

# Eagle's Landing Condominium Association

## Balance Sheet

As of April 30, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Construction Account	12,673.94
Operating 5062	43,816.46
Reserve Account	84,652.41
<b>Total Bank Accounts</b>	<b>\$141,142.81</b>
Other Current Assets	
Lowe's Preload Card	250.00
Undeposited Funds	-305.00
<b>Total Other Current Assets</b>	<b>\$ -55.00</b>
<b>Total Current Assets</b>	<b>\$141,087.81</b>
<b>TOTAL ASSETS</b>	<b>\$141,087.81</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
HOA Equity	8,536.07
Retained Earnings	93,007.59
Net Income	39,544.15
<b>Total Equity</b>	<b>\$141,087.81</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$141,087.81</b>

# Eagle's Landing Condominium Association

## Profit and Loss

January - April, 2024

	TOTAL
Income	
Ordinary Income	580.00
Operating Account Income	
Association Dues	57,940.00
<b>Total Operating Account Income</b>	<b>57,940.00</b>
Reserve Account Income	
Interest Income	248.93
<b>Total Reserve Account Income</b>	<b>248.93</b>
<b>Total Ordinary Income</b>	<b>58,768.93</b>
Special Assessment Income	
2023 Special Assessment	7,140.00
<b>Total Special Assessment Income</b>	<b>7,140.00</b>
Unapplied Cash Payment Income	9,565.00
<b>Total Income</b>	<b>\$75,473.93</b>
<b>GROSS PROFIT</b>	<b>\$75,473.93</b>
Expenses	
Bank Service Charges	48.25
Legal & Professional Fees	
Bookkeeping	1,690.39
Legal Fees	3,757.25
<b>Total Legal &amp; Professional Fees</b>	<b>5,447.64</b>
Operating Account Expense	
Insurance Expense	5,963.42
AFI- Business Key Policy	17.58
AFI- Property	4,730.69
AFI - Non Profit Liability	33.75
<b>Total AFI- Property</b>	<b>4,764.44</b>
<b>Total Insurance Expense</b>	<b>10,745.44</b>
Landscaping and Groundskeeping	
Snow Removal	
Snow Removal - L& B Services	2,700.00
<b>Total Snow Removal</b>	<b>2,700.00</b>
<b>Total Landscaping and Groundskeeping</b>	<b>2,700.00</b>
Office Expenses	577.93
Postage and Delivery	25.98
<b>Total Office Expenses</b>	<b>603.91</b>
Professional Fees	
Tax Preparation	130.00
<b>Total Professional Fees</b>	<b>130.00</b>

# Eagle's Landing Condominium Association

## Profit and Loss

January - April, 2024

	TOTAL
Repairs and Maintenance	
Lights	
EVO Electric	960.00
<b>Total Lights</b>	<b>960.00</b>
Plumbing	59.00
<b>Total Repairs and Maintenance</b>	<b>1,019.00</b>
Utilities	1,588.71
Town of Estes Park	2,398.80
Electric-Town of EP	81.28
Water-Town of EP	667.65
<b>Total Town of Estes Park</b>	<b>3,147.73</b>
Trash-Waste Management	527.85
Wastewater-Upper Thompson Sani	9,731.25
<b>Total Utilities</b>	<b>14,995.54</b>
<b>Total Operating Account Expense</b>	<b>30,193.89</b>
Tax	240.00
<b>Total Expenses</b>	<b>\$35,929.78</b>
NET OPERATING INCOME	<b>\$39,544.15</b>
NET INCOME	<b>\$39,544.15</b>

# Eagle's Landing Condominium Association

## Profit and Loss

April 2024

	TOTAL
Income	
Ordinary Income	
Operating Account Income	
Association Dues	15,580.00
<b>Total Operating Account Income</b>	<b>15,580.00</b>
<b>Total Ordinary Income</b>	<b>15,580.00</b>
Special Assessment Income	
2023 Special Assessment	688.00
<b>Total Special Assessment Income</b>	<b>688.00</b>
Unapplied Cash Payment Income	750.00
<b>Total Income</b>	<b>\$17,018.00</b>
<b>GROSS PROFIT</b>	<b>\$17,018.00</b>
Expenses	
Bank Service Charges	8.00
Legal & Professional Fees	
Bookkeeping	425.00
Legal Fees	3,757.25
<b>Total Legal &amp; Professional Fees</b>	<b>4,182.25</b>
Operating Account Expense	
Insurance Expense	188.30
Landscaping and Groundskeeping	
Snow Removal	
Snow Removal - L& B Services	1,350.00
<b>Total Snow Removal</b>	<b>1,350.00</b>
<b>Total Landscaping and Groundskeeping</b>	<b>1,350.00</b>
Office Expenses	92.93
Postage and Delivery	8.73
<b>Total Office Expenses</b>	<b>101.66</b>
Repairs and Maintenance	
Plumbing	59.00
<b>Total Repairs and Maintenance</b>	<b>59.00</b>
Utilities	530.13
Town of Estes Park	800.20
<b>Total Utilities</b>	<b>1,330.33</b>
<b>Total Operating Account Expense</b>	<b>3,029.29</b>
<b>Total Expenses</b>	<b>\$7,219.54</b>
<b>NET OPERATING INCOME</b>	<b>\$9,798.46</b>
<b>NET INCOME</b>	<b>\$9,798.46</b>

# Eagle's Landing Condominium Association

## 2024 Budget Comparison

January - April, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
Ordinary Income	580.00		580.00	
Operating Account Income				
Association Dues	57,940.00		57,940.00	
<b>Total Operating Account Income</b>	<b>57,940.00</b>		<b>57,940.00</b>	
Reserve Account Income				
Interest Income	248.93		248.93	
<b>Total Reserve Account Income</b>	<b>248.93</b>		<b>248.93</b>	
<b>Total Ordinary Income</b>	<b>58,768.93</b>		<b>58,768.93</b>	
Special Assessment Income				
2023 Special Assessment	7,140.00		7,140.00	
<b>Total Special Assessment Income</b>	<b>7,140.00</b>		<b>7,140.00</b>	
Unapplied Cash Payment Income	9,565.00		9,565.00	
<b>Total Income</b>	<b>\$75,473.93</b>	<b>\$0.00</b>	<b>\$75,473.93</b>	<b>0.00%</b>
<b>GROSS PROFIT</b>	<b>\$75,473.93</b>	<b>\$0.00</b>	<b>\$75,473.93</b>	<b>0.00%</b>
<b>Expenses</b>				
Bank Service Charges	48.25		48.25	
Legal & Professional Fees				
Bookkeeping	1,690.39	5,100.00	-3,409.61	33.14 %
Legal Fees	3,757.25	2,000.00	1,757.25	187.86 %
<b>Total Legal &amp; Professional Fees</b>	<b>5,447.64</b>	<b>7,100.00</b>	<b>-1,652.36</b>	<b>76.73 %</b>
Operating Account Expense				
Bank Fees-Operating Account		1,050.00	-1,050.00	
Computer and Internet Expenses		150.00	-150.00	
Government Entity Fees		50.00	-50.00	
Insurance Expense	5,963.42		5,963.42	
AFI- Business Key Policy	17.58	211.00	-193.42	8.33 %
AFI- Property	4,730.69	25,000.00	-20,269.31	18.92 %
AFI - Non Profit Liability	33.75	405.00	-371.25	8.33 %
<b>Total AFI- Property</b>	<b>4,764.44</b>	<b>25,405.00</b>	<b>-20,640.56</b>	<b>18.75 %</b>
<b>Total Insurance Expense</b>	<b>10,745.44</b>	<b>25,616.00</b>	<b>-14,870.56</b>	<b>41.95 %</b>
Landscaping and Groundskeeping				
Groundskeeping - L & B Services		6,000.00	-6,000.00	
Spring and Fall Cleanup		3,800.00	-3,800.00	
<b>Total Groundskeeping - L &amp; B Services</b>		<b>9,800.00</b>	<b>-9,800.00</b>	
Snow Removal		10,000.00	-10,000.00	
Snow Removal - L& B Services	2,700.00		2,700.00	
<b>Total Snow Removal</b>	<b>2,700.00</b>	<b>10,000.00</b>	<b>-7,300.00</b>	<b>27.00 %</b>
Sprinklers				
Backflow Testing and Repair		333.32	-333.32	
Startup and Shutdown		900.00	-900.00	

# Eagle's Landing Condominium Association

## 2024 Budget Comparison

January - April, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total Sprinklers</b>		<b>1,233.32</b>	<b>-1,233.32</b>	
<b>Total Landscaping and Groundskeeping</b>	<b>2,700.00</b>	<b>21,033.32</b>	<b>-18,333.32</b>	<b>12.84 %</b>
Office Expenses	577.93	300.00	277.93	192.64 %
Postage and Delivery	25.98		25.98	
<b>Total Office Expenses</b>	<b>603.91</b>	<b>300.00</b>	<b>303.91</b>	<b>201.30 %</b>
Other Expense		300.00	-300.00	
Professional Fees				
Financial Review		100.00	-100.00	
Tax Preparation	130.00	130.00	0.00	100.00 %
<b>Total Professional Fees</b>	<b>130.00</b>	<b>230.00</b>	<b>-100.00</b>	<b>56.52 %</b>
Repairs and Maintenance				
Lights				
EVO Electric	960.00		960.00	
<b>Total Lights</b>	<b>960.00</b>		<b>960.00</b>	
Other		10,000.00	-10,000.00	
Paving		10,000.00	-10,000.00	
Plumbing	59.00		59.00	
<b>Total Repairs and Maintenance</b>	<b>1,019.00</b>	<b>20,000.00</b>	<b>-18,981.00</b>	<b>5.10 %</b>
Supplies		1,000.00	-1,000.00	
Utilities	1,588.71		1,588.71	
Town of Estes Park	2,398.80		2,398.80	
Electric-Town of EP	81.28	1,080.00	-998.72	7.53 %
Water-Town of EP	667.65	13,000.00	-12,332.35	5.14 %
<b>Total Town of Estes Park</b>	<b>3,147.73</b>	<b>14,080.00</b>	<b>-10,932.27</b>	<b>22.36 %</b>
Trash-Waste Management	527.85	7,000.00	-6,472.15	7.54 %
Wastewater-Upper Thompson Sani	9,731.25	39,450.00	-29,718.75	24.67 %
<b>Total Utilities</b>	<b>14,995.54</b>	<b>60,530.00</b>	<b>-45,534.46</b>	<b>24.77 %</b>
<b>Total Operating Account Expense</b>	<b>30,193.89</b>	<b>130,259.32</b>	<b>-100,065.43</b>	<b>23.18 %</b>
Tax	240.00		240.00	
<b>Total Expenses</b>	<b>\$35,929.78</b>	<b>\$137,359.32</b>	<b>\$ -101,429.54</b>	<b>26.16 %</b>
NET OPERATING INCOME	<b>\$39,544.15</b>	<b>\$ -137,359.32</b>	<b>\$176,903.47</b>	<b>-28.79 %</b>
NET INCOME	<b>\$39,544.15</b>	<b>\$ -137,359.32</b>	<b>\$176,903.47</b>	<b>-28.79 %</b>

RETURN SERVICE REQUESTED

EAGLES LANDING CONDOMINIUM ASSOCIATION  
OPERATING  
PO BOX 206  
ESTES PARK CO 80517-0206

**Managing Your Accounts**

-  Online Banking [www.bankofcolorado.com](http://www.bankofcolorado.com)
-  Mailing Address 533 Big Thompson Ave Suite 100  
Estes Park, CO 80517
-  Phone 970-586-8185
-  Customer Service 1-800-227-7715

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- ◆ Earn UChoose Rewards® To Redeem Toward Gift Cards, Travel and More

**CONTACT YOUR LOCAL BRANCH FOR MORE INFORMATION!**

*Subject to credit approval.*



**Summary of Accounts**

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXX5062	\$43,909.39

**FREE BUSINESS ACCOUNT-XXXXXX5062**

**Account Summary**

Date	Description	Amount
03/30/2024	Beginning Balance	\$37,558.00
	5 Credit(s) This Period	\$16,713.00
	14 Debit(s) This Period	\$10,361.61
04/30/2024	Ending Balance	\$43,909.39

**Account Activity**

Post Date	Description	Debits	Credits	Balance
03/30/2024	Beginning Balance			\$37,558.00
04/01/2024	BUSPREM FEE PINNBANK-BANK OF BUSINESS PREMIUM CHARGE	\$8.00		\$37,550.00



**FREE BUSINESS ACCOUNT-XXXXXX5062** (continued)**Account Activity (continued)**

Post Date	Description	Debits	Credits	Balance
04/03/2024	DEPOSIT		\$4,125.00	\$41,675.00
04/03/2024	EAGLES LANDING C AchCollect XXXXX9465		\$5,308.00	\$46,983.00
04/03/2024	CHECK # 3521	\$425.00		\$46,558.00
04/03/2024	STATE FARM RO 08 CPC-CLIENT 20 J 1296105760	\$188.30		\$46,369.70
04/04/2024	CHECK # 3520	\$810.00		\$45,559.70
04/05/2024	TOWN OF ESTES PA UT BILL 000095870015720	\$36.02		\$45,523.68
04/05/2024	TOWN OF ESTES PA UT BILL 000095870008006	\$43.36		\$45,480.32
04/05/2024	TOWN OF ESTES PA UT BILL 000095870015368	\$171.97		\$45,308.35
04/05/2024	TOWN OF ESTES PA UT BILL 000095870008008	\$548.85		\$44,759.50
04/10/2024	TRANSFER TO SAVINGS XXXXXX7760	\$2,000.00		\$42,759.50
04/11/2024	CHECK	\$1,350.00		\$41,409.50
04/16/2024	DEPOSIT		\$5,670.00	\$47,079.50
04/16/2024	CHECK # 3522	\$59.00		\$47,020.50
04/19/2024	Prepaid Technolo ACH Paymen 801059		\$250.00	\$47,270.50
04/19/2024	CHECK # 3525	\$1,757.25		\$45,513.25
04/19/2024	WASTE MANAGEMENT INTERNET 043000093615620	\$530.13		\$44,983.12
04/29/2024	DEPOSIT		\$1,360.00	\$46,343.12
04/30/2024	CHECK # 3527	\$2,433.73		\$43,909.39
<b>04/30/2024</b>	<b>Ending Balance</b>			<b>\$43,909.39</b>

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
0	04/11/2024	\$1,350.00	3522	04/16/2024	\$59.00
3520*	04/04/2024	\$810.00	3525*	04/19/2024	\$1,757.25
3521	04/03/2024	\$425.00	3527*	04/30/2024	\$2,433.73

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
04/01/2024	\$37,550.00	04/10/2024	\$42,759.50	04/29/2024	\$46,343.12
04/03/2024	\$46,369.70	04/11/2024	\$41,409.50	04/30/2024	\$43,909.39
04/04/2024	\$45,559.70	04/16/2024	\$47,020.50		
04/05/2024	\$44,759.50	04/19/2024	\$44,983.12		

**Overdraft and Returned Item Fees**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

RETURN SERVICE REQUESTED

EAGLES LANDING CONDOMINIUM ASSOCIATION  
SPECIAL ASSESSMENT  
PO BOX 206  
ESTES PARK CO 80517-0206

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*Subject to credit approval.*



**Summary of Accounts**

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXX5118	\$12,673.94

**FREE BUSINESS ACCOUNT-XXXXXX5118**

**Account Summary**

Date	Description	Amount
03/30/2024	Beginning Balance	\$12,673.94
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
04/30/2024	Ending Balance	\$12,673.94

**Account Activity**

Post Date	Description	Debits	Credits	Balance
03/30/2024	Beginning Balance			\$12,673.94
	No activity this statement period			
04/30/2024	Ending Balance			\$12,673.94



**FREE BUSINESS ACCOUNT-XXXXXX5118** (continued)

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**Overdraft and Returned Item Fees**

	<b>Total for this period</b>	<b>Total year-to-date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

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