

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

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	52,100.94	0.00	52,100.94
Total OPERATING FUNDS	52,100.94	0.00	52,100.94
RESERVE FUNDS			
EDWARD JONES CDS			
Bank America - Due 5/23/24	0.00	55,034.10	55,034.10
Trust Bank	0.00	55,223.49	55,223.49
Synovus CD - Due 02/20/24	0.00	124,960.00	124,960.00
Total EDWARD JONES CDS	0.00	235,217.59	235,217.59
Alpine Reserve MMA	0.00	7,772.81	7,772.81
Total RESERVE FUNDS	0.00	242,990.40	242,990.40
Total Checking/Savings	52,100.94	242,990.40	295,091.34
Accounts Receivable			
1120 · Accounts Receivable HO	5,542.40	0.00	5,542.40
1330 · Reserve A/R from Operating Fund	0.00	129.02	129.02
Total Accounts Receivable	5,542.40	129.02	5,671.42
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	58,683.34	243,119.42	301,802.76
TOTAL ASSETS	58,683.34	243,119.42	301,802.76
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			

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2120 · Accounts Payable - Operating	1,701.13	0.00	1,701.13
Total Accounts Payable	1,701.13	0.00	1,701.13
Other Current Liabilities			
Operating A/P to Reserve Fund	129.02	0.00	129.02
Pre-Paid Assessments	7,000.00	0.00	7,000.00
Total Other Current Liabilities	7,129.02	0.00	7,129.02
Total Current Liabilities	8,830.15	0.00	8,830.15
Total Liabilities	8,830.15	0.00	8,830.15
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	433.18	23,521.59	23,954.77
Total Equity	49,853.19	243,119.42	292,972.61
TOTAL LIABILITIES & EQUITY	58,683.34	243,119.42	301,802.76

First Eagles Point Homeowners Association
Operating Budget Performance

December 2023

	Dec 23	Budget	\$ Over Budget	% of Budget	Apr - Dec 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%	1,184	0	1,184	100%	0
4145 · Common Assessment	0	0	0	0%	43,680	43,680	0	100%	58,240
4165 · Interest Operating Fund	7	0	7	100%	63	0	63	100%	0
6390 · Transfer to Reserve Fund	-1,541	-1,541	0	100%	-13,869	-13,869	0	100%	-18,492
Total Income	-1,534	-1,541	7	100%	33,447	29,811	3,636	112%	39,748
Gross Profit	-1,534	-1,541	7	100%	33,447	29,811	3,636	112%	39,748
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	9,364	9,324	40	100%	12,432
6130 · Common Area Insurance	1,222	230	992	531%	2,881	2,070	811	139%	2,760
6150 · Legal Services	0	0	0	0%	2,864	225	2,639	1,273%	300
6160 · Audit, Tax & Professional Fees	0	0	0	0%	2,900	2,970	-70	98%	2,970
6170 · Landscape Maintenance	55	0	55	100%	4,398	4,200	198	105%	4,200
6175 · Landscape Special Projects	0	0	0	0%	588	300	288	196%	300
6180 · Sprinkler System Maintenance	0	0	0	0%	161	105	56	154%	105
6190 · Irrigation Water & Electric	22	70	-48	31%	4,909	3,015	1,894	163%	3,225
6230 · Trash Removal	495	525	-30	94%	3,960	4,725	-765	84%	6,300
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	300	800	-500	38%	300	1,300	-1,000	23%	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	51%	115	225	-110	51%	300
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	336	675	-339	50%	900
6380 · Income Taxes	115	0	115	100%	238	900	-662	26%	900
6395 · Operating Contingency	0	0	0	0%	0	456	-456	0%	456
Total Expense	3,258	2,761	497	118%	33,014	31,690	1,324	104%	39,748
Net Ordinary Income	-4,792	-4,302	-490	111%	433	-1,879	2,312	-23%	0
Net Income	-4,792	-4,302	-490	111%	433	-1,879	2,312	-23%	0

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

	<u>Dec 23</u>	<u>Apr - Dec 23</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	2	15
Transfer from Operating	<u>1,541</u>	<u>13,869</u>
Total Income	<u>1,543</u>	<u>13,884</u>
Gross Profit	1,543	13,884
Expense		
6230 · Trash Removal	<u>0</u>	<u>495</u>
Total Expense	<u>0</u>	<u>495</u>
Net Ordinary Income	1,543	13,389
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>2,115</u>	<u>10,133</u>
Total Other Income	<u>2,115</u>	<u>10,133</u>
Net Other Income	<u>2,115</u>	<u>10,133</u>
Net Income	<u><u>3,658</u></u>	<u><u>23,522</u></u>