

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

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	54,032.10	0.00	54,032.10
Total OPERATING FUNDS	54,032.10	0.00	54,032.10
RESERVE FUNDS			
EDWARD JONES CDS			
Bank America - Due 5/23/24	0.00	54,904.85	54,904.85
Wells Fargo Bk- Due 12/14/23	0.00	49,966.50	49,966.50
Trust Bank	0.00	305.79	305.79
Synovus CD - Due 02/20/24	0.00	124,710.00	124,710.00
Total EDWARD JONES CDS	0.00	229,887.14	229,887.14
Alpine Reserve MMA	0.00	7,769.56	7,769.56
Total RESERVE FUNDS	0.00	237,656.70	237,656.70
Total Checking/Savings	54,032.10	237,656.70	291,688.80
Accounts Receivable			
1120 · Accounts Receivable HO	3,476.92	0.00	3,476.92
1330 · Reserve A/R from Operating Fund	0.00	-2,952.98	-2,952.98
Total Accounts Receivable	3,476.92	-2,952.98	523.94
Other Current Assets			
12000 · Undeposited Funds	1,421.85	0.00	1,421.85
Total Other Current Assets	1,421.85	0.00	1,421.85
Total Current Assets	58,930.87	234,703.72	293,634.59
TOTAL ASSETS	58,930.87	234,703.72	293,634.59
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			

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	Operating	Reserve	TOTAL
Accounts Payable			
2120 · Accounts Payable - Operating	1,626.00	0.00	1,626.00
Total Accounts Payable	1,626.00	0.00	1,626.00
Other Current Liabilities			
Operating A/P to Reserve Fund	-2,952.98	0.00	-2,952.98
Total Other Current Liabilities	-2,952.98	0.00	-2,952.98
Total Current Liabilities	-1,326.98	0.00	-1,326.98
Total Liabilities	-1,326.98	0.00	-1,326.98
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	10,837.84	15,105.89	25,943.73
Total Equity	60,257.85	234,703.72	294,961.57
TOTAL LIABILITIES & EQUITY	58,930.87	234,703.72	293,634.59

First Eagles Point Homeowners Association
 Operating Budget Performance

October 2023

	Oct 23	Budget	\$ Over Budget	% of Budget	Apr - Oct 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	713	0	713	100%	1,258	0	1,258	100%	0
4145 · Common Assessment	14,560	14,560	0	100%	43,680	43,680	0	100%	58,240
4165 · Interest Operating Fund	7	0	7	100%	48	0	48	100%	0
6390 · Transfer to Reserve Fund	-1,541	-1,541	0	100%	-10,787	-10,787	0	100%	-18,492
Total Income	13,739	13,019	720	106%	36,589	32,893	3,696	111%	39,748
Gross Profit	13,739	13,019	720	106%	36,589	32,893	3,696	111%	39,748
Expense									
6110 · Management & Accounting	1,076	1,036	40	104%	7,292	7,252	40	101%	12,432
6130 · Common Area Insurance	972	230	742	423%	1,659	1,610	49	103%	2,760
6150 · Legal Services	475	75	400	633%	2,864	225	2,639	1,273%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	0	2,970	-2,970	0%	2,970
6170 · Landscape Maintenance	605	600	5	101%	4,838	4,200	638	115%	4,200
6175 · Landscape Special Projects	0	0	0	0%	588	300	288	196%	300
6180 · Sprinkler System Maintenance	0	15	-15	0%	161	105	56	154%	105
6190 · Irrigation Water & Electric	41	400	-359	10%	4,846	2,875	1,971	169%	3,225
6230 · Trash Removal	990	525	465	189%	2,970	3,675	-705	81%	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	13	25	-12	50%	89	175	-86	51%	300
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	336	525	-189	64%	900
6380 · Income Taxes	107	0	107	100%	107	900	-793	12%	900
6395 · Operating Contingency	0	0	0	0%	0	456	-456	0%	456
Total Expense	4,279	2,981	1,298	144%	25,751	26,468	-717	97%	39,748
Net Ordinary Income	9,461	10,038	-577	94%	10,838	6,425	4,413	169%	0
Net Income	9,461	10,038	-577	94%	10,838	6,425	4,413	169%	0

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

	<u>Oct 23</u>	<u>Apr - Oct 23</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	2	11
Transfer from Operating	<u>1,541</u>	<u>10,787</u>
Total Income	<u>1,543</u>	<u>10,798</u>
Gross Profit	1,543	10,798
Expense		
6230 · Trash Removal	<u>0</u>	<u>495</u>
Total Expense	<u>0</u>	<u>495</u>
Net Ordinary Income	1,543	10,303
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>60</u>	<u>4,803</u>
Total Other Income	<u>60</u>	<u>4,803</u>
Net Other Income	<u>60</u>	<u>4,803</u>
Net Income	<u><u>1,602</u></u>	<u><u>15,106</u></u>