

First Eagles Point Homeowners Association  
**Balance Sheet by Class**  
 As of August 31, 2023

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	53,672.46	0.00	53,672.46
Total OPERATING FUNDS	53,672.46	0.00	53,672.46
RESERVE FUNDS			
EDWARD JONES CDS			
Bank America - Due 5/23/24	0.00	54,947.20	54,947.20
Wells Fargo Bk- Due 12/14/23	0.00	49,926.00	49,926.00
Trust Bank	0.00	291.98	291.98
Synovus CD - Due 02/20/24	0.00	124,666.25	124,666.25
Total EDWARD JONES CDS	0.00	229,831.43	229,831.43
Alpine Reserve MMA	0.00	7,766.32	7,766.32
Total RESERVE FUNDS	0.00	237,597.75	237,597.75
Total Checking/Savings	53,672.46	237,597.75	291,270.21
Accounts Receivable			
1120 · Accounts Receivable HO	9,811.63	0.00	9,811.63
1330 · Reserve A/R from Operating Fund	0.00	-5,539.98	-5,539.98
Total Accounts Receivable	9,811.63	-5,539.98	4,271.65
Other Current Assets			
12000 · Undeposited Funds	1,170.00	0.00	1,170.00
Total Other Current Assets	1,170.00	0.00	1,170.00
Total Current Assets	64,654.09	232,057.77	296,711.86
<b>TOTAL ASSETS</b>	<b>64,654.09</b>	<b>232,057.77</b>	<b>296,711.86</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			

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Accrual Basis

First Eagles Point Homeowners Association

Balance Sheet by Class

As of August 31, 2023

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	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
Accounts Payable			
2120 · Accounts Payable - Operating	3,505.19	495.00	4,000.19
Total Accounts Payable	3,505.19	495.00	4,000.19
Other Current Liabilities			
Operating A/P to Reserve Fund	-5,539.98	0.00	-5,539.98
Pre-Paid Assessments	10,220.00	0.00	10,220.00
Total Other Current Liabilities	4,680.02	0.00	4,680.02
Total Current Liabilities	8,185.21	495.00	8,680.21
Total Liabilities	8,185.21	495.00	8,680.21
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	42,101.90	151,445.28	193,547.18
Net Income	7,048.87	11,964.94	19,013.81
Total Equity	56,468.88	231,562.77	288,031.65
TOTAL LIABILITIES & EQUITY	<u>64,654.09</u>	<u>232,057.77</u>	<u>296,711.86</u>

First Eagles Point Homeowners Association  
 Operating Budget Performance

August 2023

	Aug 23	Budget	\$ Over Budget	% of Budget	Apr - Aug 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4130 · Legal & Collection Costs	0	0	0	0%	2,389	0	2,389	100%	0
4120 · Late Fees	0	0	0	0%	546	0	546	100%	0
4145 · Common Assessment	0	0	0	0%	29,120	29,120	0	100%	58,240
4165 · Interest Operating Fund	7	0	7	100%	34	0	34	100%	0
6390 · Transfer to Reserve Fund	-1,541	-1,541	0	100%	-7,705	-7,705	0	100%	-18,492
<b>Total Income</b>	<b>-1,534</b>	<b>-1,541</b>	<b>7</b>	<b>100%</b>	<b>24,383</b>	<b>21,415</b>	<b>2,968</b>	<b>114%</b>	<b>39,748</b>
<b>Gross Profit</b>	<b>-1,534</b>	<b>-1,541</b>	<b>7</b>	<b>100%</b>	<b>24,383</b>	<b>21,415</b>	<b>2,968</b>	<b>114%</b>	<b>39,748</b>
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	5,180	5,180	0	100%	12,432
6130 · Common Area Insurance	0	230	-230	0%	687	1,150	-463	60%	2,760
6150 · Legal Services	0	0	0	0%	2,389	150	2,239	1,593%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	0	220	-220	0%	2,970
6170 · Landscape Maintenance	650	600	50	108%	3,545	3,000	545	118%	4,200
6175 · Landscape Special Projects	363	0	363	100%	588	300	288	196%	300
6180 · Sprinkler System Maintenance	0	15	-15	0%	110	75	35	147%	105
6190 · Irrigation Water & Electric	1,227	450	777	273%	2,443	2,050	393	119%	3,225
6230 · Trash Removal	0	525	-525	0%	1,980	2,625	-645	75%	6,300
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	200	-200	0%	0	850	-850	0%	850
6320 · Street Light Maintenance	0	0	0	0%	0	100	-100	0%	100
6330 · Street Light Electricity	25	25	0	101%	77	125	-48	61%	300
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	336	75	261	448%	336	375	-39	90%	900
6380 · Income Taxes	0	0	0	0%	0	0	0	0%	900
6395 · Operating Contingency	0	0	0	0%	0	456	-456	0%	456
<b>Total Expense</b>	<b>3,637</b>	<b>3,156</b>	<b>481</b>	<b>115%</b>	<b>17,334</b>	<b>16,906</b>	<b>428</b>	<b>103%</b>	<b>39,748</b>
<b>Net Ordinary Income</b>	<b>-5,171</b>	<b>-4,697</b>	<b>-474</b>	<b>110%</b>	<b>7,049</b>	<b>4,509</b>	<b>2,540</b>	<b>156%</b>	<b>0</b>
<b>Net Income</b>	<b>-5,171</b>	<b>-4,697</b>	<b>-474</b>	<b>110%</b>	<b>7,049</b>	<b>4,509</b>	<b>2,540</b>	<b>156%</b>	<b>0</b>

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

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	<u>Aug 23</u>	<u>Apr - Aug 23</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4600 · Interest Reserve Fund	2	8
Transfer from Operating	<u>1,541</u>	<u>7,705</u>
<b>Total Income</b>	<u>1,543</u>	<u>7,713</u>
<b>Gross Profit</b>	1,543	7,713
<b>Expense</b>		
6230 · Trash Removal	<u>495</u>	<u>495</u>
<b>Total Expense</b>	<u>495</u>	<u>495</u>
<b>Net Ordinary Income</b>	1,048	7,218
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Profit/Loss Investment Fund	<u>1,680</u>	<u>4,747</u>
<b>Total Other Income</b>	<u>1,680</u>	<u>4,747</u>
<b>Net Other Income</b>	<u>1,680</u>	<u>4,747</u>
<b>Net Income</b>	<u><u>2,727</u></u>	<u><u>11,965</u></u>