

First Eagles Point Homeowners Association
Balance Sheet by Class
As of February 28, 2021

	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	<u>39,649.39</u>	<u>0.00</u>	<u>39,649.39</u>
Total OPERATING FUNDS	39,649.39	0.00	39,649.39
RESERVE FUNDS			
Bank of Colorao - CD	0.00	125,000.00	125,000.00
Alpine Reserve MMA	0.00	51,862.13	51,862.13
CD#45432	<u>0.00</u>	<u>20,611.77</u>	<u>20,611.77</u>
Total RESERVE FUNDS	<u>0.00</u>	<u>197,473.90</u>	<u>197,473.90</u>
Total Checking/Savings	39,649.39	197,473.90	237,123.29
Accounts Receivable			
1120 · Accounts Receivable HO	<u>19,009.66</u>	<u>0.00</u>	<u>19,009.66</u>
Total Accounts Receivable	<u>19,009.66</u>	<u>0.00</u>	<u>19,009.66</u>
Total Current Assets	<u>58,659.05</u>	<u>197,473.90</u>	<u>256,132.95</u>
TOTAL ASSETS	<u><u>58,659.05</u></u>	<u><u>197,473.90</u></u>	<u><u>256,132.95</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	<u>519.13</u>	<u>0.00</u>	<u>519.13</u>
Total Accounts Payable	519.13	0.00	519.13

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Accrual Basis

First Eagles Point Homeowners Association
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	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Other Current Liabilities			
Pre-Paid Assessments	<u>9,682.89</u>	<u>0.00</u>	<u>9,682.89</u>
Total Other Current Liabilities	<u>9,682.89</u>	<u>0.00</u>	<u>9,682.89</u>
Total Current Liabilities	<u>10,202.02</u>	<u>0.00</u>	<u>10,202.02</u>
Total Liabilities	10,202.02	0.00	10,202.02
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	30,998.06	114,141.37	145,139.43
Net Income	<u>10,140.86</u>	<u>15,179.98</u>	<u>25,320.84</u>
Total Equity	<u>48,457.03</u>	<u>197,473.90</u>	<u>245,930.93</u>
TOTAL LIABILITIES & EQUITY	<u><u>58,659.05</u></u>	<u><u>197,473.90</u></u>	<u><u>256,132.95</u></u>

First Eagles Point Homeowners Association
Operating Budget Performance

February 2021

	Feb 21	Budget	\$ Over Budget	% of Budget	Apr '20 - Feb 21	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	0	0	0	0%	3,608	0	3,608	100%	0
4120 · Late Fees	-5	0	-5	100%	1,041	0	1,041	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%	4	0	4	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-15,125	-15,125	0	100%	-16,500
Total Income	-1,380	-1,375	-5	100%	44,129	39,475	4,654	112%	38,100
Gross Profit	-1,380	-1,375	-5	100%	44,129	39,475	4,654	112%	38,100
Expense									
6110 · Management & Accounting	0	1,036	-1,036	0%	10,360	11,396	-1,036	91%	12,432
6130 · Common Area Insurance	0	185	-185	0%	2,000	2,035	-35	98%	2,220
6150 · Legal Services	80	0	80	100%	3,688	300	3,388	1,229%	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	76	55	21	139%	2,656	2,495	161	106%	2,550
6230 · Trash Removal	400	499	-99	80%	4,396	5,493	-1,097	80%	5,992
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	0	800	-800	0%	410	2,900	-2,490	14%	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	25	15	10	165%	148	165	-17	90%	180
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	350	825	-475	42%	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	581	2,665	-2,084	22%	33,988	35,735	-1,747	95%	38,100
Net Ordinary Income	-1,961	-4,040	2,079	49%	10,141	3,740	6,401	271%	0
Net Income	-1,961	-4,040	2,079	49%	10,141	3,740	6,401	271%	0

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

	<u>Feb 21</u>	<u>Apr '20 - Feb 21</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	4	55
Transfer from Operating	1,375	15,125
Total Income	<u>1,379</u>	<u>15,180</u>
Gross Profit	<u>1,379</u>	<u>15,180</u>
Net Ordinary Income	<u>1,379</u>	<u>15,180</u>
Net Income	<u><u>1,379</u></u>	<u><u>15,180</u></u>