

First Eagles Point Homeowners Association

Balance Sheet by Class

As of December 31, 2022

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	33,884.80	0.00	33,884.80
Total OPERATING FUNDS	33,884.80	0.00	33,884.80
RESERVE FUNDS			
EDWARD JONES CDS			
Trust Bank	0.00	82.79	82.79
Synovus CD - Due 02/20/24	0.00	125,235.00	125,235.00
Wells Fargo CD - Due 08/14/23	0.00	50,033.00	50,033.00
Webster Bank CD - Due 02/16/23	0.00	49,990.00	49,990.00
Total EDWARD JONES CDS	0.00	225,340.79	225,340.79
Alpine Reserve MMA	0.00	7,754.24	7,754.24
Total RESERVE FUNDS	0.00	233,095.03	233,095.03
Total Checking/Savings	33,884.80	233,095.03	266,979.83
Accounts Receivable			
1120 · Accounts Receivable HO	21,767.96	0.00	21,767.96
1330 · Reserve A/R from Operating Fund	0.00	-17,369.98	-17,369.98
Total Accounts Receivable	21,767.96	-17,369.98	4,397.98
Other Current Assets			
12000 · Undeposited Funds	731.25	0.00	731.25
Total Other Current Assets	731.25	0.00	731.25
Total Current Assets	56,384.01	215,725.05	272,109.06
TOTAL ASSETS	56,384.01	215,725.05	272,109.06

First Eagles Point Homeowners Association

Balance Sheet by Class

As of December 31, 2022

	Operating	Reserve	TOTAL
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,299.78	0.00	2,299.78
Total Accounts Payable	2,299.78	0.00	2,299.78
Other Current Liabilities			
Operating A/P to Reserve Fund	-17,369.98	0.00	-17,369.98
Pre-Paid Assessments	20,124.00	0.00	20,124.00
Total Other Current Liabilities	2,754.02	0.00	2,754.02
Total Current Liabilities	5,053.80	0.00	5,053.80
Total Liabilities	5,053.80	0.00	5,053.80
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	458.26	13,030.96	13,489.22
Total Equity	51,330.21	215,725.05	267,055.26
TOTAL LIABILITIES & EQUITY	56,384.01	215,725.05	272,109.06

First Eagles Point Homeowners Association
 Operating Budget Performance

December 2022

	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 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	0	0	0	0%	40,256	40,950	-694	98%	54,600
4160 · Trash Assessment	0	0	0	0%	694	0	694	100%	0
4165 · Interest Operating Fund	3	0	3	100%	11	0	11	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-12,375	-12,375	0	100%	-16,500
Total Income	-1,372	-1,375	3	100%	28,679	28,575	104	100%	38,100
Gross Profit	-1,372	-1,375	3	100%	28,679	28,575	104	100%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	9,324	9,324	0	100%	12,432
6130 · Common Area Insurance	229	220	9	104%	1,999	1,980	19	101%	2,640
6150 · Legal Services	411	0	411	100%	451	225	226	200%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	2,750	2,970	-220	93%	2,970
6170 · Landscape Maintenance	30	0	30	100%	4,050	4,200	-150	96%	4,200
6175 · Landscape Special Projects	0	0	0	0%	564	300	264	188%	300
6180 · Sprinkler System Maintenance	0	0	0	0%	100	105	-5	95%	105
6190 · Irrigation Water & Electric	108	70	38	154%	3,404	2,890	514	118%	3,100
6230 · Trash Removal	495	500	-5	99%	4,480	4,284	196	105%	5,784
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	20	800	-780	3%	20	1,300	-1,280	2%	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	13	0	13	100%	13	100	-87	13%	100
6330 · Street Light Electricity	13	18	-5	71%	135	162	-27	83%	216
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	0	675	-675	0%	900
6370 · Bank Charges	0	0	0	0%	25	0	25	100%	0
6380 · Income Taxes	0	0	0	0%	906	75	831	1,208%	75
6395 · Operating Contingency	0	0	0	0%	0	128	-128	0%	128
Total Expense	2,355	2,719	-364	87%	28,220	30,168	-1,948	94%	38,100
Net Ordinary Income	-3,727	-4,094	367	91%	458	-1,593	2,051	-29%	0
Net Income	-3,727	-4,094	367	91%	458	-1,593	2,051	-29%	0

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Accrual Basis

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

	<u>Dec 22</u>	<u>Apr - Dec 22</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	1	399
Transfer from Operating	<u>1,375</u>	<u>12,375</u>
Total Income	<u>1,376</u>	<u>12,774</u>
Gross Profit	1,376	12,774
Expense		
6370 · Bank Charges	<u>0</u>	<u>1</u>
Total Expense	<u>0</u>	<u>1</u>
Net Ordinary Income	1,376	12,773
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>291</u>	<u>258</u>
Total Other Income	<u>291</u>	<u>258</u>
Net Other Income	<u>291</u>	<u>258</u>
Net Income	<u><u>1,667</u></u>	<u><u>13,031</u></u>