

**Eagle Crest Master Association
Balance Sheet
as of March 31, 2026**

(Unaudited and subject to adjustment)

	ECMA Operating	ECMA Reserve	03/31/26 Total	03/31/25 Total
<u>Cash</u>				
Northwest Bank Reserve Account - MM Account	\$0	659,751	\$659,751	\$375,791
Northwest Bank Operating Account	569,538	-	569,538	681,906
First Interstate Bank Trust Account	0	2,009,451	2,009,451	1,939,745
Edward Jones	0	10,305	10,305	12,510
Sports Center Employee Bank	940	-	940	940
Total Cash	\$570,478	2,679,507	\$3,249,985	\$3,010,892
Accounts Receivable - Owner Dues	11,874	-	11,874	6,920
Accounts Receivable - Association Fees	162,649	-	162,649	76,648
Accounts Receivable - Other	82,340	-	82,340	0
Due to/from - Reserve Contribution	(169,031)	169,031	0	0
Due to/from - Loan Interest	0	-	0	0
Inventory: Merchandise	18,368	-	18,368	13,221
Prepaid Insurance	40,373	-	40,373	65,982
Prepaid Property Taxes	10,980	-	10,980	10,499
Prepaid Income Taxes	0	8,271	8,271	9,514
TOTAL ASSETS	\$728,030	2,856,809	\$3,584,839	\$3,193,676
Liabilities				
Accounts Payable - Trade	\$239,913	3,331	\$243,244	\$154,908
Accounts Payable - Other	\$12,322	-	\$12,322	\$171,710
Pro Shop Loan Principal	\$0	768,850	\$768,850	\$0
Prepaid EHOA Dues	114,480	-	114,480	123,525
Property Tax Payable	0	-	0	0
Total Liabilities	\$366,715	772,180	\$1,138,895	\$450,143
Beginning Fund Balance	\$388,743	1,859,009	\$2,247,752	\$2,830,087
Net Income	(27,427)	225,619	198,192	(86,554)
Ending Fund Balance	\$361,315	2,084,629	\$2,445,944	\$2,743,533
TOTAL LIABILITIES AND FUND BALANCES	\$728,030	2,856,809	\$3,584,839	\$3,193,676

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending March 31, 2026
(Unaudited and subject to adjustment)

	1/1/2026 - 3/31/2026			Year to Date 1/1/2026 - 3/31/2026				1/1/2025 - 3/31/2025	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Actual to Budget	Actual	Variance
Income									
Commercial Rent									
36215 - Commercial Rent - Golf	0	0	\$0	0	0%	44,540	(\$44,540)	43,369	(\$43,369)
36210 - Rent - Equestrian Center	1,584	1,584	\$0	1,584	25%	6,335	(\$4,751)	1,542	\$42
Total Commercial Rent	1,584	1,584	0	1,584	3%	50,874	(49,290)	44,911	(43,327)
Dues									
39520 - Dues - VROA	35,712	35,712	\$0	35,712	25%	142,848	(\$107,136)	36,456	(\$744)
39530 - Dues - Fairway Vista	9,216	9,216	\$0	9,216	25%	36,864	(\$27,648)	9,408	(\$192)
39540 - Dues - RiverView Vista	13,536	13,536	\$0	13,536	25%	54,144	(\$40,608)	13,818	(\$282)
39550 - Dues - EHOA	52,416	52,416	\$0	52,416	25%	209,664	(\$157,248)	53,508	(\$1,092)
39560 - Dues - River Run Properties LLC	1,152	1,152	\$0	1,152	25%	4,608	(\$3,456)	1,176	(\$24)
39570 - Dues - Worldmark	23,616	23,616	\$0	23,616	25%	94,464	(\$70,848)	24,108	(\$492)
39580 - Dues - Conference Center	1,152	1,152	\$0	1,152	25%	4,608	(\$3,456)	1,176	(\$24)
39590 - Dues - Eagle Crest Hotel	9,216	9,216	\$0	9,216	25%	36,864	(\$27,648)	9,408	(\$192)
Total Dues	146,016	146,016	0	146,016	25%	584,064	(438,048)	149,058	(3,042)
Other Income									
35120 - Misc Income	133	0	\$133	133	0%	3,297	(\$3,164)	0	\$133
39190 - Late Fees	0	0	\$0	0	0%	0	\$0	16	(\$16)
36500 - JUEA - ECAG Fees	33,934	33,934	(\$0)	33,934	25%	135,737	(\$101,803)	33,056	\$878
36xxx - Golf Course Debt Service	19,543	19,543	\$0	19,543	25%	78,172	(\$58,629)	0	\$19,543
36070 - Sub Association Billing Fee Rev	2,730	2,985	(\$255)	2,730	23%	11,940	(\$9,210)	3,080	(\$350)
39180 - Bank Interest Income	1,543	0	\$1,543	1,543	0%	0	\$1,543	1,356	\$187
Total Other Income	57,884	56,462	1,421	57,884	25%	229,146	(171,263)	37,508	20,376
Total Income	\$ 205,484	\$ 204,062	\$ 1,422	\$ 205,484	24%	\$ 864,085	\$ (658,601)	\$ 231,477	\$ (25,993)
Expense									
Contracted Services									
60236 - Management Fees	9,386	\$9,386	\$0	\$9,386	25%	37,543	(\$28,157)	8,405	\$981
60304 - Safety Services Fee	15,037	15,037	(0)	15,037	25%	60,146	(45,110)	14,641	\$395
60305 - Pools and Spa Services	5,028	5,028	(0)	5,028	25%	20,113	(15,085)	4,896	\$132
60306 - Accounting Fee	5,151	5,151	(0)	5,151	25%	20,603	(15,452)	5,015	\$136
60307 - Resort Manager Fee	10,350	10,350	0	10,350	25%	41,398	(31,049)	10,078	\$272
60344 - Landscaping	45,030	45,030	(0)	45,030	25%	180,120	(135,090)	43,846	\$1,184
Total Contracted Services	89,981	89,981	(0)	89,981	25%	359,925	(269,943)	86,881	3,100
Dues Expense									
60308 - Reserve Contribution Master	25,000	25,000	(0)	25,000	25%	100,000	(75,000)	22,472	\$2,528
60309 - Reserve Cont - Golf Course Rsv	0	0	0	0	0%	45,000	(45,000)	0	\$0
60144 - Reserve Contribution - GC Debt Service	19,543	19,543	0	19,543	25%	78,172	(58,629)	0	\$19,543
Total Dues Expense	44,543	44,543	(0)	44,543	20%	223,172	(153,629)	22,472	22,071
Grounds Maintenance									
60343 - Front Pasture Mtc	0	0	0	0	0%	11,869	(11,869)	0	\$0
60361 - Snow Removal	730	1,875	(1,145)	730	10%	7,500	(6,770)	2,943	(\$2,213)
60382 - Ladder Fuel Reduction	0	6,250	(6,250)	0	0%	25,000	(25,000)	0	\$0
Total Grounds Maintenance	730	8,125	(7,395)	730	2%	44,369	(43,639)	2,943	(2,213)
Operating Supplies									
60190 - Postage, Delivery, & Communication	107	827	(719)	107	3%	3,307	(3,199)	253	(\$146)
60191 - Voting & Ballot Services	0	250	(250)	0	0%	1,000	(1,000)	0	\$0
Total Operating Supplies	107	1,077	(969)	107	2%	4,307	(4,199)	253	(146)
Other Expense									

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending March 31, 2026
(Unaudited and subject to adjustment)

	1/1/2026 - 3/31/2026			Year to Date 1/1/2026 - 3/31/2026				1/1/2025 - 3/31/2025	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Actual to Budget	Actual	Variance
60163 - Director Travel	451	481	(30)	451	23%	1,923	(1,472)	43	\$408
60170 - JUEA - ECAG Fees	33,934	33,934	(0)	33,934	25%	135,737	(101,803)	33,056	\$878
<u>Total Other Expense</u>	<u>34,385</u>	<u>34,415</u>	<u>(30)</u>	<u>34,385</u>	<u>25%</u>	<u>137,660</u>	<u>(103,275)</u>	<u>33,099</u>	<u>1,286</u>
<u>Professional Fees</u>									
60147 - Audit & Tax Services	0	0	0	0	0%	11,040	(11,040)	0	\$0
60142 - Sub Association Billing Fee	2,730	2,985	(255)	2,730	23%	11,940	(9,210)	3,080	(\$350)
60141 - Bank Charges	5	0	5	5	0%	0	5	0	\$5
60252 - Legal / Prof. Services	82	1,875	(1,793)	82	1%	7,500	(7,418)	1,699	(\$1,617)
60302 - Consultant Fees	4,252	5,500	(1,248)	4,252	19%	22,000	(17,748)	3,809	\$443
<u>Total Professional Fees</u>	<u>7,069</u>	<u>10,360</u>	<u>(3,291)</u>	<u>7,069</u>	<u>13%</u>	<u>52,480</u>	<u>(45,411)</u>	<u>8,588</u>	<u>(1,519)</u>
<u>Repair & Maintenance</u>									
60336 - Repair & Mtc	1,136	3,500	(2,364)	1,136	8%	14,000	(12,864)	4,947	(\$3,811)
60353 - Red Tail Hawk Pool R&M	2,043	3,899	(1,856)	2,043	13%	15,595	(13,552)	667	\$1,376
<u>Total Repair & Maintenance</u>	<u>3,179</u>	<u>7,399</u>	<u>(4,220)</u>	<u>3,179</u>	<u>11%</u>	<u>29,595</u>	<u>(26,416)</u>	<u>5,614</u>	<u>(2,435)</u>
<u>Sport Center</u>									
60237 - Rent	600	600	0	600	100%	600	0	600	\$0
<u>Total Sport Center</u>	<u>600</u>	<u>600</u>	<u>0</u>	<u>600</u>	<u>100%</u>	<u>600</u>	<u>0</u>	<u>600</u>	<u>0</u>
<u>Taxes and Insurance</u>									
80250 - Real Estate Taxes	1,182	1,212	(30)	1,182	24%	4,847	(3,665)	1,130	\$52
80355 - Insurance Deductible	0	-	0	-	0%	0	0	0	\$0
80350 - Liability & Property Insurance	5,440	5,623	(183)	5,440	24%	22,494	(17,054)	5,641	(\$201)
<u>Total Taxes and Insurance</u>	<u>6,622</u>	<u>6,835</u>	<u>(213)</u>	<u>6,622</u>	<u>24%</u>	<u>27,340</u>	<u>(20,718)</u>	<u>6,771</u>	<u>(149)</u>
<u>Utilities</u>									
60360 - Waste Removal	1,453	2,071	(618)	1,453	18%	8,284	(6,831)	1,540	(\$87)
60501 - Electricity	(5,958)	628	(6,586)	(5,958)	-237%	2,513	(8,471)	614	(\$6,572)
<u>Total Utilities</u>	<u>(4,505)</u>	<u>2,699</u>	<u>(7,204)</u>	<u>(4,505)</u>	<u>-42%</u>	<u>10,797</u>	<u>(15,302)</u>	<u>2,154</u>	<u>(6,659)</u>
Total Expense (before debt Svc)	\$ 182,712	\$ 206,034	\$ (23,322)	\$ 182,712	21%	\$ 890,245	\$ (682,533)	\$ 169,375	\$ 13,337
60144 - Debt Service (loan interest)	0	0	0	0	0%	0	0	0	\$0
Total Expense	\$ 182,712	\$ 206,034	\$ (23,322)	\$ 182,712	21%	\$ 890,245	\$ (682,533)	\$ 169,375	\$ 13,337
Operating Net Income	<u>\$ 22,772</u>	<u>\$ (1,972)</u>	<u>\$ 24,744</u>	<u>\$ 22,772</u>	<u>-87%</u>	<u>\$ (26,160)</u>	<u>\$ 23,932</u>	<u>\$ 62,102</u>	<u>\$ (39,330)</u>
Beginning Fund Balance -01/01/2026				\$ 85,547		\$ 72,884			
Ending Fund Balance -03/31/2026				\$ 108,319		\$ 46,725			

(Unaudited and subject to adjustment)

1/1/2025 - 3/31/2025

Operating Supplies

Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending March 31, 2026
(Unaudited and subject to adjustment)

	1/1/2026 - 3/31/2026			Year to Date 1/1/2026 - 3/31/2026				1/1/2025 - 3/31/2025	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Actual	Variance
60103 - Operating Supplies	4,028	5,000	(972)	4,028	20%	20,000	(15,972)	4,322	(294)
60110 - Pool Controls/Hayward Lease	3,682	3,674	8	3,682	25%	14,697	(11,015)	3,053	629
60200 - Licenses and Permits	-	797	(797)	-	0%	3,186	(3,186)	197	(197)
60280 - Uniforms	-	608	(608)	-	0%	2,432	(2,432)	540	(540)
60281 - Laundry and Dry Cleaning	5,112	8,566	(3,455)	5,112	15%	34,266	(29,154)	5,655	(543)
<u>Total Operating Supplies</u>	12,822	18,645	(5,823)	12,822	17%	74,581	(61,759)	13,767	(945)
<u>Other Expense</u>									
60311 - Travel	-	25	(25)	-	0%	100	(100)	-	-
<u>Total Other Expense</u>	-	25	(25)	-	0%	100	(100)	-	-
<u>Professional Fees</u>									
60302 - Consulting Fees	-	-	-	-	0%	-	-	-	-
60143 - Credit Card Commissions	1,795	2,280	(485)	1,795	20%	9,119	(7,324)	1,258	537
<u>Total Professional Fees</u>	1,795	2,280	(485)	1,795	20%	9,119	(7,324)	1,258	537
<u>Repair & Maintenance</u>									
60336 - Repair & Mtc	16,115	9,375	6,740	16,115	43%	37,500	(21,385)	9,345	6,770
<u>Total Repair & Maintenance</u>	16,115	9,375	6,740	16,115	43%	37,500	(21,385)	9,345	6,770
<u>Sport Center</u>									
60261 - Sport Center Payroll	71,066	71,369	(303)	71,066	25%	285,476	(214,410)	68,718	2,348
<u>Total Sport Center</u>	71,066	71,369	(303)	71,066	25%	285,476	(214,410)	68,718	2,348
<u>Taxes and Insurance</u>									
80250 - Real Estate Taxes	7,629	7,820	(191)	7,629	24%	31,281	(23,651)	7,094	535
80355 - Insurance Deductible	-	2,500	(2,500)	-	0%	10,000	(10,000)	-	-
80350 - Liability & Property Insurance	25,317	26,170	(853)	25,317	24%	104,681	(79,364)	22,929	2,388
<u>Total Taxes and Insurance</u>	32,947	36,490	(3,544)	32,947	23%	145,962	(113,015)	30,023	2,924
<u>Utilities</u>									
60160 - Cable/Satellite Television	545	534	12	545	26%	2,135	(1,590)	514	31
60260 - Telecommunications	1,572	1,142	430	1,572	34%	4,566	(2,995)	695	877
60360 - Waste Removal	1,583	1,625	(42)	1,583	24%	6,498	(4,915)	1,512	71
60501 - Electricity	4,097	4,338	(241)	4,097	24%	17,352	(13,255)	3,637	460
60502 - Gas - Propane	14,437	12,407	2,029	14,437	29%	49,629	(35,192)	15,347	(910)
60505 - Water	2,700	2,700	-	2,700	25%	10,800	(8,100)	2,610	90
<u>Total Utilities</u>	24,933	22,745	2,188	24,933	27%	90,980	(66,047)	24,315	618
Total Expense	\$ 302,322	\$ 310,455	\$ (8,133)	\$ 302,322	24%	\$ 1,245,319	\$ (942,997)	\$ 276,673	\$ 25,649
Operating Net Income	\$ (45,596)	\$ (36,073)	\$ (9,523)	\$ (45,596)	63%	\$ (72,791)	\$ 27,195	\$ (39,427)	\$ (6,169)
Beginning Fund Balance -01/01/2026				\$ 130,478		\$ 132,139			
Ending Fund Balance -03/31/2026				\$ 84,882		\$ 59,348			

Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending March 31, 2026
(Unaudited and subject to adjustment)

1/1/2026 - 3/31/2026

Year to Date 1/1/2026 - 3/31/2026

1/1/2025 - 3/31/2025

	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Actual	Variance
Water:									
Income									
<u>Water & Sewer</u>									
39700 - Water & Sewer - VROA	\$ 33,480	\$ 33,480	\$ -	\$ 33,480	25%	\$ 133,920	\$ (100,440)	\$ 32,364	\$ 1,116
39720 - Water & Sewer - ECMA Spts Ctr	2,700	2,700	-	2,700	25%	\$ 10,800	(8,100)	2,610	\$ 90
39730 - Water & Sewer - Fairway Vista	8,640	8,640	-	8,640	25%	\$ 34,560	(25,920)	8,352	\$ 288
39740 - Water & Sewer - RiverView Vista	12,690	12,690	-	12,690	25%	\$ 50,760	(38,070)	12,267	\$ 423
39750 - Water & Sewer - EHOA	48,600	48,600	-	48,600	25%	\$ 194,400	(145,800)	46,719	\$ 1,881
39760 - Water & Sewer - EHOA (undeveloped)	135	135	0	135	25%	\$ 541	(405)	203	\$ (68)
39770 - Water & Sewer - River Run Properties	810	810	-	810	25%	\$ 3,240	(2,430)	783	\$ 27
39780 - Water & Sewer - Worldmark	22,140	22,140	-	22,140	25%	\$ 88,560	(66,420)	21,402	\$ 738
39790 - Water & Sewer - Pro Shop	1,620	1,620	-	1,620	25%	\$ 6,480	(4,860)	1,566	\$ 54
39840 - Water & Sewer - Hotel	19,440	19,440	-	19,440	25%	\$ 77,760	(58,320)	18,792	\$ 648
39850 - Water & Sewer - Conference Ctr	1,350	1,350	-	1,350	25%	\$ 5,400	(4,050)	1,305	\$ 45
39860 - Water & Sewer - Maint/Golf	270	270	-	270	25%	\$ 1,080	(810)	261	\$ 9
Total Water & Sewer	151,875	151,875	0	151,875	25%	607,501	(455,625)	146,624	5,251
Other Income - Burke Cost Sharing Agreement	798	798	0	798	100%	798	0	755	\$ 43
Misc Income - Water Sharing Rights	-	-	-	-	-	-	-	-	\$ -
Total Income	\$ 152,674	\$ 152,673	\$ 0	\$ 152,674	25%	\$ 608,299	\$ (455,625)	\$ 147,379	\$ 5,294
Expense									
<u>Contracted Services</u>									
60236 - Management Fees	\$4,689	\$4,689	\$0	\$4,689	25%	\$ 18,756	(\$14,067)	\$4,295	\$394
60304 - Safety Services Fee	7,297	7,297	(0)	7,297	25%	\$ 29,190	(21,892)	7,106	\$ 192
60306 - Accounting Fee	4,660	4,660	0	4,660	25%	\$ 18,640	(13,980)	4,538	\$ 123
60366 - Utility System Mgmt Fee	27,150	27,053	97	27,150	25%	\$ 108,212	(81,062)	20,832	\$ 6,318
Total Contracted Services	43,797	43,699	97	43,797	25%	174,798	(131,001)	36,770	7,027
<u>Dues Expense</u>									
60308 - Reserve Contribution	17,500	17,500	-	17,500	25%	\$ 70,000	(52,500)	11,250	\$ 6,250
Total Dues Expense	17,500	17,500	-	17,500	25%	70,000	(52,500)	11,250	6,250
<u>Operating Supplies</u>									
60200 - Licenses and Permits	344	549	(205)	344	16%	\$ 2,197	(1,853)	1,947	\$ (1,603)
60300 - Dues and Subscriptions	-	38	(38)	-	0%	\$ 150	(150)	-	\$ -
Total Operating Supplies	344	587	(243)	344	15%	2,347	(2,003)	1,947	(1,603)
<u>Professional Fees</u>									
60252 - Legal / Prof. Services	-	375	(375)	-	0%	\$ 1,500	(1,500)	-	\$ -
60XXX - USPC Travel/Admin	-	250	(250)	-	-	\$ 1,000	(1,000)	-	\$ -
60302 - Consultant Fees	-	1,250	(1,250)	-	0%	\$ 5,000	(5,000)	-	\$ -
Total Professional Fees	-	1,875	(1,875)	-	0%	7,500	(7,500)	-	-
<u>Repair & Maintenance</u>									
60336 - Repair & Mtc	-	2,500	(2,500)	-	0%	\$ 10,000	(10,000)	2,910	\$ (2,910)
60369 - Product Quality Testing	1,272	2,250	(978)	1,272	14%	\$ 9,000	(7,728)	933	\$ 339
Total Repair & Maintenance	1,272	4,750	(3,478)	1,272	7%	19,000	(17,728)	3,843	(2,571)
<u>Taxes and Insurance</u>									
80250 - Real Estate Taxes	2,168	2,222	(54)	2,168	24%	\$ 8,889	(6,721)	2,275	\$ (107)
80355 - Insurance Deductible	-	-	-	-	0%	\$ -	-	-	\$ -
80350 - Liability & Property Insurance	4,115	4,254	(139)	4,115	24%	\$ 17,014	(12,899)	4,421	\$ (306)
Total Taxes and Insurance	6,283	6,476	(193)	6,283	24%	25,904	(19,621)	6,696	(413)
<u>Utilities</u>									
60501 - Electricity	4,711	9,181	(4,470)	4,711	13%	\$ 36,724	(32,013)	3,163	\$ 1,548
60505 - Water	497	992	(496)	497	13%	\$ 3,969	(3,472)	497	\$ (0)
Total Utilities	5,208	10,173	(4,966)	5,208	13%	40,692	(35,485)	3,660	1,548

Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending March 31, 2026
(Unaudited and subject to adjustment)

	1/1/2026 - 3/31/2026			Year to Date 1/1/2026 - 3/31/2026				1/1/2025 - 3/31/2025	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Actual	Variance
Total Water Expense	74,403	85,060	(10,657)	74,403	22%	340,241	(265,838)	64,166	10,237
Operating Net Income - Water	78,270	67,613	10,657	78,270	29%	268,058	(189,787)	83,213	(4,942)
Sewer:									
<u>Contracted Services</u>									
60236 - Management Fees	1,698	1,698	(0)	1,698	25%	\$ 6,793	(5,095)	1,692	\$ 6
60366 - Utility System Mgmt Fee	22,062	22,134	(73)	22,062	25%	\$ 88,537	(66,475)	16,928	\$ 5,134
<u>Total Contracted Services</u>	23,760	23,833	(73)	23,760	25%	95,330	(71,570)	18,620	5,140
<u>Operating Supplies</u>									
60103 - Operating Supplies	-	19	(19)	-	-	\$ 75	(75)	-	\$ -
60200 - Licenses and Permits	-	497	(497)	-	0%	\$ 1,988	(1,988)	-	\$ -
<u>Total Operating Supplies</u>	-	516	(516)	-	0%	2,063	(2,063)	-	-
<u>Professional Fees</u>									
60252 - Legal & Professional Fees	-	-	-	-	-	\$ -	-	-	\$ -
60XXX - USPC Travel/Admin	-	250	(250)	-	-	\$ 1,000	(1,000)	-	-
60302 - Consultant Fees	-	225	(225)	-	0%	\$ 900	(900)	-	\$ -
<u>Total Professional Fees</u>	-	475	(475)	-	0%	1,900	(1,900)	-	-
<u>Repair & Maintenance</u>									
60336 - Repair & Mtc	-	1,656	(1,656)	-	0%	\$ 6,625	(6,625)	1,425	\$ (1,425)
60346 - ECX Operations	-	2,773	(2,773)	-	0%	\$ 11,094	(11,094)	2,700	\$ (2,700)
60369 - Product Quality Testing	681	750	(69)	681	23%	\$ 3,000	(2,319)	666	\$ 15
<u>Total Repair & Maintenance</u>	681	5,180	(4,499)	681	3%	20,719	(20,038)	4,791	(4,110)
Total Sewer Expense	24,441	30,003	(5,562)	24,441	20%	120,011	(95,570)	23,411	1,030
Operating Net Income - Sewer	(24,441)	(30,003)	5,562	(24,441)	20%	(120,011)	95,570	(23,411)	(1,030)
Net Operating Income Before Utility Rsv Cont'n	\$ 53,829	\$ 37,610		\$ 53,829	36%	\$ 148,047	\$ (94,217)	\$ 59,802	\$ (5,972)
W/S Reserve Contribution	55,125	55,125	(0)	55,125	25%	220,500	(165,375)	52,500	(2,455)
Management Fee-ECM	3,308	3,308	-	3,308	25%	13,230	(9,923)	3,150	(2,700)
Net Operating Income - Water/Sewer	\$ (4,603)	\$ (20,822)		\$ (4,603)	5%	\$ (85,683)	81,080	\$ 4,152	\$ (8,755)
Beginning Fund Balance -01/01/2026				\$ 172,717		\$ 160,820			
Ending Fund Balance -03/31/2026				\$ 168,114		\$ 75,137			

**Eagle Crest Master Association - Reserve
Budget Comparison
for the period ending March 31, 2026**

Facilities	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$25,000	\$100,000	\$75,000
35120- Miscellaneous Revenue	-	-	-
39180 - Bank Interest Income	6,494	16,185	9,691
Total Income	31,494	116,185	84,691
Expense			
60336 - Repair & Mtc	2,510	410,496	407,986
Total Expense	2,510	410,496	407,986
Net Income	28,985	(\$294,311)	(\$323,296)
Reserve Fund Balance 01/01/2026	\$879,113		
Reserve Fund Balance 03/31/2026	\$908,098		
Utilities	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$55,125	\$220,500	\$165,375
39180 - Bank Interest Income	9,969	23,789	13,820
Total Income	65,094	244,289	179,195
Expense			
60336 - Repair & Mtc	6,170	769,550	763,380
Total Expense	6,170	769,550	763,380
Net Income	\$58,924	(\$525,261)	(\$584,185)
Reserve Fund Balance 01/01/2026	\$1,349,435		
Reserve Fund Balance 03/31/2026	\$1,408,359		

Water System Infr	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$17,500	\$70,000	\$52,500
39180 - Bank Interest Income	2,207	6,011	3,804
Total Income	19,707	76,011	56,304
Expense			
60336 - Repair & Mtc	-	159,632	159,632
Total Expense	-	159,632	159,632
Net Income	\$19,707	(\$83,621)	(\$103,328)
Reserve Fund Balance 01/01/2026	\$298,793		
Reserve Fund Balance 03/31/2026	\$318,501		
Golf Course	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$0	\$45,000	\$45,000
39510 - Revenue from loan prepayments	\$111,969	\$0	(\$111,969)
39510 - Revenue from Debt Svc Tfr	\$19,543	\$78,172	\$58,629
39180 - Bank Interest Income	0	5,993	\$5,993
Total Income	131,513	129,165	(2,348)
Expense			
* 60144 - Loan Interest	13,509	78,172	64,663
60336 - Repair & Mtc	-	199,533	199,533
Total Expense	13,509	277,705	264,196
Net Income	\$118,003	(\$148,540)	(\$266,543)
Reserve Fund Balance 01/01/2026	(\$668,333)		
Reserve Fund Balance 03/31/2026	(\$550,329)		