

First Eagles Point Homeowners Association
Balance Sheet by Class
 As of September 30, 2021

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	17,701.89	0.00	17,701.89
Total OPERATING FUNDS	17,701.89	0.00	17,701.89
RESERVE FUNDS			
Bank of Colorao - CD	0.00	127,962.00	127,962.00
Alpine Reserve MMA	0.00	60,115.22	60,115.22
CD#45432	0.00	20,629.47	20,629.47
Total RESERVE FUNDS	0.00	208,706.69	208,706.69
Total Checking/Savings	17,701.89	208,706.69	226,408.58
Accounts Receivable			
1120 · Accounts Receivable HO	41,781.14	0.00	41,781.14
1330 · Reserve A/R from Operating Fund	0.00	-14,276.83	-14,276.83
Total Accounts Receivable	41,781.14	-14,276.83	27,504.31
Other Current Assets			
12000 · Undeposited Funds	-243.75	0.00	-243.75
Total Other Current Assets	-243.75	0.00	-243.75
Total Current Assets	59,239.28	194,429.86	253,669.14
TOTAL ASSETS	59,239.28	194,429.86	253,669.14
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,622.62	0.00	2,622.62
Total Accounts Payable	2,622.62	0.00	2,622.62

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Other Current Liabilities			
Operating A/P to Reserve Fund	-14,276.83	0.00	-14,276.83
Pre-Paid Assessments	23,449.00	0.00	23,449.00
Total Other Current Liabilities	9,172.17	0.00	9,172.17
Total Current Liabilities	11,794.79	0.00	11,794.79
Total Liabilities	11,794.79	0.00	11,794.79
Equity			
OWNERS' EQUITY - RESERVE			
3300 · General Reserve Fund	0.00	68,152.55	68,152.55
Total OWNERS' EQUITY - RESERVE	0.00	68,152.55	68,152.55
OWNERS EQUITY - OPERATING			
3120 · Fund Balance - Operating	7,318.11	0.00	7,318.11
Total OWNERS EQUITY - OPERATING	7,318.11	0.00	7,318.11
Retained Earnings	37,558.79	130,699.92	168,258.71
Net Income	2,567.59	-4,422.61	-1,855.02
Total Equity	47,444.49	194,429.86	241,874.35
TOTAL LIABILITIES & EQUITY	59,239.28	194,429.86	253,669.14

First Eagles Point Homeowners Association
 Operating Budget Performance
 September 2021

	Sep 21	Budget	\$ Over Budget	% of Budget	Apr - Sep 21	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	0	0	0	0%	438	0	438	100%	0
4120 · Late Fees	-0	0	-0	100%	2,663	0	2,663	100%	0
4145 · Common Assessment	0	0	0	0%	26,896	27,300	-404	99%	54,600
4160 · Trash Assessment	0	0	0	0%	648	0	648	100%	0
4165 · Interest Operating Fund	0	0	0	100%	2	0	2	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-8,250	-8,250	0	100%	-16,500
Total Income	-1,375	-1,375	0	100%	22,397	19,050	3,347	118%	38,100
Gross Profit	-1,375	-1,375	0	100%	22,397	19,050	3,347	118%	38,100
Expense									
6110 · Management & Accounting	1,076	1,036	40	104%	6,256	6,216	40	101%	12,432
6130 · Common Area Insurance	0	215	-215	0%	642	1,290	-648	50%	2,580
6150 · Legal Services	0	0	0	0%	438	150	288	292%	300
6160 · Audit, Tax & Professional Fees	2,750	0	2,750	100%	2,750	2,970	-220	93%	2,970
6170 · Landscape Maintenance	550	600	-50	92%	3,300	3,600	-300	92%	4,200
6175 · Landscape Special Projects	712	0	712	100%	712	250	462	285%	250
6180 · Sprinkler System Maintenance	0	15	-15	0%	80	90	-10	89%	105
6190 · Irrigation Water & Electric	638	325	313	196%	3,130	2,000	1,130	157%	2,600
6230 · Trash Removal	446	499	-54	89%	2,624	2,998	-375	88%	5,992
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	0	0	0	0%	0	0	0	0%	3,400
6285 · Asphalt Maintenance	0	0	0	0%	0	100	-100	0%	100
6295 · Exterior Maintenance - Lots	0	0	0	0%	0	1,600	-1,600	0%	1,600
6320 · Street Light Maintenance	0	0	0	0%	0	100	-100	0%	100
6330 · Street Light Electricity	12	18	-6	69%	74	108	-34	69%	216
6350 · Sign Maintenance	35	0	35	100%	716	50	666	1,433%	50
6360 · Copy/Postage/Office Supplies	40	75	-35	53%	40	450	-410	9%	900
6380 · Income Taxes	0	0	0	0%	87	75	12	116%	75
6395 · Operating Contingency	-1,020	0	-1,020	100%	-1,020	130	-1,150	-785%	130
Total Expense	5,239	2,783	2,456	188%	19,829	22,277	-2,448	89%	38,100
Net Ordinary Income	-6,613	-4,158	-2,455	159%	2,568	-3,227	5,795	-80%	0
Net Income	-6,613	-4,158	-2,455	159%	2,568	-3,227	5,795	-80%	0

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

	<u>Sep 21</u>	<u>Apr - Sep 21</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	2	2,979
Transfer from Operating	<u>1,375</u>	<u>8,250</u>
Total Income	<u>1,377</u>	<u>11,229</u>
Gross Profit	1,377	11,229
Expense		
RESERVE FUND EXPENSES		
6750 · Asphalt Replacement	<u>15,652</u>	<u>15,652</u>
Total RESERVE FUND EXPENSES	<u>15,652</u>	<u>15,652</u>
Total Expense	<u>15,652</u>	<u>15,652</u>
Net Ordinary Income	<u>-14,274</u>	<u>-4,423</u>
Net Income	<u><u>-14,274</u></u>	<u><u>-4,423</u></u>