

First Eagles Point Homeowners Association
Balance Sheet by Class
 As of December 31, 2020

| | Operating | Reserve | TOTAL |
|-------------------------------------|------------------|-------------------|-------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| OPERATING FUNDS | | | |
| 1110 · Operating - Checking | 32,347.93 | 0.00 | 32,347.93 |
| Total OPERATING FUNDS | 32,347.93 | 0.00 | 32,347.93 |
| RESERVE FUNDS | | | |
| Bank of Colorao - CD | 0.00 | 125,000.00 | 125,000.00 |
| Alpine Reserve MMA | 0.00 | 49,111.37 | 49,111.37 |
| CD#45432 | 0.00 | 20,604.77 | 20,604.77 |
| Total RESERVE FUNDS | 0.00 | 194,716.14 | 194,716.14 |
| Total Checking/Savings | 32,347.93 | 194,716.14 | 227,064.07 |
| Accounts Receivable | | | |
| 1120 · Accounts Receivable HO | 19,318.52 | 0.00 | 19,318.52 |
| Total Accounts Receivable | 19,318.52 | 0.00 | 19,318.52 |
| Total Current Assets | 51,666.45 | 194,716.14 | 246,382.59 |
| TOTAL ASSETS | 51,666.45 | 194,716.14 | 246,382.59 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 2120 · Accounts Payable - Operating | 1,715.62 | 0.00 | 1,715.62 |
| Total Accounts Payable | 1,715.62 | 0.00 | 1,715.62 |

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Accrual Basis

First Eagles Point Homeowners Association
Balance Sheet by Class
As of December 31, 2020

| | <u>Operating</u> | <u>Reserve</u> | <u>TOTAL</u> |
|---------------------------------|-------------------------|--------------------------|--------------------------|
| Other Current Liabilities | | | |
| Pre-Paid Assessments | <u>6,767.00</u> | <u>0.00</u> | <u>6,767.00</u> |
| Total Other Current Liabilities | <u>6,767.00</u> | <u>0.00</u> | <u>6,767.00</u> |
| Total Current Liabilities | <u>8,482.62</u> | <u>0.00</u> | <u>8,482.62</u> |
| Total Liabilities | <u>8,482.62</u> | <u>0.00</u> | <u>8,482.62</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>30,998.06</u> | <u>114,141.37</u> | <u>145,139.43</u> |
| Net Income | <u>4,867.66</u> | <u>12,422.22</u> | <u>17,289.88</u> |
| Total Equity | <u>43,183.83</u> | <u>194,716.14</u> | <u>237,899.97</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>51,666.45</u></u> | <u><u>194,716.14</u></u> | <u><u>246,382.59</u></u> |

First Eagles Point Homeowners Association
Operating Budget Performance

December 2020

| | Dec 20 | Budget | \$ Over Budget | % of Budget | Apr - Dec 20 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|---------------------------------------|---------------|---------------|----------------|-------------|---------------|---------------|----------------|-------------|---------------|
| Ordinary Income/Expense | | | | | | | | | |
| Income | | | | | | | | | |
| 4130 · Legal & Collection Costs | 0 | 0 | 0 | 0% | 2,509 | 0 | 2,509 | 100% | 0 |
| 4120 · Late Fees | 21 | 0 | 21 | 100% | 1,046 | 0 | 1,046 | 100% | 0 |
| 4145 · Common Assessment | 0 | 0 | 0 | 0% | 39,979 | 40,950 | -971 | 98% | 54,600 |
| 4160 · Trash Assessment | 0 | 0 | 0 | 0% | 971 | 0 | 971 | 100% | 0 |
| 4165 · Interest Operating Fund | 0 | 0 | 0 | 100% | 4 | 0 | 4 | 100% | 0 |
| 6390 · Transfer to Reserve Fund | -1,375 | -1,375 | 0 | 100% | -12,375 | -12,375 | 0 | 100% | -16,500 |
| Total Income | -1,353 | -1,375 | 22 | 98% | 32,134 | 28,575 | 3,559 | 112% | 38,100 |
| Gross Profit | -1,353 | -1,375 | 22 | 98% | 32,134 | 28,575 | 3,559 | 112% | 38,100 |
| Expense | | | | | | | | | |
| 6110 · Management & Accounting | 1,036 | 1,036 | 0 | 100% | 9,324 | 9,324 | 0 | 100% | 12,432 |
| 6130 · Common Area Insurance | 214 | 185 | 29 | 116% | 1,786 | 1,665 | 121 | 107% | 2,220 |
| 6150 · Legal Services | 0 | 0 | 0 | 0% | 2,509 | 225 | 2,284 | 1,115% | 300 |
| 6160 · Audit, Tax & Professional Fees | 60 | 0 | 60 | 100% | 2,850 | 2,970 | -120 | 96% | 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 | 48 | 55 | -7 | 87% | 2,530 | 2,385 | 145 | 106% | 2,550 |
| 6230 · Trash Removal | 400 | 499 | -99 | 80% | 3,597 | 4,495 | -898 | 80% | 5,992 |
| 6240 · Street Sweeping | 0 | 0 | 0 | 0% | 0 | 100 | -100 | 0% | 100 |
| 6260 · Street Snow Removal | 280 | 800 | -520 | 35% | 280 | 1,300 | -1,020 | 22% | 3,400 |
| 6285 · Asphalt Maintenance | 0 | 0 | 0 | 0% | 0 | 100 | -100 | 0% | 100 |
| 6295 · Exterior Maintenance - Lots | 0 | 0 | 0 | 0% | 0 | 2,150 | -2,150 | 0% | 2,150 |
| 6320 · Street Light Maintenance | 0 | 0 | 0 | 0% | 0 | 75 | -75 | 0% | 75 |
| 6330 · Street Light Electricity | 12 | 15 | -3 | 83% | 111 | 135 | -24 | 82% | 180 |
| 6350 · Sign Maintenance | 0 | 0 | 0 | 0% | 0 | 50 | -50 | 0% | 50 |
| 6360 · Copy/Postage/Office Supplies | 0 | 75 | -75 | 0% | 350 | 675 | -325 | 52% | 900 |
| 6380 · Income Taxes | 0 | 0 | 0 | 0% | 0 | 50 | -50 | 0% | 50 |
| 6395 · Operating Contingency | 0 | 0 | 0 | 0% | 0 | 76 | -76 | 0% | 76 |
| Total Expense | 2,050 | 2,665 | -615 | 77% | 27,266 | 30,330 | -3,064 | 90% | 38,100 |
| Net Ordinary Income | -3,403 | -4,040 | 637 | 84% | 4,868 | -1,755 | 6,623 | -277% | 0 |
| Net Income | -3,403 | -4,040 | 637 | 84% | 4,868 | -1,755 | 6,623 | -277% | 0 |

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Accrual Basis

First Eagles Point Homeowners Association
Reserve Statement of Revenue & Expenditures
December 2020

| | <u>Dec 20</u> | <u>Apr - Dec 20</u> |
|--------------------------------|---------------------|----------------------|
| Ordinary Income/Expense | | |
| Income | | |
| 4600 · Interest Reserve Fund | 4 | 47 |
| Transfer from Operating | <u>1,375</u> | <u>12,375</u> |
| Total Income | <u>1,379</u> | <u>12,422</u> |
| Gross Profit | <u>1,379</u> | <u>12,422</u> |
| Net Ordinary Income | <u>1,379</u> | <u>12,422</u> |
| Net Income | <u><u>1,379</u></u> | <u><u>12,422</u></u> |