

## First Eagles Point Homeowners Association

## Balance Sheet by Class

As of February 28, 2023

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
<b>OPERATING FUNDS</b>			
1110 · Operating - Checking	35,840.72	0.00	35,840.72
Total OPERATING FUNDS	35,840.72	0.00	35,840.72
<b>RESERVE FUNDS</b>			
<b>EDWARD JONES CDS</b>			
Trust Bank	0.00	50,574.35	50,574.35
Synovus CD - Due 02/20/24	0.00	124,788.75	124,788.75
Wells Fargo CD - Due 08/14/23	0.00	49,920.50	49,920.50
Total EDWARD JONES CDS	0.00	225,283.60	225,283.60
Alpine Reserve MMA	0.00	7,756.82	7,756.82
Total RESERVE FUNDS	0.00	233,040.42	233,040.42
Total Checking/Savings	35,840.72	233,040.42	268,881.14
Accounts Receivable			
1120 · Accounts Receivable HO	18,137.73	0.00	18,137.73
1330 · Reserve A/R from Operating Fund	0.00	-14,619.98	-14,619.98
Total Accounts Receivable	18,137.73	-14,619.98	3,517.75
Other Current Assets			
12000 · Undeposited Funds	1,040.00	0.00	1,040.00
Total Other Current Assets	1,040.00	0.00	1,040.00
Total Current Assets	55,018.45	218,420.44	273,438.89
<b>TOTAL ASSETS</b>	<b>55,018.45</b>	<b>218,420.44</b>	<b>273,438.89</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			

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Accrual Basis

## First Eagles Point Homeowners Association

## Balance Sheet by Class

As of February 28, 2023

	Operating	Reserve	TOTAL
2120 · Accounts Payable - Operating	2,003.00	0.00	2,003.00
Total Accounts Payable	2,003.00	0.00	2,003.00
Other Current Liabilities			
Operating A/P to Reserve Fund	-14,619.98	0.00	-14,619.98
Pre-Paid Assessments	15,028.00	0.00	15,028.00
Total Other Current Liabilities	408.02	0.00	408.02
Total Current Liabilities	2,411.02	0.00	2,411.02
Total Liabilities	2,411.02	0.00	2,411.02
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	1,735.48	15,726.35	17,461.83
Total Equity	52,607.43	218,420.44	271,027.87
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>55,018.45</b>	<b>218,420.44</b>	<b>273,438.89</b>

First Eagles Point Homeowners Association  
**Operating Budget Performance**

February 2023

	Feb 23	Budget	\$ Over Budget	% of Budget	Apr '22 - Feb 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	0	0	0	0%	286	0	286	100%	0
4145 · Common Assessment	0	0	0	0%	53,675	54,600	-925	98%	54,600
4160 · Trash Assessment	0	0	0	0%	925	0	925	100%	0
4165 · Interest Operating Fund	5	0	5	100%	22	0	22	100%	0
6390 · Transfer to Reserve Fund	-1,375	-1,375	0	100%	-15,125	-15,125	0	100%	-16,500
<b>Total Income</b>	<b>-1,370</b>	<b>-1,375</b>	<b>5</b>	<b>100%</b>	<b>39,783</b>	<b>39,475</b>	<b>308</b>	<b>101%</b>	<b>38,100</b>
Gross Profit	-1,370	-1,375	5	100%	39,783	39,475	308	101%	38,100
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	11,396	11,396	0	100%	12,432
6130 · Common Area Insurance	0	220	-220	0%	2,228	2,420	-192	92%	2,640
6150 · Legal Services	0	0	0	0%	451	300	151	150%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	2,810	2,970	-160	95%	2,970
6170 · Landscape Maintenance	32	0	32	100%	4,107	4,200	-93	98%	4,200
6175 · Landscape Special Projects	0	0	0	0%	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	93	70	23	133%	3,498	3,030	468	115%	3,100
6230 · Trash Removal	495	500	-5	99%	5,470	5,284	186	104%	5,784
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	405	800	-395	51%	1,280	2,900	-1,620	44%	3,400
6265 · Snow Removal	35	0	35	100%	392	0	392	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	198	-63	68%	216
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	701	825	-124	85%	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
<b>Total Expense</b>	<b>2,096</b>	<b>2,719</b>	<b>-623</b>	<b>77%</b>	<b>38,048</b>	<b>35,681</b>	<b>2,367</b>	<b>107%</b>	<b>38,100</b>
Net Ordinary Income	-3,466	-4,094	628	85%	1,735	3,794	-2,059	46%	0
Net Income	-3,466	-4,094	628	85%	1,735	3,794	-2,059	46%	0

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

	<u>Feb 23</u>	<u>Apr '22 - Feb 23</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4600 · Interest Reserve Fund	1	402
Transfer from Operating	<u>1,375</u>	<u>15,125</u>
<b>Total Income</b>	<u>1,376</u>	<u>15,527</u>
<b>Gross Profit</b>	1,376	15,527
<b>Expense</b>		
6370 · Bank Charges	<u>0</u>	<u>1</u>
<b>Total Expense</b>	<u>0</u>	<u>1</u>
<b>Net Ordinary Income</b>	1,376	15,525
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Profit/Loss Investment Fund	<u>-57</u>	<u>201</u>
<b>Total Other Income</b>	<u>-57</u>	<u>201</u>
<b>Net Other Income</b>	<u>-57</u>	<u>201</u>
<b>Net Income</b>	<u><u>1,319</u></u>	<u><u>15,726</u></u>