

First Eagles Point Homeowners Association
Balance Sheet by Class
 As of January 31, 2024

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Operating - Checking	55,941.70	0.00	55,941.70
Total OPERATING FUNDS	55,941.70	0.00	55,941.70
RESERVE FUNDS			
EDWARD JONES CDS			
Bank America - Due 5/23/24	0.00	55,015.95	55,015.95
Trust Bank	0.00	55,223.49	55,223.49
Synovus CD - Due 02/20/24	0.00	124,980.00	124,980.00
Total EDWARD JONES CDS	0.00	235,219.44	235,219.44
Alpine Reserve MMA	0.00	9,444.48	9,444.48
Total RESERVE FUNDS	0.00	244,663.92	244,663.92
Total Checking/Savings	55,941.70	244,663.92	300,605.62
Accounts Receivable			
1120 · Accounts Receivable HO	10,227.65	0.00	10,227.65
Total Accounts Receivable	10,227.65	0.00	10,227.65
Total Current Assets	66,169.35	244,663.92	310,833.27
TOTAL ASSETS	66,169.35	244,663.92	310,833.27
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,591.00	0.00	1,591.00
Total Accounts Payable	1,591.00	0.00	1,591.00
Other Current Liabilities			

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Pre-Paid Assessments	3,600.00	0.00	3,600.00
Total Other Current Liabilities	3,600.00	0.00	3,600.00
Total Current Liabilities	5,191.00	0.00	5,191.00
Total Liabilities	5,191.00	0.00	5,191.00
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	11,558.34	25,066.09	36,624.43
Total Equity	60,978.35	244,663.92	305,642.27
TOTAL LIABILITIES & EQUITY	66,169.35	244,663.92	310,833.27

First Eagles Point Homeowners Association
 Operating Budget Performance

January 2024

	Jan 24	Budget	\$ Over Budget	% of Budget	Apr '23 - Jan 24	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	286	0	286	100%	1,470	0	1,470	100%	0
4145 · Common Assessment	14,560	14,560	0	100%	58,240	58,240	0	100%	58,240
4165 · Interest Operating Fund	7	0	7	100%	70	0	70	100%	0
6390 · Transfer to Reserve Fund	-1,541	-1,541	0	100%	-15,410	-15,410	0	100%	-18,492
Total Income	13,312	13,019	293	102%	46,759	42,830	3,929	109%	39,748
Gross Profit	13,312	13,019	293	102%	46,759	42,830	3,929	109%	39,748
Expense									
6110 · Management & Accounting	1,036	1,036	0	100%	10,400	10,360	40	100%	12,432
6130 · Common Area Insurance	500	230	270	217%	3,381	2,300	1,081	147%	2,760
6150 · Legal Services	0	75	-75	0%	2,864	300	2,564	955%	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%	4,453	4,200	253	106%	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	29	70	-42	41%	4,938	3,085	1,853	160%	3,225
6230 · Trash Removal	555	525	30	106%	4,515	5,250	-735	86%	6,300
6240 · Street Sweeping	0	0	0	0%	0	100	-100	0%	100
6260 · Street Snow Removal	0	800	-800	0%	300	2,100	-1,800	14%	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%	127	250	-123	51%	300
6350 · Sign Maintenance	0	0	0	0%	0	50	-50	0%	50
6360 · Copy/Postage/Office Supplies	0	75	-75	0%	336	750	-414	45%	900
6380 · Income Taxes	0	0	0	0%	238	900	-662	26%	900
6395 · Operating Contingency	0	0	0	0%	0	456	-456	0%	456
Total Expense	2,187	2,836	-649	77%	35,201	34,526	675	102%	39,748
Net Ordinary Income	11,125	10,183	942	109%	11,558	8,304	3,254	139%	0
Net Income	11,125	10,183	942	109%	11,558	8,304	3,254	139%	0

First Eagles Point Homeowners Association
Reserve Statement of Revenue & Expenditures
January 2024

	<u>Jan 24</u>	<u>Apr '23 - Jan 24</u>
Ordinary Income/Expense		
Income		
4600 · Interest Reserve Fund	2	16
Transfer from Operating	1,541	15,410
Total Income	<u>1,543</u>	<u>15,426</u>
Gross Profit	1,543	15,426
Expense		
6230 · Trash Removal	0	495
Total Expense	<u>0</u>	<u>495</u>
Net Ordinary Income	1,543	14,931
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	2	10,135
Total Other Income	<u>2</u>	<u>10,135</u>
Net Other Income	<u>2</u>	<u>10,135</u>
Net Income	<u><u>1,545</u></u>	<u><u>25,066</u></u>