

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

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
<b>OPERATING FUNDS</b>			
1110 · Operating - Checking	59,385.90	0.00	59,385.90
Total OPERATING FUNDS	59,385.90	0.00	59,385.90
<b>RESERVE FUNDS</b>			
Alpine Reserve MMA	0.00	191,977.06	191,977.06
CD#45432	0.00	20,654.04	20,654.04
Total RESERVE FUNDS	0.00	212,631.10	212,631.10
Total Checking/Savings	59,385.90	212,631.10	272,017.00
Accounts Receivable			
1120 · Accounts Receivable HO	3,917.46	0.00	3,917.46
Total Accounts Receivable	3,917.46	0.00	3,917.46
Total Current Assets	63,303.36	212,631.10	275,934.46
<b>TOTAL ASSETS</b>	<b>63,303.36</b>	<b>212,631.10</b>	<b>275,934.46</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,725.44	0.00	1,725.44
Total Accounts Payable	1,725.44	0.00	1,725.44
Other Current Liabilities			
Pre-Paid Assessments	541.00	0.00	541.00
Total Other Current Liabilities	541.00	0.00	541.00
Total Current Liabilities	2,266.44	0.00	2,266.44

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Accrual Basis

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

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	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Total Liabilities	2,266.44	0.00	2,266.44
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	43,553.84	134,541.54	178,095.38
Net Income	<u>10,164.97</u>	<u>9,937.01</u>	<u>20,101.98</u>
Total Equity	<u>61,036.92</u>	<u>212,631.10</u>	<u>273,668.02</u>
TOTAL LIABILITIES & EQUITY	<u><u>63,303.36</u></u>	<u><u>212,631.10</u></u>	<u><u>275,934.46</u></u>

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First Eagles Point Homeowners Association  
 Operating Budget Performance

October 2022

	Oct 22	Budget	\$ Over Budget	% of Budget	Apr - Oct 22	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	0	0	0	0%	92	0	92	100%	0
4145 · Common Assessment	13,419	13,650	-231	98%	39,281	40,950	-1,669	96%	54,600
4160 · Trash Assessment	231	0	231	100%	694	0	694	100%	0
4165 · Interest Operating Fund	3	0	3	100%	6	0	6	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-9,625	-9,625	0	100%	-16,500
<b>Total Income</b>	<b>12,278</b>	<b>12,275</b>	<b>3</b>	<b>100%</b>	<b>30,448</b>	<b>31,325</b>	<b>-877</b>	<b>97%</b>	<b>38,100</b>
Gross Profit	12,278	12,275	3	100%	30,448	31,325	-877	97%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	7,252	7,252	0	100%	12,432
6130 · Common Area Insurance	881	220	661	400%	1,541	1,540	1	100%	2,640
6150 · Legal Services	0	75	-75	0%	40	225	-185	18%	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%	3,990	4,200	-210	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	105	-5	95%	105
6190 · Irrigation Water & Electric	151	375	-224	40%	3,271	2,750	521	119%	3,100
6230 · Trash Removal	495	500	-5	99%	3,490	3,284	206	106%	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	71%	88	126	-38	70%	216
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	0	525	-525	0%	900
6380 · Income Taxes	-52	0	-52	100%	-52	75	-127	-69%	75
6395 · Operating Contingency	0	0	0	0%	0	128	-128	0%	128
<b>Total Expense</b>	<b>3,104</b>	<b>2,914</b>	<b>190</b>	<b>107%</b>	<b>20,284</b>	<b>25,030</b>	<b>-4,747</b>	<b>81%</b>	<b>38,100</b>
Net Ordinary Income	9,173	9,361	-188	98%	10,165	6,295	3,870	161%	0
Net Income	9,173	9,361	-188	98%	10,165	6,295	3,870	161%	0

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

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	<u>Oct 22</u>	<u>Apr - Oct 22</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4600 · Interest Reserve Fund	17	312
Transfer from Operating	<u>1,375</u>	<u>9,625</u>
<b>Total Income</b>	<u>1,392</u>	<u>9,937</u>
<b>Gross Profit</b>	<u>1,392</u>	<u>9,937</u>
<b>Net Ordinary Income</b>	<u>1,392</u>	<u>9,937</u>
<b>Net Income</b>	<u><u>1,392</u></u>	<u><u>9,937</u></u>