

First Eagles Point Homeowners Association

Balance Sheet by Class

As of January 31, 2021

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	35,575.39	0.00	35,575.39
Total OPERATING FUNDS	35,575.39	0.00	35,575.39
RESERVE FUNDS			
Bank of Colorao - CD	0.00	125,000.00	125,000.00
Alpine Reserve MMA	0.00	50,486.75	50,486.75
CD#45432	0.00	20,608.27	20,608.27
Total RESERVE FUNDS	0.00	196,095.02	196,095.02
Total Checking/Savings	35,575.39	196,095.02	231,670.41
Accounts Receivable			
1120 · Accounts Receivable HO	22,593.56	0.00	22,593.56
Total Accounts Receivable	22,593.56	0.00	22,593.56
Total Current Assets	58,168.95	196,095.02	254,263.97
TOTAL ASSETS	58,168.95	196,095.02	254,263.97
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,664.62	0.00	2,664.62
Total Accounts Payable	2,664.62	0.00	2,664.62

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	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Other Current Liabilities			
Pre-Paid Assessments	<u>5,086.79</u>	<u>0.00</u>	<u>5,086.79</u>
Total Other Current Liabilities	<u>5,086.79</u>	<u>0.00</u>	<u>5,086.79</u>
Total Current Liabilities	<u>7,751.41</u>	<u>0.00</u>	<u>7,751.41</u>
Total Liabilities	<u>7,751.41</u>	<u>0.00</u>	<u>7,751.41</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>12,101.37</u>	<u>13,801.10</u>	<u>25,902.47</u>
Total Equity	<u>50,417.54</u>	<u>196,095.02</u>	<u>246,512.56</u>
TOTAL LIABILITIES & EQUITY	<u><u>58,168.95</u></u>	<u><u>196,095.02</u></u>	<u><u>254,263.97</u></u>

First Eagles Point Homeowners Association
Operating Budget Performance

January 2021

	Jan 21	Budget	\$ Over Budget	% of Budget	Apr '20 - Jan 21	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	222	0	222	100%	3,608	0	3,608	100%	0
4120 · Late Fees	0	0	0	0%	1,046	0	1,046	100%	0
4145 · Common Assessment	13,326	13,650	-324	98%	53,305	54,600	-1,295	98%	54,600
4160 · Trash Assessment	324	0	324	100%	1,295	0	1,295	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%	-13,750	-13,750	0	100%	-16,500
Total Income	12,497	12,275	222	102%	45,508	40,850	4,658	111%	38,100
Gross Profit	12,497	12,275	222	102%	45,508	40,850	4,658	111%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	10,360	10,360	0	100%	12,432
6130 · Common Area Insurance	214	185	29	116%	2,000	1,850	150	108%	2,220
6150 · Legal Services	222	75	147	296%	3,608	300	3,308	1,203%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	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	0	55	-55	0%	2,579	2,440	139	106%	2,550
6230 · Trash Removal	400	499	-99	80%	3,996	4,994	-998	80%	5,992
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	130	800	-670	16%	410	2,100	-1,690	20%	3,400
6285 · Asphalt Maintenance	0	0	0	0%	0	100	-100	0%	100
6295 · Exterior Maintenance - Lots	0	0	0	0%	3,200	2,150	1,050	149%	2,150
6320 · Street Light Maintenance	0	0	0	0%	0	75	-75	0%	75
6330 · Street Light Electricity	0	15	-15	0%	124	150	-26	82%	180
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	350	750	-400	47%	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	2,002	2,740	-738	73%	33,407	33,070	337	101%	38,100
Net Ordinary Income	10,496	9,535	961	110%	12,101	7,780	4,321	156%	0
Net Income	10,496	9,535	961	110%	12,101	7,780	4,321	156%	0

First Eagles Point Homeowners Association
Reserve Statement of Revenue & Expenditures
January 2021

	<u>Jan 21</u>	<u>Apr '20 - Jan 21</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	4	51
Transfer from Operating	<u>1,375</u>	<u>13,750</u>
Total Income	<u>1,379</u>	<u>13,801</u>
Gross Profit	<u>1,379</u>	<u>13,801</u>
Net Ordinary Income	<u>1,379</u>	<u>13,801</u>
Net Income	<u><u>1,379</u></u>	<u><u>13,801</u></u>