

Eagle's Landing Condominium Association

Balance Sheet

As of February 29, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Construction Account	12,673.94
Operating 5062	28,259.65
Reserve Account	80,403.48
Total Bank Accounts	\$121,337.07
Accounts Receivable	
Accounts Receivable	-305.00
Total Accounts Receivable	\$ -305.00
Other Current Assets	
Lowes Preload Card	250.00
Undeposited Funds	70.00
Total Other Current Assets	\$320.00
Total Current Assets	\$121,352.07
TOTAL ASSETS	\$121,352.07
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
HOA Equity	8,536.07
Retained Earnings	93,007.59
Net Income	19,808.41
Total Equity	\$121,352.07
TOTAL LIABILITIES AND EQUITY	\$121,352.07

Eagle's Landing Condominium Association

Profit and Loss

January - February, 2024

	TOTAL
Income	
Ordinary Income	200.00
Operating Account Income	
Association Dues	25,970.00
Total Operating Account Income	25,970.00
Total Ordinary Income	26,170.00
Special Assessment Income	
2023 Special Assessment	6,452.00
Total Special Assessment Income	6,452.00
Unapplied Cash Payment Income	10,630.00
Total Income	\$43,252.00
GROSS PROFIT	\$43,252.00
Expenses	
Bank Service Charges	32.50
Legal & Professional Fees	
Bookkeeping	840.39
Total Legal & Professional Fees	840.39
Operating Account Expense	
Insurance Expense	3,304.40
AFI- Business Key Policy	17.58
AFI- Property	4,730.69
AFI - Non Profit Liability	33.75
Total AFI- Property	4,764.44
Total Insurance Expense	8,086.42
Landscaping and Groundskeeping	
Snow Removal	
Snow Removal - L& B Services	540.00
Total Snow Removal	540.00
Total Landscaping and Groundskeeping	540.00
Office Expenses	485.00
Postage and Delivery	17.25
Total Office Expenses	502.25
Professional Fees	
Tax Preparation	130.00
Total Professional Fees	130.00
Repairs and Maintenance	
Lights	
EVO Electric	960.00
Total Lights	960.00
Total Repairs and Maintenance	960.00

Eagle's Landing Condominium Association

Profit and Loss

January - February, 2024

	TOTAL
Utilities	527.62
Town of Estes Park	785.38
Electric-Town of EP	81.28
Water-Town of EP	667.65
Total Town of Estes Park	1,534.31
Trash-Waste Management	527.85
Wastewater-Upper Thompson Sani	9,731.25
Total Utilities	12,321.03
Total Operating Account Expense	22,539.70
Tax	31.00
Total Expenses	\$23,443.59
NET OPERATING INCOME	\$19,808.41
NET INCOME	\$19,808.41

Eagle's Landing Condominium Association

Profit and Loss

February 2024

	TOTAL
Income	
Ordinary Income	
Operating Account Income	
Association Dues	12,860.00
Total Operating Account Income	12,860.00
Total Ordinary Income	12,860.00
Special Assessment Income	
2023 Special Assessment	1,127.00
Total Special Assessment Income	1,127.00
Unapplied Cash Payment Income	1,705.00
Total Income	\$15,692.00
GROSS PROFIT	\$15,692.00
Expenses	
Bank Service Charges	7.50
Legal & Professional Fees	
Bookkeeping	425.00
Total Legal & Professional Fees	425.00
Operating Account Expense	
Insurance Expense	3,304.40
Office Expenses	
Postage and Delivery	11.55
Total Office Expenses	11.55
Professional Fees	
Tax Preparation	130.00
Total Professional Fees	130.00
Utilities	527.62
Town of Estes Park	785.38
Total Utilities	1,313.00
Total Operating Account Expense	4,758.95
Tax	31.00
Total Expenses	\$5,222.45
NET OPERATING INCOME	\$10,469.55
NET INCOME	\$10,469.55

Eagle's Landing Condominium Association

Budget Comparison





February 2024

	FEB 2024				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income								
Ordinary Income					\$0.00	\$0.00	\$0.00	0.00%
Operating Account Income					\$0.00	\$0.00	\$0.00	0.00%
Association Dues	12,860.00		12,860.00		\$12,860.00	\$0.00	\$12,860.00	0.00%
Total Operating Account Income	12,860.00		12,860.00		\$12,860.00	\$0.00	\$12,860.00	0.00%
Total Ordinary Income	12,860.00		12,860.00		\$12,860.00	\$0.00	\$12,860.00	0.00%
Special Assessment Income					\$0.00	\$0.00	\$0.00	0.00%
2023 Special Assessment	1,127.00		1,127.00		\$1,127.00	\$0.00	\$1,127.00	0.00%
Total Special Assessment Income	1,127.00		1,127.00		\$1,127.00	\$0.00	\$1,127.00	0.00%
Unapplied Cash Payment Income	1,705.00		1,705.00		\$1,705.00	\$0.00	\$1,705.00	0.00%
Total Income	\$15,692.00	\$0.00	\$15,692.00	0.00%	\$15,692.00	\$0.00	\$15,692.00	0.00%
GROSS PROFIT	\$15,692.00	\$0.00	\$15,692.00	0.00%	\$15,692.00	\$0.00	\$15,692.00	0.00%
Expenses								
Bank Service Charges	7.50		7.50		\$7.50	\$0.00	\$7.50	0.00%
Legal & Professional Fees					\$0.00	\$0.00	\$0.00	0.00%
Bookkeeping	425.00	0.00	425.00		\$425.00	\$0.00	\$425.00	0.00%
Total Legal & Professional Fees	425.00	0.00	425.00		\$425.00	\$0.00	\$425.00	0.00%
Operating Account Expense					\$0.00	\$0.00	\$0.00	0.00%
Insurance Expense	3,304.40		3,304.40		\$3,304.40	\$0.00	\$3,304.40	0.00%
Office Expenses		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
Postage and Delivery	11.55		11.55		\$11.55	\$0.00	\$11.55	0.00%
Total Office Expenses	11.55	0.00	11.55		\$11.55	\$0.00	\$11.55	0.00%
Professional Fees					\$0.00	\$0.00	\$0.00	0.00%
Tax Preparation	130.00	0.00	130.00		\$130.00	\$0.00	\$130.00	0.00%
Total Professional Fees	130.00	0.00	130.00		\$130.00	\$0.00	\$130.00	0.00%
Utilities	527.62		527.62		\$527.62	\$0.00	\$527.62	0.00%
Town of Estes Park	785.38		785.38		\$785.38	\$0.00	\$785.38	0.00%
Total Utilities	1,313.00		1,313.00		\$1,313.00	\$0.00	\$1,313.00	0.00%
Total Operating Account Expense	4,758.95	0.00	4,758.95		\$4,758.95	\$0.00	\$4,758.95	0.00%
Tax	31.00		31.00		\$31.00	\$0.00	\$31.00	0.00%
Total Expenses	\$5,222.45	\$0.00	\$5,222.45	0.00%	\$5,222.45	\$0.00	\$5,222.45	0.00%
NET OPERATING INCOME	\$10,469.55	\$0.00	\$10,469.55	0.00%	\$10,469.55	\$0.00	\$10,469.55	0.00%
NET INCOME	\$10,469.55	\$0.00	\$10,469.55	0.00%	\$10,469.55	\$0.00	\$10,469.55	0.00%

RETURN SERVICE REQUESTED

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

Managing Your Accounts

-  Online Banking 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

ENJOY SECURE ELECTRONIC PAYMENTS WITH ACH

This payment service is a fast and simple way to move money between accounts with the click of a button.

PAYROLL ♦ VENDOR PAYMENTS ♦ TAXES ♦ PAYMENT COLLECTION

CONTACT YOUR LOCAL BRANCH OR TREASURY MANAGER TO ASK ABOUT ENROLLING IN ACH.



Summary of Accounts

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXX5062	\$28,857.20

FREE BUSINESS ACCOUNT-XXXXXX5062

Account Summary

Date	Description	Amount
02/01/2024	Beginning Balance	\$38,407.79
	3 Credit(s) This Period	\$15,317.00
	11 Debit(s) This Period	\$24,867.59
02/29/2024	Ending Balance	\$28,857.20

Account Activity

Post Date	Description	Debits	Credits	Balance
02/01/2024	Beginning Balance			\$38,407.79
02/01/2024	CHECK # 3516	\$4,210.69		\$34,197.10
02/01/2024	BUSPREM FEE PINNBANK-BANK OF BUSINESS PREMIUM	\$7.50		\$34,189.60

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

WITHDRAWALS OUTSTANDING - NOT CHARGED TO ACCOUNT

NO.	\$	
TOTAL	\$	

BEFORE YOU START-

PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.

- | | |
|---|--|
| YOU SHOULD HAVE ADDED IF ANY OCCURRED: | YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED: |
| 1. Loan advances. | 1. Automatic loan payments. |
| 2. Credit memos. | 2. Automatic savings transfers. |
| 3. Other automatic deposits. | 3. Service charges. |
| 4. Interest paid. | 4. Debit memos. |
| | 5. Other automatic deductions and payments. |

BALANCE SHOWN ON THIS STATEMENT \$ _____

ADD

DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY) \$ _____

TOTAL \$ _____

SUBTRACT -

WITHDRAWALS OUTSTANDING \$ _____

BALANCE \$ _____

SHOULD AGREE WITH YOUR REGISTER BALANCE AFTER DEDUCTING SERVICE CHARGE (IF ANY) SHOWN ON THIS STATEMENT.

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS (FOR CONSUMER ACCOUNTS ONLY)

Telephone or write us at the telephone number or address listed in the top right Managing Your Accounts Section of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (5 business days for Visa® branded Debit Card point-of-sale transactions processed by Visa) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write to us at the address listed in the top right Managing Your Accounts Section of this statement. In your letter, give us the following information:

- (1) Account information: Your name and account number.
- (2) Dollar amount: The dollar amount of the suspected error.
- (3) Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- (1) We cannot try to collect the amount in question, or report you as delinquent on that amount.
- (2) The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- (3) While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- (4) We can apply any unpaid amount against your credit limit.

NOTIFICATION OF NEGATIVE INFORMATION

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

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

Post Date	Description	Debits	Credits	Balance
	CHARGE			
02/05/2024	EAGLES LANDING C AchCollect XXXXX9465		\$4,139.00	\$38,328.60
02/05/2024	TOWN OF ESTES PA UT BILL 000095870015720	\$36.02		\$38,292.58
02/05/2024	TOWN OF ESTES PA UT BILL 000095870008006	\$45.67		\$38,246.91
02/05/2024	TOWN OF ESTES PA UT BILL 000095870015368	\$172.03		\$38,074.88
02/05/2024	TOWN OF ESTES PA UT BILL 000095870008008	\$531.66		\$37,543.22
02/09/2024	TRANSFER TO SAVINGS XXXXXX7760	\$2,000.00		\$35,543.22
02/12/2024	Funds Transfer via Online Transfer To xxx5118	\$3,032.00		\$32,511.22
02/12/2024	Funds Transfer via Online Transfer To xxx7760	\$11,000.00		\$21,511.22
02/15/2024	DEPOSIT		\$8,413.00	\$29,924.22
02/20/2024	WASTE MANAGEMENT INTERNET 043000097647676	\$527.62		\$29,396.60
02/26/2024	DEPOSIT		\$2,765.00	\$32,161.60
02/26/2024	State Fa24IXJX3K PAYMENTS AH9X394E	\$3,304.40		\$28,857.20
02/29/2024	Ending Balance			\$28,857.20

Checks Cleared

Check Nbr	Date	Amount
3516	02/01/2024	\$4,210.69

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/01/2024	\$34,189.60	02/12/2024	\$21,511.22	02/26/2024	\$28,857.20
02/05/2024	\$37,543.22	02/15/2024	\$29,924.22		
02/09/2024	\$35,543.22	02/20/2024	\$29,396.60		





Overdraft and Returned Item Fees

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

RETURN SERVICE REQUESTED

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

Managing Your Accounts

-  Online Banking 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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Summary of Accounts

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXXX5118	\$12,673.94

FREE BUSINESS ACCOUNT-XXXXXX5118

Account Summary

Date	Description	Amount
02/01/2024	Beginning Balance	\$9,641.94
	1 Credit(s) This Period	\$3,032.00
	0 Debit(s) This Period	\$0.00
02/29/2024	Ending Balance	\$12,673.94

Account Activity

Post Date	Description	Debits	Credits	Balance
02/01/2024	Beginning Balance			\$9,641.94
02/12/2024	Funds Transfer via Online Transfer From xxx5062		\$3,032.00	\$12,673.94
02/29/2024	Ending Balance			\$12,673.94

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

WITHDRAWALS OUTSTANDING - NOT CHARGED TO ACCOUNT

Table with 3 columns: NO., \$, and a blank column. It contains 20 rows for recording transactions.

BEFORE YOU START-

PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.

YOU SHOULD HAVE ADDED IF ANY OCCURRED: YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED:

- 1. Loan advances. 2. Credit memos. 3. Other automatic deposits. 4. Interest paid. 1. Automatic loan payments. 2. Automatic savings transfers. 3. Service charges. 4. Debit memos. 5. Other automatic deductions and payments.

BALANCE SHOWN ON THIS STATEMENT \$ _____

ADD

DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY) \$ _____

TOTAL \$ _____

SUBTRACT -

WITHDRAWALS OUTSTANDING \$ _____

BALANCE \$ _____

SHOULD AGREE WITH YOUR REGISTER BALANCE AFTER DEDUCTING SERVICE CHARGE (IF ANY) SHOWN ON THIS STATEMENT.

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

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We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (5 business days for Visa® branded Debit Card point-of-sale transactions processed by Visa) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

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NOTIFICATION OF NEGATIVE INFORMATION

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

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

Date	Amount
02/12/2024	\$12,673.94

Overdraft and Returned Item Fees

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

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