

First Eagles Point Homeowners Association

Balance Sheet by Class

As of December 31, 2018

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	27,391.85	0.00	27,391.85
Total OPERATING FUNDS	27,391.85	0.00	27,391.85
RESERVE FUNDS			
Alpine Reserve MMA	0.00	120,681.84	120,681.84
CD#45431 (5/19/12)	0.00	20,251.04	20,251.04
CD#45432	0.00	20,458.35	20,458.35
Total RESERVE FUNDS	0.00	161,391.23	161,391.23
Total Checking/Savings	27,391.85	161,391.23	188,783.08
Accounts Receivable			
1120 · Accounts Receivable HO	11,580.82	0.00	11,580.82
Total Accounts Receivable	11,580.82	0.00	11,580.82
Total Current Assets	38,972.67	161,391.23	200,363.90
TOTAL ASSETS	38,972.67	161,391.23	200,363.90
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,036.00	0.00	1,036.00
Total Accounts Payable	1,036.00	0.00	1,036.00
Other Current Liabilities			
Pre-Paid Assessments	6,691.63	0.00	6,691.63
Total Other Current Liabilities	6,691.63	0.00	6,691.63

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Accrual Basis

First Eagles Point Homeowners Association
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As of December 31, 2018

	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Total Current Liabilities	7,727.63	0.00	7,727.63
Total Liabilities	7,727.63	0.00	7,727.63
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>682.45</u>	<u>12,494.73</u>	<u>13,177.18</u>
Total Equity	<u>31,245.04</u>	<u>161,391.23</u>	<u>192,636.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>38,972.67</u></u>	<u><u>161,391.23</u></u>	<u><u>200,363.90</u></u>

First Eagles Point Homeowners Association
Operating Budget Performance

December 2018

	Dec 18	Budget	\$ Over Budget	% of Budget	Apr - Dec 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	0	0	0	0%	2,281	0	2,281	100%	0
4120 · Late Fees	0	0	0	0%	605	0	605	100%	0
4145 · Common Assessment	0	0	0	0%	34,353	33,180	1,173	104%	44,240
4160 · Trash Assessment	0	0	0	0%	3,978	4,023	-46	99%	5,364
4165 · Interest Operating Fund	0	0	0	100%	3	0	3	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-12,375	-12,375	0	100%	-16,500
Total Income	-1,375	-1,375	0	100%	28,843	24,828	4,015	116%	33,104
Gross Profit	-1,375	-1,375	0	100%	28,843	24,828	4,015	116%	33,104
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	9,324	9,324	0	100%	12,432
6130 · Common Area Insurance	581	180	401	323%	1,983	1,620	363	122%	2,160
6150 · Legal Services	60	0	60	100%	3,255	225	3,030	1,447%	300
6160 · Audit, Tax & Professional Fees	2,750	0	2,750	100%	2,870	2,850	20	101%	2,850
6170 · Landscape Maintenance	0	0	0	0%	3,850	4,200	-350	92%	4,200
6175 · Landscape Special Projects	0	0	0	0%	0	250	-250	0%	250
6180 · Sprinkler System Maintenance	0	0	0	0%	80	210	-130	38%	210
6190 · Irrigation Water & Electric	46	65	-19	71%	2,835	1,805	1,030	157%	2,000
6230 · Trash Removal	400	400	-0	100%	3,597	3,600	-3	100%	4,800
6240 · Street Sweeping	0	0	0	0%	0	400	-400	0%	400
6260 · Street Snow Removal	0	600	-600	0%	0	1,100	-1,100	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	81%	111	135	-24	82%	180
6350 · Sign Maintenance	0	0	0	0%	83	50	33	167%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	173	675	-502	26%	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	4,885	2,371	2,514	206%	28,161	26,717	1,444	105%	33,105
Net Ordinary Income	-6,259	-3,746	-2,513	167%	682	-1,889	2,571	-36%	-1
Net Income	-6,259	-3,746	-2,513	167%	682	-1,889	2,571	-36%	-1

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

	<u>Dec 18</u>	<u>Apr - Dec 18</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	13	120
Transfer from Operating	<u>1,375</u>	<u>12,375</u>
Total Income	<u>1,388</u>	<u>12,495</u>
Gross Profit	<u>1,388</u>	<u>12,495</u>
Net Ordinary Income	<u>1,388</u>	<u>12,495</u>
Net Income	<u><u>1,388</u></u>	<u><u>12,495</u></u>