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02/12/22

Accrual Basis

## First Eagles Point Homeowners Association

## Balance Sheet by Class

As of January 31, 2022

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	46,988.74	0.00	46,988.74
Total OPERATING FUNDS	46,988.74	0.00	46,988.74
RESERVE FUNDS			
Bank of Colorao - CD	0.00	127,962.00	127,962.00
Alpine Reserve MMA	0.00	60,117.23	60,117.23
CD#45432	0.00	20,637.05	20,637.05
Total RESERVE FUNDS	0.00	208,716.28	208,716.28
Total Checking/Savings	46,988.74	208,716.28	255,705.02
Accounts Receivable			
1120 · Accounts Receivable HO	10,002.66	0.00	10,002.66
1330 · Reserve A/R from Operating Fund	0.00	-8,776.83	-8,776.83
Total Accounts Receivable	10,002.66	-8,776.83	1,225.83
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	57,235.15	199,939.45	257,174.60
<b>TOTAL ASSETS</b>	<b>57,235.15</b>	<b>199,939.45</b>	<b>257,174.60</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,701.50	0.00	1,701.50
Total Accounts Payable	1,701.50	0.00	1,701.50

First Eagles Point Homeowners Association  
**Balance Sheet by Class**  
 As of January 31, 2022

	Operating	Reserve	TOTAL
Other Current Liabilities			
Operating A/P to Reserve Fund	-8,776.83	0.00	-8,776.83
Pre-Paid Assessments	6,000.00	0.00	6,000.00
Total Other Current Liabilities	-2,776.83	0.00	-2,776.83
Total Current Liabilities	-1,075.33	0.00	-1,075.33
Total Liabilities	-1,075.33	0.00	-1,075.33
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	13,433.58	1,086.98	14,520.56
Total Equity	58,310.48	199,939.45	258,249.93
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>57,235.15</b>	<b>199,939.45</b>	<b>257,174.60</b>

First Eagles Point Homeowners Association  
Operating Budget Performance

January 2022

	Jan 22	Budget	\$ Over Budget	% of Budget	Apr '21 - Jan 22	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	13,373	13,650	-278	98%	53,885	54,600	-715	99%	54,600
4160 · Trash Assessment	278	0	278	100%	1,203	0	1,203	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
<b>Total Income</b>	<b>12,275</b>	<b>12,275</b>	<b>0</b>	<b>100%</b>	<b>46,577</b>	<b>40,850</b>	<b>5,727</b>	<b>114%</b>	<b>38,100</b>
Gross Profit	12,275	12,275	0	100%	46,577	40,850	5,727	114%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	10,400	10,360	40	100%	12,432
6130 · Common Area Insurance	220	215	5	102%	2,152	2,150	2	100%	2,580
6150 · Legal Services	0	75	-75	0%	2,161	300	1,861	720%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	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	0	0	0	0%	1,139	250	889	456%	250
6180 · Sprinkler System Maintenance	0	0	0	0%	80	105	-25	76%	105
6190 · Irrigation Water & Electric	43	65	-22	66%	3,299	2,470	829	134%	2,600
6230 · Trash Removal	446	499	-54	89%	4,406	4,994	-589	88%	5,992
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	0	800	-800	0%	2,180	2,100	80	104%	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%	124	180	-56	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	750	-383	49%	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
<b>Total Expense</b>	<b>1,756</b>	<b>2,783</b>	<b>-1,027</b>	<b>63%</b>	<b>33,143</b>	<b>32,984</b>	<b>159</b>	<b>100%</b>	<b>38,100</b>
Net Ordinary Income	10,519	9,492	1,027	111%	13,434	7,866	5,568	171%	0
Net Income	10,519	9,492	1,027	111%	13,434	7,866	5,568	171%	0

First Eagles Point Homeowners Association  
Reserve Statement of Revenue & Expenditures  
January 2022

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	<u>Jan 22</u>	<u>Apr '21 - Jan 22</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4600 · Interest Reserve Fund	2	2,989
Transfer from Operating	<u>1,375</u>	<u>13,750</u>
<b>Total Income</b>	<u>1,377</u>	<u>16,739</u>
<b>Gross Profit</b>	1,377	16,739
<b>Expense</b>		
<b>RESERVE FUND EXPENSES</b>		
6750 · Asphalt Replacement	<u>0</u>	<u>15,652</u>
<b>Total RESERVE FUND EXPENSES</b>	<u>0</u>	<u>15,652</u>
<b>Total Expense</b>	<u>0</u>	<u>15,652</u>
<b>Net Ordinary Income</b>	<u>1,377</u>	<u>1,087</u>
<b>Net Income</b>	<u><u>1,377</u></u>	<u><u>1,087</u></u>