

First Eagles Point Homeowners Association

Balance Sheet by Class

As of December 31, 2021

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	46,353.78	0.00	46,353.78
Total OPERATING FUNDS	46,353.78	0.00	46,353.78
RESERVE FUNDS			
Bank of Colorao - CD	0.00	127,962.00	127,962.00
Alpine Reserve MMA	0.00	60,116.72	60,116.72
CD#45432	0.00	20,635.13	20,635.13
Total RESERVE FUNDS	0.00	208,713.85	208,713.85
Total Checking/Savings	46,353.78	208,713.85	255,067.63
Accounts Receivable			
1120 · Accounts Receivable HO	12,279.41	0.00	12,279.41
1330 · Reserve A/R from Operating Fund	0.00	-10,151.83	-10,151.83
Total Accounts Receivable	12,279.41	-10,151.83	2,127.58
Total Current Assets	58,633.19	198,562.02	257,195.21
TOTAL ASSETS	58,633.19	198,562.02	257,195.21
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,761.50	0.00	1,761.50
Total Accounts Payable	1,761.50	0.00	1,761.50
Other Current Liabilities			
Operating A/P to Reserve Fund	-10,151.83	0.00	-10,151.83
Pre-Paid Assessments	17,052.00	0.00	17,052.00

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	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Total Other Current Liabilities	6,900.17	0.00	6,900.17
Total Current Liabilities	8,661.67	0.00	8,661.67
Total Liabilities	8,661.67	0.00	8,661.67
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	5,094.62	-290.45	4,804.17
Total Equity	49,971.52	198,562.02	248,533.54
TOTAL LIABILITIES & EQUITY	<u>58,633.19</u>	<u>198,562.02</u>	<u>257,195.21</u>

First Eagles Point Homeowners Association
Operating Budget Performance

December 2021

	Dec 21	Budget	\$ Over Budget	% of Budget	Apr - Dec 21	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	0	0	0	0%	1,551	0	1,551	100%	0
4120 · Late Fees	0	0	0	0%	3,684	0	3,684	100%	0
4145 · Common Assessment	0	0	0	0%	40,513	40,950	-438	99%	54,600
4160 · Trash Assessment	0	0	0	0%	925	0	925	100%	0
4165 · Interest Operating Fund	0	0	0	100%	3	0	3	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-12,375	-12,375	0	100%	-16,500
Total Income	-1,375	-1,375	0	100%	34,301	28,575	5,726	120%	38,100
Gross Profit	-1,375	-1,375	0	100%	34,301	28,575	5,726	120%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	9,364	9,324	40	100%	12,432
6130 · Common Area Insurance	220	215	5	102%	1,932	1,935	-3	100%	2,580
6150 · Legal Services	0	0	0	0%	2,161	225	1,936	960%	300
6160 · Audit, Tax & Professional Fees	60	0	60	100%	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	427	0	427	100%	1,139	250	889	456%	250
6180 · Sprinkler System Maintenance	0	0	0	0%	80	105	-25	76%	105
6190 · Irrigation Water & Electric	34	65	-31	53%	3,256	2,405	851	135%	2,600
6230 · Trash Removal	446	499	-54	89%	3,960	4,495	-535	88%	5,992
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	0	800	-800	0%	0	1,300	-1,300	0%	3,400
6285 · Asphalt Maintenance	0	0	0	0%	0	100	-100	0%	100
6295 · Exterior Maintenance - Lots	0	0	0	0%	393	1,600	-1,208	25%	1,600
6320 · Street Light Maintenance	0	0	0	0%	0	100	-100	0%	100
6330 · Street Light Electricity	12	18	-6	69%	111	162	-51	69%	216
6350 · Sign Maintenance	0	0	0	0%	716	50	666	1,433%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	367	675	-308	54%	900
6380 · Income Taxes	0	0	0	0%	87	75	12	116%	75
6395 · Operating Contingency	0	0	0	0%	-1,020	130	-1,150	-785%	130
Total Expense	2,235	2,708	-473	83%	29,206	30,201	-995	97%	38,100
Net Ordinary Income	-3,610	-4,083	473	88%	5,095	-1,626	6,721	-313%	0
Net Income	-3,610	-4,083	473	88%	5,095	-1,626	6,721	-313%	0

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

	<u>Dec 21</u>	<u>Apr - Dec 21</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	2	2,986
Transfer from Operating	<u>1,375</u>	<u>12,375</u>
Total Income	<u>1,377</u>	<u>15,361</u>
Gross Profit	1,377	15,361
Expense		
RESERVE FUND EXPENSES		
6750 · Asphalt Replacement	<u>0</u>	<u>15,652</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>15,652</u>
Total Expense	<u>0</u>	<u>15,652</u>
Net Ordinary Income	<u>1,377</u>	<u>-290</u>
Net Income	<u><u>1,377</u></u>	<u><u>-290</u></u>