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Accrual Basis

First Eagles Point Homeowners Association

Balance Sheet by Class

As of October 31, 2017

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	22,297.91	0.00	22,297.91
Total OPERATING FUNDS	22,297.91	0.00	22,297.91
RESERVE FUNDS			
Alpine Reserve MMA	0.00	115,464.39	115,464.39
CD#45431 (5/19/12)	0.00	20,216.12	20,216.12
CD#45432	0.00	20,374.96	20,374.96
Total RESERVE FUNDS	0.00	156,055.47	156,055.47
Total Checking/Savings	22,297.91	156,055.47	178,353.38
Accounts Receivable			
1120 · Accounts Receivable HO	23,105.78	0.00	23,105.78
1330 · Reserve A/R from Operating Fund	0.00	-14,100.00	-14,100.00
Total Accounts Receivable	23,105.78	-14,100.00	9,005.78
Total Current Assets	45,403.69	141,955.47	187,359.16
TOTAL ASSETS	45,403.69	141,955.47	187,359.16
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,790.72	0.00	2,790.72
Total Accounts Payable	2,790.72	0.00	2,790.72

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	Operating	Reserve	TOTAL
Other Current Liabilities			
Operating A/P to Reserve Fund	-14,100.00	0.00	-14,100.00
Pre-Paid Assessments	19,976.83	0.00	19,976.83
Total Other Current Liabilities	5,876.83	0.00	5,876.83
Total Current Liabilities	8,667.55	0.00	8,667.55
Total Liabilities	8,667.55	0.00	8,667.55
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	0.00	3,285.00	3,285.00
Total OWNERS' EQUITY - RESERVE	0.00	68,152.55	68,152.55
OWNERS EQUITY - OPERATING			
3120 · Fund Balance - Operating	7,318.11	0.00	7,318.11
Total OWNERS EQUITY - OPERATING	7,318.11	0.00	7,318.11
Retained Earnings	18,778.68	79,562.13	98,340.81
Net Income	10,639.35	-5,759.21	4,880.14
Total Equity	36,736.14	141,955.47	178,691.61
TOTAL LIABILITIES & EQUITY	45,403.69	141,955.47	187,359.16

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First Eagles Point Homeowners Association
Operating Budget Performance

October 2017

	Oct 17	Budget	\$ Over Budget	% of Budget	Apr - Oct 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	84	0	84	100%	714	0	714	100%	0
4145 · Common Assessment	11,060	11,060	0	100%	33,180	33,180	0	100%	44,240
4160 · Trash Assessment	1,341	1,341	0	100%	4,024	4,024	0	100%	5,365
4165 · Interest Operating Fund	0	0	0	100%	2	0	2	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-9,625	-9,625	0	100%	-16,500
Total Income	11,111	11,026	85	101%	28,295	27,579	716	103%	33,105
Gross Profit	11,111	11,026	85	101%	28,295	27,579	716	103%	33,105
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	7,252	7,252	0	100%	12,432
6130 · Common Area Insurance	865	180	685	481%	1,211	1,260	-49	96%	2,160
6150 · Legal Services	0	75	-75	0%	0	225	-225	0%	300
6160 · Audit & Tax Preparation	0	0	0	0%	0	2,850	-2,850	0%	2,850
6170 · Landscape Maintenance	550	600	-50	92%	3,850	4,200	-350	92%	4,200
6175 · Landscape Special Projects	0	125	-125	0%	230	250	-20	92%	250
6180 · Sprinkler System Maintenance	0	30	-30	0%	70	210	-140	33%	210
6190 · Irrigation Water	150	125	25	120%	1,469	1,675	-206	88%	2,000
6230 · Trash Removal	400	400	-0	100%	2,797	2,800	-3	100%	4,800
6240 · Street Sweeping	0	0	0	0%	0	400	-400	0%	400
6260 · Street Snow Removal	0	0	0	0%	0	0	0	0%	2,100
6285 · Asphalt Maintenance	0	0	0	0%	0	100	-100	0%	100
6320 · Street Light Maintenance	0	0	0	0%	0	75	-75	0%	75
6330 · Street Light Electricity	12	15	-3	79%	82	105	-23	78%	180
6350 · Sign Maintenance	281	0	281	100%	281	50	231	561%	50
6360 · Copy/Postage/Office Supplies	243	75	168	324%	413	525	-112	79%	900
6380 · Income Taxes	0	0	0	0%	0	50	-50	0%	50
6395 · Operating Contingency	0	0	0	0%	0	48	-48	0%	48
Total Expense	3,537	2,661	876	133%	17,655	22,075	-4,420	80%	33,105
Net Ordinary Income	7,574	8,365	-791	91%	10,639	5,504	5,136	193%	0
Net Income	7,574	8,365	-791	91%	10,639	5,504	5,136	193%	0

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

	<u>Oct 17</u>	<u>Apr - Oct 17</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	13	91
Transfer from Operating	<u>1,375</u>	<u>9,625</u>
Total Income	<u>1,388</u>	<u>9,716</u>
Gross Profit	1,388	9,716
Expense		
RESERVE FUND EXPENSES		
6750 · Asphalt Replacement	<u>0</u>	<u>15,475</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>15,475</u>
Total Expense	<u>0</u>	<u>15,475</u>
Net Ordinary Income	<u>1,388</u>	<u>-5,759</u>
Net Income	<u><u>1,388</u></u>	<u><u>-5,759</u></u>