

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

| | Operating | Reserve | TOTAL |
|-------------------------------------|------------------|-------------------|-------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| OPERATING FUNDS | | | |
| 1110 · Operating - Checking | 61,165.73 | 0.00 | 61,165.73 |
| Total OPERATING FUNDS | 61,165.73 | 0.00 | 61,165.73 |
| RESERVE FUNDS | | | |
| Alpine Reserve MMA | 0.00 | 189,205.28 | 189,205.28 |
| CD#45432 | 0.00 | 20,650.24 | 20,650.24 |
| Total RESERVE FUNDS | 0.00 | 209,855.52 | 209,855.52 |
| Total Checking/Savings | 61,165.73 | 209,855.52 | 271,021.25 |
| Accounts Receivable | | | |
| 1120 · Accounts Receivable HO | 1,659.75 | 0.00 | 1,659.75 |
| Total Accounts Receivable | 1,659.75 | 0.00 | 1,659.75 |
| Total Current Assets | 62,825.48 | 209,855.52 | 272,681.00 |
| TOTAL ASSETS | 62,825.48 | 209,855.52 | 272,681.00 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 2120 · Accounts Payable - Operating | 4,042.24 | 0.00 | 4,042.24 |
| Total Accounts Payable | 4,042.24 | 0.00 | 4,042.24 |

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Balance Sheet by Class
As of August 31, 2022

| | <u>Operating</u> | <u>Reserve</u> | <u>TOTAL</u> |
|---------------------------------|-------------------------|--------------------------|--------------------------|
| Other Current Liabilities | | | |
| Pre-Paid Assessments | <u>3,310.00</u> | <u>0.00</u> | <u>3,310.00</u> |
| Total Other Current Liabilities | <u>3,310.00</u> | <u>0.00</u> | <u>3,310.00</u> |
| Total Current Liabilities | <u>7,352.24</u> | <u>0.00</u> | <u>7,352.24</u> |
| Total Liabilities | <u>7,352.24</u> | <u>0.00</u> | <u>7,352.24</u> |
| 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 | <u>0.00</u> | <u>68,152.55</u> | <u>68,152.55</u> |
| 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 | <u>7,318.11</u> | <u>0.00</u> | <u>7,318.11</u> |
| Retained Earnings | <u>43,553.84</u> | <u>134,541.54</u> | <u>178,095.38</u> |
| Net Income | <u>4,601.29</u> | <u>7,161.43</u> | <u>11,762.72</u> |
| Total Equity | <u>55,473.24</u> | <u>209,855.52</u> | <u>265,328.76</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>62,825.48</u></u> | <u><u>209,855.52</u></u> | <u><u>272,681.00</u></u> |

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Accrual Basis

First Eagles Point Homeowners Association
Operating Budget Performance
August 2022

| | Aug 22 | Budget | \$ Over Budget | % of Budget | Apr - Aug 22 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|---------------------------------------|--------|--------|----------------|-------------|--------------|------------|----------------|-------------|---------------|
| Ordinary Income/Expense | | | | | | | | | |
| Income | | | | | | | | | |
| 4120 · Late Fees | 123 | 0 | 123 | 100% | 123 | 0 | 123 | 100% | 0 |
| 4145 · Common Assessment | 0 | 0 | 0 | 0% | 25,863 | 27,300 | -1,438 | 95% | 54,600 |
| 4160 · Trash Assessment | 0 | 0 | 0 | 0% | 463 | 0 | 463 | 100% | 0 |
| 4165 · Interest Operating Fund | 1 | 0 | 1 | 100% | 3 | 0 | 3 | 100% | 0 |
| 6390 · Transfer to Reserve Fund | -1,375 | -1,375 | 0 | 100% | -6,875 | -6,875 | 0 | 100% | -16,500 |
| Total Income | -1,252 | -1,375 | 123 | 91% | 19,575 | 20,425 | -850 | 96% | 38,100 |
| Gross Profit | -1,252 | -1,375 | 123 | 91% | 19,575 | 20,425 | -850 | 96% | 38,100 |
| Expense | | | | | | | | | |
| 6110 · Management & Accounting | 1,036 | 1,036 | 0 | 100% | 5,180 | 5,180 | 0 | 100% | 12,432 |
| 6130 · Common Area Insurance | 0 | 220 | -220 | 0% | 660 | 1,100 | -440 | 60% | 2,640 |
| 6150 · Legal Services | 0 | 0 | 0 | 0% | 0 | 150 | -150 | 0% | 300 |
| 6160 · Audit, Tax & Professional Fees | 0 | 2,750 | -2,750 | 0% | 0 | 2,970 | -2,970 | 0% | 2,970 |
| 6170 · Landscape Maintenance | 575 | 600 | -25 | 96% | 2,830 | 3,000 | -170 | 94% | 4,200 |
| 6175 · Landscape Special Projects | 0 | 0 | 0 | 0% | 564 | 300 | 264 | 188% | 300 |
| 6180 · Sprinkler System Maintenance | 0 | 15 | -15 | 0% | 100 | 75 | 25 | 133% | 105 |
| 6190 · Irrigation Water & Electric | 1,428 | 425 | 1,003 | 336% | 3,077 | 1,975 | 1,102 | 156% | 3,100 |
| 6230 · Trash Removal | 495 | 500 | -5 | 99% | 2,500 | 2,284 | 216 | 109% | 5,784 |
| 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 | 300 | -300 | 0% | 0 | 1,200 | -1,200 | 0% | 1,200 |
| 6320 · Street Light Maintenance | 0 | 0 | 0 | 0% | 0 | 100 | -100 | 0% | 100 |
| 6330 · Street Light Electricity | 13 | 18 | -5 | 70% | 63 | 90 | -27 | 70% | 216 |
| 6350 · Sign Maintenance | 0 | 0 | 0 | 0% | 0 | 50 | -50 | 0% | 50 |
| 6360 · Copy/Postage/Office Supplies | 0 | 75 | -75 | 0% | 0 | 375 | -375 | 0% | 900 |
| 6380 · Income Taxes | 0 | 75 | -75 | 0% | 0 | 75 | -75 | 0% | 75 |
| 6395 · Operating Contingency | 0 | 0 | 0 | 0% | 0 | 128 | -128 | 0% | 128 |
| Total Expense | 3,546 | 6,014 | -2,468 | 59% | 14,974 | 19,252 | -4,278 | 78% | 38,100 |
| Net Ordinary Income | -4,798 | -7,389 | 2,591 | 65% | 4,601 | 1,173 | 3,428 | 392% | 0 |
| Net Income | -4,798 | -7,389 | 2,591 | 65% | 4,601 | 1,173 | 3,428 | 392% | 0 |

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Accrual Basis

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

| | <u>Aug 22</u> | <u>Apr - Aug 22</u> |
|------------------------------|---------------------|---------------------|
| Ordinary Income/Expense | | |
| Income | | |
| 4600 · Interest Reserve Fund | 277 | 286 |
| Transfer from Operating | <u>1,375</u> | <u>6,875</u> |
| Total Income | <u>1,652</u> | <u>7,161</u> |
| Gross Profit | <u>1,652</u> | <u>7,161</u> |
| Net Ordinary Income | <u>1,652</u> | <u>7,161</u> |
| Net Income | <u><u>1,652</u></u> | <u><u>7,161</u></u> |