

First Eagles Point Homeowners Association

Balance Sheet by Class

As of January 31, 2023

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	35,645.27	0.00	35,645.27
Total OPERATING FUNDS	35,645.27	0.00	35,645.27
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	7,755.60	7,755.60
Total RESERVE FUNDS	0.00	233,096.39	233,096.39
Total Checking/Savings	35,645.27	233,096.39	268,741.66
Accounts Receivable			
1120 · Accounts Receivable HO	22,372.44	0.00	22,372.44
1330 · Reserve A/R from Operating Fund	0.00	-15,994.98	-15,994.98
Total Accounts Receivable	22,372.44	-15,994.98	6,377.46
Total Current Assets	58,017.71	217,101.41	275,119.12
TOTAL ASSETS	58,017.71	217,101.41	275,119.12
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,817.00	0.00	1,817.00
Total Accounts Payable	1,817.00	0.00	1,817.00

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Accrual Basis

First Eagles Point Homeowners Association

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As of January 31, 2023

	Operating	Reserve	TOTAL
Other Current Liabilities			
Operating A/P to Reserve Fund	-15,994.98	0.00	-15,994.98
Pre-Paid Assessments	16,122.00	0.00	16,122.00
Total Other Current Liabilities	127.02	0.00	127.02
Total Current Liabilities	1,944.02	0.00	1,944.02
Total Liabilities	1,944.02	0.00	1,944.02
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	5,201.74	14,407.32	19,609.06
Total Equity	56,073.69	217,101.41	273,175.10
TOTAL LIABILITIES & EQUITY	58,017.71	217,101.41	275,119.12

First Eagles Point Homeowners Association
 Operating Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	% of Budget	Apr '22 - Jan 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	194	0	194	100%	286	0	286	100%	0
4145 · Common Assessment	13,419	13,650	-231	98%	53,675	54,600	-925	98%	54,600
4160 · Trash Assessment	231	0	231	100%	925	0	925	100%	0
4165 · Interest Operating Fund	5	0	5	100%	17	0	17	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-13,750	-13,750	0	100%	-16,500
Total Income	12,475	12,275	200	102%	41,153	40,850	303	101%	38,100
Gross Profit	12,475	12,275	200	102%	41,153	40,850	303	101%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	10,360	10,360	0	100%	12,432
6130 · Common Area Insurance	229	220	9	104%	2,228	2,200	28	101%	2,640
6150 · Legal Services	0	75	-75	0%	451	300	151	150%	300
6160 · Audit, Tax & Professional Fees	60	0	60	100%	2,810	2,970	-160	95%	2,970
6170 · Landscape Maintenance	25	0	25	100%	4,075	4,200	-125	97%	4,200
6175 · Landscape Special Projects	3,973	0	3,973	100%	4,537	300	4,237	1,512%	300
6180 · Sprinkler System Maintenance	0	0	0	0%	100	105	-5	95%	105
6190 · Irrigation Water & Electric	0	70	-70	0%	3,404	2,960	444	115%	3,100
6230 · Trash Removal	495	500	-5	99%	4,975	4,784	191	104%	5,784
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	855	800	55	107%	875	2,100	-1,225	42%	3,400
6265 · Snow Removal	357	0	357	100%	357	0	357	100%	0
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%	13	100	-87	13%	100
6330 · Street Light Electricity	0	18	-18	0%	135	180	-45	75%	216
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	701	750	-49	93%	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	7,030	2,794	4,236	252%	35,951	32,962	2,989	109%	38,100
Net Ordinary Income	5,444	9,481	-4,037	57%	5,202	7,888	-2,686	66%	0
Net Income	5,444	9,481	-4,037	57%	5,202	7,888	-2,686	66%	0

First Eagles Point Homeowners Association
Reserve Statement of Revenue & Expenditures
January 2023

	<u>Jan 23</u>	<u>Apr '22 - Jan 23</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	1	400
Transfer from Operating	<u>1,375</u>	<u>13,750</u>
Total Income	<u>1,376</u>	<u>14,150</u>
Gross Profit	1,376	14,150
Expense		
6370 · Bank Charges	<u>0</u>	<u>1</u>
Total Expense	<u>0</u>	<u>1</u>
Net Ordinary Income	1,376	14,149
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>0</u>	<u>258</u>
Total Other Income	<u>0</u>	<u>258</u>
Net Other Income	<u>0</u>	<u>258</u>
Net Income	<u><u>1,376</u></u>	<u><u>14,407</u></u>