

First Eagles Point Homeowners Association
Balance Sheet by Class
 As of October 31, 2018

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	32,441.13	0.00	32,441.13
Total OPERATING FUNDS	32,441.13	0.00	32,441.13
RESERVE FUNDS			
Alpine Reserve MMA	0.00	117,922.14	117,922.14
CD#45431 (5/19/12)	0.00	20,246.05	20,246.05
CD#45432	0.00	20,446.39	20,446.39
Total RESERVE FUNDS	0.00	158,614.58	158,614.58
Total Checking/Savings	32,441.13	158,614.58	191,055.71
Accounts Receivable			
1120 · Accounts Receivable HO	15,184.32	0.00	15,184.32
Total Accounts Receivable	15,184.32	0.00	15,184.32
Total Current Assets	47,625.45	158,614.58	206,240.03
TOTAL ASSETS	47,625.45	158,614.58	206,240.03
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,479.62	0.00	2,479.62
Total Accounts Payable	2,479.62	0.00	2,479.62
Other Current Liabilities			
Pre-Paid Assessments	4,550.37	0.00	4,550.37
Total Other Current Liabilities	4,550.37	0.00	4,550.37

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Accrual Basis

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As of October 31, 2018

	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Total Current Liabilities	<u>7,029.99</u>	<u>0.00</u>	<u>7,029.99</u>
Total Liabilities	7,029.99	0.00	7,029.99
Equity			
OWNERS' EQUITY - RESERVE			
3300 · General Reserve Fund	<u>0.00</u>	<u>68,152.55</u>	<u>68,152.55</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	23,244.48	80,743.95	103,988.43
Net Income	<u>10,032.87</u>	<u>9,718.08</u>	<u>19,750.95</u>
Total Equity	<u>40,595.46</u>	<u>158,614.58</u>	<u>199,210.04</u>
TOTAL LIABILITIES & EQUITY	<u><u>47,625.45</u></u>	<u><u>158,614.58</u></u>	<u><u>206,240.03</u></u>

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First Eagles Point Homeowners Association
Operating Budget Performance

October 2018

	Oct 18	Budget	\$ Over Budget	% of Budget	Apr - Oct 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	418	0	418	100%	2,281	0	2,281	100%	0
4120 · Late Fees	285	0	285	100%	383	0	383	100%	0
4145 · Common Assessment	11,060	11,060	0	100%	34,550	33,180	1,370	104%	44,240
4160 · Trash Assessment	1,341	1,341	0	100%	4,024	4,023	1	100%	5,364
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	11,729	11,026	703	106%	31,614	27,578	4,036	115%	33,104
Gross Profit	11,729	11,026	703	106%	31,614	27,578	4,036	115%	33,104
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	6,216	7,252	-1,036	86%	12,432
6130 · Common Area Insurance	0	180	-180	0%	1,223	1,260	-37	97%	2,160
6150 · Legal Services	436	75	361	581%	3,195	225	2,970	1,420%	300
6160 · Audit & Tax Preparation	0	0	0	0%	120	2,850	-2,730	4%	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%	0	250	-250	0%	250
6180 · Sprinkler System Maintenance	0	30	-30	0%	0	210	-210	0%	210
6190 · Irrigation Water	88	125	-37	70%	2,789	1,675	1,114	167%	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
6297 · M/R Swamp Coolers	0	0	0	0%	1,036	0	1,036	100%	0
6320 · Street Light Maintenance	0	0	0	0%	0	75	-75	0%	75
6330 · Street Light Electricity	25	15	10	163%	99	105	-6	94%	180
6350 · Sign Maintenance	0	0	0	0%	83	50	33	167%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	173	525	-352	33%	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	2,534	2,661	-127	95%	21,582	22,075	-493	98%	33,105
Net Ordinary Income	9,195	8,365	830	110%	10,033	5,503	4,530	182%	-1
Net Income	9,195	8,365	830	110%	10,033	5,503	4,530	182%	-1

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First Eagles Point Homeowners Association
Reserve Statement of Revenue & Expenditures
October 2018

	<u>Oct 18</u>	<u>Apr - Oct 18</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	13	93
Transfer from Operating	<u>1,375</u>	<u>9,625</u>
Total Income	<u>1,388</u>	<u>9,718</u>
Gross Profit	<u>1,388</u>	<u>9,718</u>
Net Ordinary Income	<u>1,388</u>	<u>9,718</u>
Net Income	<u><u>1,388</u></u>	<u><u>9,718</u></u>