - Repair & Mtc	2,133	3,500	(1,367)	10,104	72%	14,000	(3,896)	2,359	($226)
60353 - Red Tail Hawk Pool R&M	5,677	3,899	1,779	11,487	74%	15,595	(4,108)	4,503	$1,174
Total Repair & Maintenance	7,810	7,399	412	21,592	73%	29,595	(8,003)	6,862	948
Sport Center									
60237 - Rent	0	0	0	600	100%	600	0	0	$0
Total Sport Center	0	0	0	600	100%	600	0	0	0
Taxes and Insurance									
80250 - Real Estate Taxes	1,365	1,212	154	3,730	77%	4,847	(1,117)	1,182	$183
80355 - Insurance Deductible	0	-	0	-	0%	0	0	0	$0
80350 - Liability & Property Insurance	5,440	5,623	(183)	16,320	73%	22,494	(6,174)	5,641	($201)
Total Taxes and Insurance	6,805	6,835	(30)	20,050	73%	27,340	(7,291)	6,823	(18)
Utilities									
60360 - Waste Removal	2,874	2,071	803	5,818	70%	8,284	(2,466)	1,975	$899
60501 - Electricity	540	628	(88)	(4,764)	-190%	2,513	(7,276)	539	$1
Total Utilities	3,415	2,699	715	1,054	10%	10,797	(9,743)	2,514	901
Total Expense (before debt Svc)	$ 192,757	$ 203,559	$ (10,802)	$ 627,457	70%	$ 890,245	$ (8,702)	$ 166,411	$ 26,346
60144 - Debt Service (loan interest)	0	0	0	0	0%	0	0	51,863	($51,863)
Total Expense	$ 192,757	$ 203,559	$ (10,802)	$ 627,457	70%	$ 890,245	$ (8,702)	$ 218,274	$ 26,346
Operating Net Income	$ 12,370	$ 503	$ 11,867	$ 38,139	-146%	$ (26,160)	$ (189,788)	$ (33,170)	$ (6,323)
Beginning Fund Balance -01/01/2026				$ 85,547		$ 72,884			
Ending Fund Balance -09/30/2026				$ 123,686		$ 46,725			

Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending September 30, 2026
(Unaudited and subject to adjustment)

	7/1/2026 - 9/30/2026			Year to Date 1/1/2026 - 9/30/2026				7/1/2025 - 9/30/2025	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Variance Actual to Budget**	**Actual**	**Variance**
Income									
Other Income									
35230 - Merchant Sales	44,153	21,075	23,078	82,279	98%	84,298	(2,019)	41,691	$2,462
36430 - Bike rentals	32,740	15,229	17,511	61,609	101%	60,915	694	28,298	$4,442
36050 - Tennis Lesson Revenue	4,000	4,121	(121)	14,285	87%	16,485	(2,200)	3,885	$115
36070 - Tennis Court Fee Revenue	680	721	(41)	2,400	83%	2,885	(485)	695	($15)
39020 - Tennis Lesson Guest Fees	60	65	(5)	180	69%	260	(80)	50	$10
39020 - Guest Fees	11,230	4,428	6,803	22,550	127%	17,710	4,840	7,570	$3,660
39020 - Guest Pass Daily Fees	2,350	1,639	711	6,330	97%	6,555	(225)	1,620	$730
35120 - Misc Income - Express Pass Share	-	-	-	-	0%	75,000	(75,000)	-	$0
Total Other Income	95,213	47,277	47,936	189,633	72%	264,108	(74,475)	83,809	11,404
Sport Center									
39520 - Sport Center- VROA	64,868	64,868	-	194,604	75%	259,472	(64,868)	56,588	8,280
39610 - Sport Center - Fairway Vista	3,940	3,940	-	11,820	75%	15,761	(3,940)	3,857	83
39630 - Sport Center - RVVE Fractional	5,238	5,238	-	15,714	75%	20,952	(5,238)	4,868	369
39640 - Sport Center - RiverView Vista	2,093	2,093	-	6,280	75%	8,373	(2,093)	2,020	73
39650 - Sport Center - RECOA	80,758	80,758	-	242,275	75%	323,033	(80,758)	78,637	2,121
39660 - Sport Center - Eagle Creek Frac	227	227	(0)	682	75%	909	(227)	221	6
39670 - Sport Center - Eagle Springs Frac	76	76	0	227	75%	303	(76)	74	2
39680 - Sport Center - EHOA	22,410	22,410	-	67,229	75%	89,639	(22,410)	21,632	778
39690 - Sport Center - Worldmark	41,428	41,428	(0)	124,283	75%	165,711	(41,428)	36,197	5,231
39695 -Sport Center - Worldmark at Eagle Ridge	6,067	6,067	0	18,201	75%	24,268	(6,067)	5,909	158
Total Sport Center	227,105	227,105	(0)	681,315	75%	908,420	(227,105)	210,003	17,102
Total Income	$ 322,318	$ 274,382	$ 47,936	$ 870,948	74%	$ 1,172,528	$ (301,580)	$ 293,812	$ 28,506
Expense									
Contracted Services									
60236 - Management Fees	17,024	$17,024	$0	51,071	75%	68,095	($17,024)	16,820	204
60256 - Pools & Spas Service Fee	9,895	9,895	0	29,686	75%	39,581	(9,895)	9,635	260
60304 - Safety Services Fee	11,693	11,693	0	35,078	75%	46,771	(11,693)	11,386	307
60306 - Accounting Fee	18,737	18,737	0	56,210	75%	74,947	(18,737)	18,244	493
60307 - Resort Manager Fee	2,756	2,756	(0)	8,268	75%	11,024	(2,756)	2,684	72
60312 - Night Audit Fee	4,252	4,252	(0)	12,756	75%	17,008	(4,252)	4,140	112
60318 - Janitorial	6,675	7,750	(1,075)	20,175	65%	31,000	(10,825)	6,750	(75)
60344 - Landscaping	4,653	4,653	(0)	13,959	75%	18,612	(4,653)	4,530	123
Total Contracted Services	75,685	76,760	(1,075)	227,204	74%	307,039	(79,835)	74,189	1,495
Cost of Goods									
45230 - Cost of Merchant Sales	21,382	10,116	11,266	42,149	104%	40,463	1,686	17,009	4,372
45230 - Cost of Commissions - Tennis	3,085	3,128	(43)	11,087	89%	12,512	(1,426)	2,761	324
45230 - Cost of Commissions - Bikes	24,555	11,422	13,133	46,207	101%	45,686	520	21,224	3,331
Total Cost of Goods	49,021	24,665	24,356	99,443	101%	98,661	781	40,993	8,028
Dues Expense									
60308 - Reserve Contribution	48,100	48,100	-	144,300	75%	192,400	(48,100)	46,250	1,850
Total Dues Expense	48,100	48,100	-	144,300	75%	192,400	(48,100)	46,250	1,850
Grounds Maintenance									
60361 - Snow Removal	-	-	-	-	0%	3,500	(3,500)	-	-
Total Grounds Maintenance	-	-	-	-	0%	3,500	(3,500)	-	-
Operating Supplies									
60103 - Operating Supplies	5,106	5,000	106	15,624	78%	20,000	(4,376)	3,157	1,949
60110 - Pool Controls/Hayward Lease	3,682	3,674	8	11,046	75%	14,697	(3,651)	3,053	629
60200 - Licenses and Permits	200	797	(597)	200	6%	3,186	(2,986)	200	-
60280 - Uniforms	-	608	(608)	442	18%	2,432	(1,991)	12	(12)

Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending September 30, 2026
(Unaudited and subject to adjustment)

	7/1/2026 - 9/30/2026			Year to Date 1/1/2026 - 9/30/2026				7/1/2025 - 9/30/2025	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Variance Actual to Budget**	**Actual**	**Variance**
60281 - Laundry and Dry Cleaning	12,846	8,566	4,279	29,031	85%	34,266	(5,235)	12,209	637
Total Operating Supplies	21,834	18,645	3,189	56,343	76%	74,581	(18,238)	18,631	3,203
Other Expense									
60311 - Travel	24	25	(1)	24	24%	100	(76)	-	24
Total Other Expense	24	25	(1)	24	24%	100	(76)	-	24
Professional Fees									
60143 - Credit Card Commissions	6,804	2,280	4,524	13,019	143%	9,119	3,900	3,983	2,821
Total Professional Fees	6,804	2,280	4,524	13,019	143%	9,119	3,900	3,983	2,821
Repair & Maintenance									
60336 - Repair & Mtc	8,657	9,375	(718)	35,626	95%	37,500	(1,874)	12,957	(4,300)
Total Repair & Maintenance	8,657	9,375	(718)	35,626	95%	37,500	(1,874)	12,957	(4,300)
Sport Center									
60261 - Sport Center Payroll	80,453	71,369	9,084	223,261	78%	285,476	(62,216)	71,747	8,706
Total Sport Center	80,453	71,369	9,084	223,261	78%	285,476	(62,216)	71,747	8,706
Taxes and Insurance									
80250 - Real Estate Taxes	8,813	7,820	992	24,071	77%	31,281	(7,209)	7,629	1,183
80355 - Insurance Deductible	-	2,500	(2,500)	-	0%	10,000	(10,000)	-	-
80350 - Liability & Property Insurance	25,317	26,170	(853)	75,951	73%	104,681	(28,730)	22,929	2,388
Total Taxes and Insurance	34,130	36,490	(2,361)	100,023	69%	145,962	(45,939)	30,558	3,572
Utilities									
60160 - Cable/Satellite Television	600	534	66	1,779	83%	2,135	(356)	503	97
60260 - Telecommunications	1,597	1,142	455	4,768	104%	4,566	202	1,584	13
60360 - Waste Removal	2,691	1,625	1,066	5,328	82%	6,498	(1,170)	1,583	1,108
60501 - Electricity	4,693	4,338	355	12,952	75%	17,352	(4,400)	4,478	215
60502 - Gas - Propane	8,323	12,407	(4,084)	38,813	78%	49,629	(10,816)	6,725	1,598
60505 - Water	2,700	2,700	-	8,100	75%	10,800	(2,700)	2,610	90
Total Utilities	20,603	22,745	(2,142)	71,741	79%	90,980	(19,239)	17,482	3,122
Total Expense	$ 345,311	$ 310,455	$ 34,856	$ 970,983	78%	$ 1,245,319	$ (274,336)	$ 316,790	$ 28,521
Operating Net Income	$ (22,993)	$ (36,073)	$ 13,080	$ (100,036)	137%	$ (72,791)	$ (27,244)	$ (22,978)	$ (15)
Beginning Fund Balance -01/01/2026				$ 130,478		$ 132,139			
Ending Fund Balance -09/30/2026				$ 30,442		$ 59,348			

Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending September 30, 2026
(Unaudited and subject to adjustment)

	7/1/2026 - 9/30/2026			Year to Date 1/1/2026 - 9/30/2026				7/1/2025 - 9/30/2025	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Variance Actual to Budget**	**Actual**	**Variance**
Water:									
Income									
Water & Sewer									
39700 - Water & Sewer - VROA	$ 33,480	$ 33,480	$ -	$ 100,440	75%	$ 133,920	$ (33,480)	$ 32,364	$ 1,116
39720 - Water & Sewer - ECMA Spts Ctr	2,700	2,700	-	8,100	75%	$ 10,800	(2,700)	2,610	$ 90
39730 - Water & Sewer - Fairway Vista	8,640	8,640	-	25,920	75%	$ 34,560	(8,640)	8,352	$ 288
39740 - Water & Sewer - RiverView Vista	12,690	12,690	-	38,070	75%	$ 50,760	(12,690)	12,267	$ 423
39750 - Water & Sewer - EHOA	48,600	48,600	-	145,800	75%	$ 194,400	(48,600)	46,719	$ 1,881
39760 - Water & Sewer - EHOA (undeveloped)	135	135	0	405	75%	$ 541	(135)	203	$ (67)
39770 - Water & Sewer - River Run Properties	810	810	-	2,430	75%	$ 3,240	(810)	783	$ 27
39780 - Water & Sewer - Worldmark	22,140	22,140	-	66,420	75%	$ 88,560	(22,140)	21,402	$ 738
39790 - Water & Sewer - Pro Shop	1,620	1,620	-	4,860	75%	$ 6,480	(1,620)	1,566	$ 54
39840 - Water & Sewer - Hotel	19,440	19,440	-	58,320	75%	$ 77,760	(19,440)	18,792	$ 648
39850 - Water & Sewer - Conference Ctr	1,350	1,350	-	4,050	75%	$ 5,400	(1,350)	1,305	$ 45
39860 - Water & Sewer - Maint/Golf	270	270	-	810	75%	$ 1,080	(270)	261	$ 9
Total Water & Sewer	151,875	151,875	0	455,625	75%	607,501	(151,875)	146,624	5,252
Other Income - Burke Cost Sharing Agreement	-	-	-	798	100%	798	0	-	$ -
Misc Income - Water Sharing Rights	-		-	-			-	-	$ -
Total Income	$ 151,875	$ 151,875	$ 0	$ 456,424	75%	$ 608,299	$ (151,875)	$ 146,624	$ 5,252
Expense									
Contracted Services									
60236 - Management Fees	$4,689	$4,689	$0	$14,067	75%	$ 18,756	($4,689)	$4,295	$394
60304 - Safety Services Fee	7,297	7,297	(0)	21,892	75%	$ 29,190	(7,297)	7,106	$ 192
60306 - Accounting Fee	4,660	4,660	0	13,980	75%	$ 18,640	(4,660)	4,538	$ 122
60366 - Utility System Mgmt Fee	27,819	27,053	766	78,797	73%	$ 108,212	(29,415)	22,479	$ 5,340
Total Contracted Services	44,465	43,699	766	128,737	74%	174,798	(46,061)	38,418	6,048
Dues Expense									
60308 - Reserve Contribution	17,500	17,500	-	52,500	75%	$ 70,000	(17,500)	11,250	$ 6,250
Total Dues Expense	17,500	17,500	-	52,500	75%	70,000	(17,500)	11,250	6,250
Operating Supplies									
60200 - Licenses and Permits	1,370	549	820	3,042	138%	$ 2,197	845	-	$ 1,370
60300 - Dues and Subscriptions	-	38	(38)	-	0%	$ 150	(150)	-	$ -
Total Operating Supplies	1,370	587	783	3,042	130%	2,347	695	-	1,370
Professional Fees									
60252 - Legal / Prof. Services	-	375	(375)	-	0%	$ 1,500	(1,500)	-	$ -
60XXX - USPC Travel/Admin		250	(250)	-		$ 1,000	(1,000)		$ -
60302 - Consultant Fees	1,112	1,250	(139)	2,708	54%	$ 5,000	(2,292)	-	$ 1,112
Total Professional Fees	1,112	1,875	(764)	2,708	36%	7,500	(4,792)	-	1,112
Repair & Maintenance									
60336 - Repair & Mtc	9,609	2,500	7,109	10,040	100%	$ 10,000	40	913	$ 8,697
60369 - Product Quality Testing	727	2,250	(1,523)	3,067	34%	$ 9,000	(5,933)	1,581	$ (854)
Total Repair & Maintenance	10,336	4,750	5,586	13,107	69%	19,000	(5,893)	2,494	7,843
Taxes and Insurance									
80250 - Real Estate Taxes	2,504	2,222	282	6,841	77%	$ 8,889	(2,049)	2,166	$ 338
80350 - Liability & Property Insurance	4,115	4,254	(139)	12,345	73%	$ 17,014	(4,670)	4,421	$ (306)
Total Taxes and Insurance	6,619	6,476	143	19,185	74%	25,904	(6,718)	6,587	32
Utilities									
60501 - Electricity	8,310	9,181	(870)	24,156	66%	$ 36,724	(12,568)	15,658	$ (7,348)
60505 - Water	23,172	992	22,179	24,384	614%	$ 3,969	20,415	1,932	$ 21,240
Total Utilities	31,482	10,173	21,309	48,540	119%	40,692	7,847	17,590	13,892

Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending September 30, 2026
(Unaudited and subject to adjustment)

	7/1/2026 - 9/30/2026			Year to Date 1/1/2026 - 9/30/2026				7/1/2025 - 9/30/2025	
	Actual	**Budget**	**Variance**	**YTD Actual**	**% of Budget**	**Annual Budget**	**Variance Actual to Budget**	**Actual**	**Variance**
Total Water Expense	112,884	85,060	27,824	267,819	79%	340,241	(72,422)	76,338	36,546
Operating Net Income - Water	38,991	66,815	(27,824)	188,605	70%	268,058	(79,453)	70,285	(31,294)
Sewer:									
Contracted Services									
60236 - Management Fees	1,698	1,698	(0)	5,095	75%	$ 6,793	(1,698)	1,692	$ 7
60366 - Utility System Mgmt Fee	22,608	22,134	474	64,029	72%	$ 88,537	(24,508)	18,266	$ 4,342
Total Contracted Services	24,306	23,833	474	69,124	73%	95,330	(26,206)	19,958	4,349
Operating Supplies									
60103 - Operating Supplies	-	19	(19)	-	-	$ 75	(75)	-	$ -
60200 - Licenses and Permits	-	497	(497)	657	33%	$ 1,988	(1,330)	1,330	$ (1,330)
Total Operating Supplies	-	516	(516)	657	32%	2,063	(1,405)	1,330	(1,330)
Professional Fees									
60XXX - USPC Travel/Admin		250	(250)	-	-	$ 1,000	(1,000)		
60302 - Consultant Fees	-	225	(225)	-	0%	$ 900	(900)	-	$ -
Total Professional Fees	-	475	(475)	-	0%	1,900	(1,900)	-	-
Repair & Maintenance									
60336 - Repair & Mtc	-	1,656	(1,656)	-	0%	$ 6,625	(6,625)	264	$ (264)
60346 - ECX Operations	2,781	2,773	8	8,344	75%	$ 11,094	(2,749)	2,700	$ 81
60369 - Product Quality Testing	681	750	(69)	2,043	68%	$ 3,000	(957)	444	$ 237
Total Repair & Maintenance	3,462	5,180	(1,717)	10,387	50%	20,719	(10,331)	3,408	55
Total Sewer Expense	27,769	30,003	(2,234)	80,169	67%	120,011	(39,843)	24,696	3,073
Operating Net Income - Sewer	(27,769)	(30,003)	2,234	(80,169)	67%	(120,011)	39,843	(24,696)	(3,073)
Net Operating Income Before Utility Rsv Cont'n	$ 11,222	$ 36,812		$ 108,437	73%	$ 148,047	$ (39,610)	$ 45,589	$ (34,367)
W/S Reserve Contribution	55,125	55,125	(0)	165,375	75%	220,500	(55,125)	52,500	(4,667)
Management Fee-ECM	3,308	3,308	-	9,923	75%	13,230	(3,308)	3,150	(1,249)
Net Operating Income - Water/Sewer	$ (47,211)	$ (21,620)		$ (66,861)	78%	$ (85,683)	18,823	$ (10,061)	$ (37,150)
Beginning Fund Balance -01/01/2026				$ 172,717		$ 160,820			
Ending Fund Balance -09/30/2026				$ 105,857		$ 75,137			

Eagle Crest Master Association - Reserve
Budget Comparison
for the period ending September 30, 2026

Facilities	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	$75,000	$100,000	$25,000
35120- Miscellanous Revenue	-	-	-
39180 - Bank Interest Income	17,526	16,185	(1,341)
Total Income	92,526	116,185	23,659
Expense			
60336 - Repair & Mtc	2,510	410,496	407,986
Total Expense	2,510	410,496	407,986
Net Income	90,016	($294,311)	($384,327)
Reserve Fund Balance 01/01/2026	$879,113		
Reserve Fund Balance 06/30/2026	$969,130		

Water System Infr	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	$52,500	$70,000	$17,500
39180 - Bank Interest Income	5,957	6,011	54
Total Income	58,457	76,011	17,554
Expense			
60336 - Repair & Mtc	31,637	159,632	127,995
Total Expense	31,637	159,632	127,995
Net Income	$26,820	($83,621)	($110,441)
Reserve Fund Balance 01/01/2026	$298,793		
Reserve Fund Balance 06/30/2026	$325,614		

Utilities	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	$165,375	$220,500	$55,125
39180 - Bank Interest Income	26,904	23,789	(3,115)
Total Income	192,279	244,289	52,010
Expense			
60336 - Repair & Mtc	45,972	769,550	723,578
Total Expense	45,972	769,550	723,578
Net Income	$146,307	($525,261)	($671,568)
Reserve Fund Balance 01/01/2026	$1,349,435		
Reserve Fund Balance 06/30/2026	$1,495,742		

Golf Course	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	$45,000	$45,000	$0
39510 - Revenue from loan prepayments	**$111,969**	**$0**	**($111,969)**
39510 - Revenue from Debt Svc Tfr	$58,629	$78,172	$19,543
39180 - Bank Interest Income	0	5,993	$5,993
Total Income	215,598	129,165	(86,433)
Expense			
* 60144 - Loan Interest	37,939	78,172	40,233
60336 - Repair & Mtc	39,103	199,533	160,430
Total Expense	77,042	277,705	200,663
Net Income	$138,557	($148,540)	($287,097)
Reserve Fund Balance 01/01/2026	($668,333)		
Reserve Fund Balance 06/30/2026	($529,776)		