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Accrual Basis

First Eagles Point Homeowners Association

Balance Sheet by Class

As of February 28, 2017

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	28,434.81	0.00	28,434.81
Total OPERATING FUNDS	28,434.81	0.00	28,434.81
RESERVE FUNDS			
Alpine Reserve MMA	0.00	105,803.08	105,803.08
CD#45431 (5/19/12)	0.00	20,196.19	20,196.19
CD#45432	0.00	20,327.74	20,327.74
Total RESERVE FUNDS	0.00	146,327.01	146,327.01
Total Checking/Savings	28,434.81	146,327.01	174,761.82
Accounts Receivable			
1120 · Accounts Receivable HO	10,424.55	0.00	10,424.55
Total Accounts Receivable	10,424.55	0.00	10,424.55
Total Current Assets	38,859.36	146,327.01	185,186.37
TOTAL ASSETS	38,859.36	146,327.01	185,186.37
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,672.62	0.00	1,672.62
Total Accounts Payable	1,672.62	0.00	1,672.62

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	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Other Current Liabilities			
Pre-Paid Assessments	<u>7,637.38</u>	<u>0.00</u>	<u>7,637.38</u>
Total Other Current Liabilities	<u>7,637.38</u>	<u>0.00</u>	<u>7,637.38</u>
Total Current Liabilities	<u>9,310.00</u>	<u>0.00</u>	<u>9,310.00</u>
Total Liabilities	9,310.00	0.00	9,310.00
Equity			
OWNERS' EQUITY - RESERVE			
3320 · Retained Earnings - Reserve	0.00	13,604.65	13,604.65
3335 · Asphalt Fund	0.00	51,262.90	51,262.90
3341 · Fence Fund	<u>0.00</u>	<u>3,285.00</u>	<u>3,285.00</u>
Total OWNERS' EQUITY - RESERVE	0.00	68,152.55	68,152.55
OWNERS EQUITY - OPERATING			
3120 · Fund Balance - Operating	<u>7,318.11</u>	<u>0.00</u>	<u>7,318.11</u>
Total OWNERS EQUITY - OPERATING	7,318.11	0.00	7,318.11
Retained Earnings	15,706.02	62,917.95	78,623.97
Net Income	<u>6,525.23</u>	<u>15,256.51</u>	<u>21,781.74</u>
Total Equity	<u>29,549.36</u>	<u>146,327.01</u>	<u>175,876.37</u>
TOTAL LIABILITIES & EQUITY	<u><u>38,859.36</u></u>	<u><u>146,327.01</u></u>	<u><u>185,186.37</u></u>

First Eagles Point Homeowners Association
Operating Budget Performance

February 2017

	Feb 17	Budget	\$ Over Budget	% of Budget	Apr '16 - Feb 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	64	0	64	100%	414	0	414	100%	0
4110 · Fines	0	0	0	0%	0	0	0	0%	0
4120 · Late Fees	56	0	56	100%	1,944	0	1,944	100%	0
4122 · Late Fee-Bank	0	0	0	0%	0	0	0	0%	0
4137 · NSF Fees	0	0	0	0%	0	0	0	0%	0
4145 · Common Assessment	1,580	0	1,580	100%	45,030	44,240	790	102%	44,240
4160 · Trash Assessment	0	0	0	0%	5,365	5,365	0	100%	5,365
4165 · Interest Operating Fund	0	0	0	100%	3	0	3	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-15,125	-15,125	0	100%	-16,500
Total Income	325	-1,375	1,700	-24%	37,631	34,480	3,151	109%	33,105
Gross Profit	325	-1,375	1,700	-24%	37,631	34,480	3,151	109%	33,105
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	11,718	11,396	322	103%	12,432
6130 · Common Area Insurance	173	170	3	102%	1,869	1,870	-1	100%	2,040
6150 · Legal Services	64	0	64	100%	414	300	114	138%	300
6160 · Audit & Tax Preparation	0	0	0	0%	2,750	2,800	-50	98%	2,800
6170 · Landscape Maintenance	0	0	0	0%	3,850	3,850	0	100%	3,850
6175 · Landscape Special Projects	0	0	0	0%	3,105	400	2,705	776%	400
6180 · Sprinkler System Maintenance	0	0	0	0%	70	300	-230	23%	300
6190 · Irrigation Water	53	63	-10	83%	1,514	2,188	-674	69%	2,253
6230 · Trash Removal	400	400	-0	100%	4,396	4,400	-4	100%	4,800
6240 · Street Sweeping	0	0	0	0%	0	400	-400	0%	400
6260 · Street Snow Removal	0	300	-300	0%	705	2,100	-1,395	34%	2,100
6265 · Snow Removal	0	0	0	0%	310	0	310	100%	0
6285 · Asphalt Maintenance	0	0	0	0%	0	100	-100	0%	100
6295 · Exterior Building Maintenance	0	0	0	0%	40	0	40	100%	0
6320 · Street Light Maintenance	0	0	0	0%	0	75	-75	0%	75
6330 · Street Light Electricity	12	15	-3	78%	126	165	-39	76%	180
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	234	825	-591	28%	900
6380 · Income Taxes	0	0	0	0%	5	50	-45	10%	50
6395 · Operating Contingency	0	0	0	0%	0	75	-75	0%	75
6400 · Write-Off/Bad Debt	0	0	0	0%	0	0	0	0%	0
Total Expense	1,737	2,059	-322	84%	31,106	31,344	-238	99%	33,105
Net Ordinary Income	-1,412	-3,434	2,022	41%	6,525	3,136	3,389	208%	0
Net Income	-1,412	-3,434	2,022	41%	6,525	3,136	3,389	208%	0

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First Eagles Point Homeowners Association
Reserve Statement of Revenue & Expenditures
February 2017

	<u>Feb 17</u>	<u>Apr '16 - Feb 17</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	12	132
Transfer from Operating	<u>1,375</u>	<u>15,125</u>
Total Income	<u>1,387</u>	<u>15,257</u>
Gross Profit	<u>1,387</u>	<u>15,257</u>
Net Ordinary Income	<u>1,387</u>	<u>15,257</u>
Net Income	<u><u>1,387</u></u>	<u><u>15,257</u></u>