

First Eagles Point Homeowners Association

Balance Sheet by Class

As of February 28, 2022

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	45,362.83	0.00	45,362.83
Total OPERATING FUNDS	45,362.83	0.00	45,362.83
RESERVE FUNDS			
Bank of Colorao - CD	0.00	127,962.00	127,962.00
Alpine Reserve MMA	0.00	60,117.69	60,117.69
CD#45432	0.00	20,638.98	20,638.98
Total RESERVE FUNDS	0.00	208,718.67	208,718.67
Total Checking/Savings	45,362.83	208,718.67	254,081.50
Accounts Receivable			
1120 · Accounts Receivable HO	12,052.53	0.00	12,052.53
1330 · Reserve A/R from Operating Fund	0.00	-7,401.83	-7,401.83
Total Accounts Receivable	12,052.53	-7,401.83	4,650.70
Total Current Assets	57,415.36	201,316.84	258,732.20
TOTAL ASSETS	57,415.36	201,316.84	258,732.20
LIABILITIES & EQUITY			
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
Other Current Liabilities			
Operating A/P to Reserve Fund	-7,401.83	0.00	-7,401.83
Pre-Paid Assessments	9,000.00	0.00	9,000.00

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	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Total Other Current Liabilities	1,598.17	0.00	1,598.17
Total Current Liabilities	3,299.67	0.00	3,299.67
Total Liabilities	3,299.67	0.00	3,299.67
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	37,558.79	130,699.92	168,258.71
Net Income	<u>9,238.79</u>	<u>2,464.37</u>	<u>11,703.16</u>
Total Equity	<u>54,115.69</u>	<u>201,316.84</u>	<u>255,432.53</u>
TOTAL LIABILITIES & EQUITY	<u><u>57,415.36</u></u>	<u><u>201,316.84</u></u>	<u><u>258,732.20</u></u>

First Eagles Point Homeowners Association
Operating Budget Performance

February 2022

	Feb 22	Budget	\$ Over Budget	% of Budget	Apr '21 - Feb 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	24	0	24	100%	3,709	0	3,709	100%	0
4145 · Common Assessment	-731	0	-731	100%	53,398	54,600	-1,203	98%	54,600
4160 · Trash Assessment	0	0	0	0%	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%	-15,125	-15,125	0	100%	-16,500
Total Income	-2,082	-1,375	-707	151%	44,739	39,475	5,264	113%	38,100
Gross Profit	-2,082	-1,375	-707	151%	44,739	39,475	5,264	113%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	11,436	11,396	40	100%	12,432
6130 · Common Area Insurance	220	215	5	102%	2,372	2,365	7	100%	2,580
6150 · Legal Services	0	0	0	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%	3,342	2,535	807	132%	2,600
6230 · Trash Removal	446	499	-54	89%	4,851	5,493	-642	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	2,900	-720	75%	3,400
6265 · Snow Removal	600	0	600	100%	600	0	600	100%	0
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	13	18	-5	71%	137	198	-61	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	825	-458	44%	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	2,357	2,708	-351	87%	35,500	35,692	-192	99%	38,100
Net Ordinary Income	-4,439	-4,083	-356	109%	9,239	3,783	5,456	244%	0
Net Income	-4,439	-4,083	-356	109%	9,239	3,783	5,456	244%	0

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

	<u>Feb 22</u>	<u>Apr '21 - Feb 22</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	2	2,991
Transfer from Operating	<u>1,375</u>	<u>15,125</u>
Total Income	<u>1,377</u>	<u>18,116</u>
Gross Profit	1,377	18,116
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>2,464</u>
Net Income	<u><u>1,377</u></u>	<u><u>2,464</u></u>