

First Eagles Point Homeowners Association
Balance Sheet by Class
 As of September 30, 2023

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	52,246.22	0.00	52,246.22
Total OPERATING FUNDS	52,246.22	0.00	52,246.22
RESERVE FUNDS			
EDWARD JONES CDS			
Bank America - Due 5/23/24	0.00	54,904.30	54,904.30
Wells Fargo Bk- Due 12/14/23	0.00	49,933.50	49,933.50
Trust Bank	0.00	305.79	305.79
Synovus CD - Due 02/20/24	0.00	124,683.75	124,683.75
Total EDWARD JONES CDS	0.00	229,827.34	229,827.34
Alpine Reserve MMA	0.00	7,767.97	7,767.97
Total RESERVE FUNDS	0.00	237,595.31	237,595.31
Total Checking/Savings	52,246.22	237,595.31	289,841.53
Accounts Receivable			
1120 · Accounts Receivable HO	7,998.63	0.00	7,998.63
1330 · Reserve A/R from Operating Fund	0.00	-4,493.98	-4,493.98
Total Accounts Receivable	7,998.63	-4,493.98	3,504.65
Other Current Assets			
12000 · Undeposited Funds	520.00	0.00	520.00
Total Other Current Assets	520.00	0.00	520.00
Total Current Assets	60,764.85	233,101.33	293,866.18
TOTAL ASSETS	60,764.85	233,101.33	293,866.18
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			

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Accrual Basis

First Eagles Point Homeowners Association

Balance Sheet by Class

As of September 30, 2023

	Operating	Reserve	TOTAL
Accounts Payable			
2120 · Accounts Payable - Operating	3,449.65	0.00	3,449.65
Total Accounts Payable	3,449.65	0.00	3,449.65
Other Current Liabilities			
Operating A/P to Reserve Fund	-4,493.98	0.00	-4,493.98
Pre-Paid Assessments	11,012.00	0.00	11,012.00
Total Other Current Liabilities	6,518.02	0.00	6,518.02
Total Current Liabilities	9,967.67	0.00	9,967.67
Total Liabilities	9,967.67	0.00	9,967.67
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	1,377.17	13,503.50	14,880.67
Total Equity	50,797.18	233,101.33	283,898.51
TOTAL LIABILITIES & EQUITY	60,764.85	233,101.33	293,866.18

First Eagles Point Homeowners Association
 Operating Budget Performance

September 2023

	Sep 23	Budget	\$ Over Budget	% of Budget	Apr - Sep 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%	41	0	41	100%	0
6390 · Transfer to Reserve Fund	-1,541	-1,541	0	100%	-9,246	-9,246	0	100%	-18,492
Total Income	-1,534	-1,541	7	100%	22,849	19,874	2,975	115%	39,748
Gross Profit	-1,534	-1,541	7	100%	22,849	19,874	2,975	115%	39,748
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	6,216	6,216	0	100%	12,432
6130 · Common Area Insurance	0	230	-230	0%	687	1,380	-693	50%	2,760
6150 · Legal Services	0	0	0	0%	2,389	150	2,239	1,593%	300
6160 · Audit, Tax & Professional Fees	0	2,750	-2,750	0%	0	2,970	-2,970	0%	2,970
6170 · Landscape Maintenance	688	600	88	115%	4,233	3,600	633	118%	4,200
6175 · Landscape Special Projects	0	0	0	0%	588	300	288	196%	300
6180 · Sprinkler System Maintenance	51	15	36	342%	161	90	71	179%	105
6190 · Irrigation Water & Electric	2,362	425	1,937	556%	4,805	2,475	2,330	194%	3,225
6230 · Trash Removal	0	525	-525	0%	1,980	3,150	-1,170	63%	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	0	0	0%	0	850	-850	0%	850
6320 · Street Light Maintenance	0	0	0	0%	0	100	-100	0%	100
6330 · Street Light Electricity	0	25	-25	0%	77	150	-73	51%	300
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	336	450	-114	75%	900
6380 · Income Taxes	0	900	-900	0%	0	900	-900	0%	900
6395 · Operating Contingency	0	0	0	0%	0	456	-456	0%	456
Total Expense	4,138	6,581	-2,443	63%	21,472	23,487	-2,015	91%	39,748
Net Ordinary Income	-5,672	-8,122	2,450	70%	1,377	-3,613	4,990	-38%	0
Net Income	-5,672	-8,122	2,450	70%	1,377	-3,613	4,990	-38%	0

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Accrual Basis

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

	<u>Sep 23</u>	<u>Apr - Sep 23</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	2	10
Transfer from Operating	<u>1,541</u>	<u>9,246</u>
Total Income	<u>1,543</u>	<u>9,256</u>
Gross Profit	1,543	9,256
Expense		
6230 · Trash Removal	<u>0</u>	<u>495</u>
Total Expense	<u>0</u>	<u>495</u>
Net Ordinary Income	1,543	8,761
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>-4</u>	<u>4,743</u>
Total Other Income	<u>-4</u>	<u>4,743</u>
Net Other Income	<u>-4</u>	<u>4,743</u>
Net Income	<u><u>1,539</u></u>	<u><u>13,504</u></u>