

First Eagles Point Homeowners Association  
**Balance Sheet by Class**  
 As of September 30, 2022

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
<b>OPERATING FUNDS</b>			
1110 · Operating - Checking	57,392.38	0.00	57,392.38
Total OPERATING FUNDS	57,392.38	0.00	57,392.38
<b>RESERVE FUNDS</b>			
Alpine Reserve MMA	0.00	190,587.04	190,587.04
CD#45432	0.00	20,652.17	20,652.17
Total RESERVE FUNDS	0.00	211,239.21	211,239.21
Total Checking/Savings	57,392.38	211,239.21	268,631.59
Accounts Receivable			
1120 · Accounts Receivable HO	1,956.42	0.00	1,956.42
Total Accounts Receivable	1,956.42	0.00	1,956.42
Other Current Assets			
12000 · Undeposited Funds	274.43	0.00	274.43
Total Other Current Assets	274.43	0.00	274.43
Total Current Assets	59,623.23	211,239.21	270,862.44
<b>TOTAL ASSETS</b>	<b>59,623.23</b>	<b>211,239.21</b>	<b>270,862.44</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	3,454.30	0.00	3,454.30
Total Accounts Payable	3,454.30	0.00	3,454.30

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 As of September 30, 2022

	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Other Current Liabilities			
Pre-Paid Assessments	5,648.71	0.00	5,648.71
Total Other Current Liabilities	5,648.71	0.00	5,648.71
Total Current Liabilities	9,103.01	0.00	9,103.01
Total Liabilities	9,103.01	0.00	9,103.01
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	43,553.84	134,541.54	178,095.38
Net Income	-351.73	8,545.12	8,193.39
Total Equity	50,520.22	211,239.21	261,759.43
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>59,623.23</b>	<b>211,239.21</b>	<b>270,862.44</b>

First Eagles Point Homeowners Association  
 Operating Budget Performance  
 September 2022

	Sep 22	Budget	\$ Over Budget	% of Budget	Apr - Sep 22	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	-31	0	-31	100%	92	0	92	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%	4	0	4	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-8,250	-8,250	0	100%	-16,500
Total Income	-1,404	-1,375	-29	102%	18,171	19,050	-879	95%	38,100
Gross Profit	-1,404	-1,375	-29	102%	18,171	19,050	-879	95%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	6,216	6,216	0	100%	12,432
6130 · Common Area Insurance	0	220	-220	0%	660	1,320	-660	50%	2,640
6150 · Legal Services	40	0	40	100%	40	150	-110	27%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	0	2,970	-2,970	0%	2,970
6170 · Landscape Maintenance	580	600	-20	97%	3,410	3,600	-190	95%	4,200
6175 · Landscape Special Projects	0	0	0	0%	564	300	264	188%	300
6180 · Sprinkler System Maintenance	0	15	-15	0%	100	90	10	111%	105
6190 · Irrigation Water & Electric	1,385	400	985	346%	4,463	2,375	2,088	188%	3,100
6230 · Trash Removal	495	500	-5	99%	2,995	2,784	211	108%	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	0	0	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%	76	108	-33	70%	216
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	0	450	-450	0%	900
6380 · Income Taxes	0	0	0	0%	0	75	-75	0%	75
6395 · Operating Contingency	0	0	0	0%	0	128	-128	0%	128
Total Expense	3,549	2,864	685	124%	18,523	22,116	-3,593	84%	38,100
Net Ordinary Income	-4,953	-4,239	-714	117%	-352	-3,066	2,714	11%	0
Net Income	-4,953	-4,239	-714	117%	-352	-3,066	2,714	11%	0

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Accrual Basis

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

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	<u>Sep 22</u>	<u>Apr - Sep 22</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	9	295
Transfer from Operating	<u>1,375</u>	<u>8,250</u>
Total Income	<u>1,384</u>	<u>8,545</u>
Gross Profit	<u>1,384</u>	<u>8,545</u>
Net Ordinary Income	<u>1,384</u>	<u>8,545</u>
Net Income	<u><u>1,384</u></u>	<u><u>8,545</u></u>