

First Eagles Point Homeowners Association
Balance Sheet by Class
 As of February 29, 2020

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	41,067.10	0.00	41,067.10
Total OPERATING FUNDS	41,067.10	0.00	41,067.10
RESERVE FUNDS			
Bank of Colorao - CD	0.00	125,000.00	125,000.00
Alpine Reserve MMA	0.00	15,046.57	15,046.57
CD#45431 (5/19/12)	0.00	20,302.70	20,302.70
CD#45432	0.00	20,557.81	20,557.81
Total RESERVE FUNDS	0.00	180,907.08	180,907.08
Total Checking/Savings	41,067.10	180,907.08	221,974.18
Accounts Receivable			
1120 · Accounts Receivable HO	14,661.33	0.00	14,661.33
Total Accounts Receivable	14,661.33	0.00	14,661.33
Total Current Assets	55,728.43	180,907.08	236,635.51
TOTAL ASSETS	55,728.43	180,907.08	236,635.51
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,874.87	0.00	1,874.87
Total Accounts Payable	1,874.87	0.00	1,874.87

9:31 AM
03/11/20
Accrual Basis

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	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Other Current Liabilities			
Pre-Paid Assessments	<u>9,957.64</u>	<u>0.00</u>	<u>9,957.64</u>
Total Other Current Liabilities	<u>9,957.64</u>	<u>0.00</u>	<u>9,957.64</u>
Total Current Liabilities	<u>11,832.51</u>	<u>0.00</u>	<u>11,832.51</u>
Total Liabilities	<u>11,832.51</u>	<u>0.00</u>	<u>11,832.51</u>
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	<u>0.00</u>	<u>68,152.55</u>	<u>68,152.55</u>
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	<u>7,318.11</u>	<u>0.00</u>	<u>7,318.11</u>
Retained Earnings	<u>26,660.71</u>	<u>97,417.09</u>	<u>124,077.80</u>
Net Income	<u>9,917.10</u>	<u>15,337.44</u>	<u>25,254.54</u>
Total Equity	<u>43,895.92</u>	<u>180,907.08</u>	<u>224,803.00</u>
TOTAL LIABILITIES & EQUITY	<u><u>55,728.43</u></u>	<u><u>180,907.08</u></u>	<u><u>236,635.51</u></u>

First Eagles Point Homeowners Association
Operating Budget Performance
 February 2020

	Feb 20	Budget	\$ Over Budget	% of Budget	Apr '19 - Feb 20	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	321	0	321	100%	1,178	0	1,178	100%	0
4120 · Late Fees	0	0	0	0%	680	0	680	100%	0
4145 · Common Assessment	0	0	0	0%	53,305	54,600	-1,295	98%	54,600
4160 · Trash Assessment	0	0	0	0%	1,295	0	1,295	100%	0
4165 · Interest Operating Fund	0	0	0	100%	14	0	14	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-15,125	-15,125	0	100%	-16,500
Total Income	-1,053	-1,375	322	77%	41,347	39,475	1,872	105%	38,100
Gross Profit	-1,053	-1,375	322	77%	41,347	39,475	1,872	105%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	11,452	11,396	56	100%	12,432
6130 · Common Area Insurance	0	180	-180	0%	1,939	1,980	-41	98%	2,160
6150 · Legal Services	439	0	439	100%	1,296	300	996	432%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	2,810	2,970	-160	95%	2,970
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	105	-25	76%	105
6190 · Irrigation Water & Electric	52	75	-23	69%	797	2,700	-1,903	30%	2,775
6230 · Trash Removal	400	507	-107	79%	4,396	5,485	-1,089	80%	5,992
6240 · Street Sweeping	0	0	0	0%	0	300	-300	0%	300
6260 · Street Snow Removal	0	400	-400	0%	2,333	2,100	233	111%	2,100
6285 · Asphalt Maintenance	0	0	0	0%	0	100	-100	0%	100
6295 · Exterior Maintenance - Lots	0	0	0	0%	2,000	3,075	-1,075	65%	3,075
6320 · Street Light Maintenance	0	0	0	0%	0	75	-75	0%	75
6330 · Street Light Electricity	12	15	-3	83%	135	165	-30	82%	180
6350 · Sign Maintenance	0	0	0	0%	106	50	56	213%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	211	825	-614	26%	900
6380 · Income Taxes	0	0	0	0%	24	50	-26	48%	50
6395 · Operating Contingency	0	0	0	0%	0	86	-86	0%	86
Total Expense	1,939	2,288	-349	85%	31,430	36,212	-4,782	87%	38,100
Net Ordinary Income	-2,993	-3,663	670	82%	9,917	3,263	6,654	304%	0
Net Income	-2,993	-3,663	670	82%	9,917	3,263	6,654	304%	0

9:32 AM
03/11/20
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First Eagles Point Homeowners Association
Reserve Statement of Revenue & Expenditures
February 2020

	<u>Feb 20</u>	<u>Apr '19 - Feb 20</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	13	212
Transfer from Operating	<u>1,375</u>	<u>15,125</u>
Total Income	<u>1,388</u>	<u>15,337</u>
Gross Profit	<u>1,388</u>	<u>15,337</u>
Net Ordinary Income	<u>1,388</u>	<u>15,337</u>
Net Income	<u><u>1,388</u></u>	<u><u>15,337</u></u>