

Eagle's Landing Condominium Association

Balance Sheet

As of January 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Construction Account	9,641.94
Operating 5062	34,197.10
Reserve Account	67,403.48
Total Bank Accounts	\$111,242.52
Accounts Receivable	
Accounts Receivable	-610.00
Total Accounts Receivable	\$ -610.00
Other Current Assets	
Lowes Preload Card	250.00
Total Other Current Assets	\$250.00
Total Current Assets	\$110,882.52
TOTAL ASSETS	\$110,882.52
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
HOA Equity	8,536.07
Retained Earnings	93,007.59
Net Income	9,338.86
Total Equity	\$110,882.52
TOTAL LIABILITIES AND EQUITY	\$110,882.52

Eagle's Landing Condominium Association

Profit and Loss

January 2024

	TOTAL
Income	
Ordinary Income	200.00
Operating Account Income	
Association Dues	13,110.00
Total Operating Account Income	13,110.00
Total Ordinary Income	13,310.00
Special Assessment Income	
2023 Special Assessment	5,325.00
Total Special Assessment Income	5,325.00
Unapplied Cash Payment Income	8,925.00
Total Income	\$27,560.00
GROSS PROFIT	\$27,560.00
Expenses	
Bank Service Charges	25.00
Legal & Professional Fees	
Bookkeeping	415.39
Total Legal & Professional Fees	415.39
Operating Account Expense	
Insurance Expense	
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	4,782.02
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	5.70
Total Office Expenses	490.70
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 2024

	TOTAL
Utilities	
Town of Estes Park	
Electric-Town of EP	81.28
Water-Town of EP	667.65
Total Town of Estes Park	748.93
Trash-Waste Management	527.85
Wastewater-Upper Thompson Sani	9,731.25
Total Utilities	11,008.03
Total Operating Account Expense	17,780.75
Total Expenses	\$18,221.14
NET OPERATING INCOME	\$9,338.86
NET INCOME	\$9,338.86

Eagle's Landing Condominium Association

2024 Budget Comparison

January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Ordinary Income	200.00		200.00	
Operating Account Income				
Association Dues	13,110.00		13,110.00	
Total Operating Account Income	13,110.00		13,110.00	
Total Ordinary Income	13,310.00		13,310.00	
Special Assessment Income				
2023 Special Assessment	5,325.00		5,325.00	
Total Special Assessment Income	5,325.00		5,325.00	
Unapplied Cash Payment Income	8,925.00		8,925.00	
Total Income	\$27,560.00	\$0.00	\$27,560.00	0.00%
GROSS PROFIT	\$27,560.00	\$0.00	\$27,560.00	0.00%
Expenses				
Bank Service Charges	25.00		25.00	
Legal & Professional Fees				
Bookkeeping	415.39	5,100.00	-4,684.61	8.14 %
Legal Fees		2,000.00	-2,000.00	
Total Legal & Professional Fees	415.39	7,100.00	-6,684.61	5.85 %
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				
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 %
Total AFI- Property	4,764.44	25,405.00	-20,640.56	18.75 %
Total Insurance Expense	4,782.02	25,616.00	-20,833.98	18.67 %
Landscaping and Groundskeeping				
Groundskeeping - L & B Services		6,000.00	-6,000.00	
Spring and Fall Cleanup		3,800.00	-3,800.00	
Total Groundskeeping - L & B Services		9,800.00	-9,800.00	
Snow Removal		10,000.00	-10,000.00	
Snow Removal - L& B Services	540.00		540.00	
Total Snow Removal	540.00	10,000.00	-9,460.00	5.40 %
Sprinklers				
Backflow Testing and Repair		83.33	-83.33	
Startup and Shutdown		900.00	-900.00	
Total Sprinklers		983.33	-983.33	
Total Landscaping and Groundskeeping	540.00	20,783.33	-20,243.33	2.60 %
Office Expenses	485.00	300.00	185.00	161.67 %

Eagle's Landing Condominium Association

2024 Budget Comparison





January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Postage and Delivery	5.70		5.70	
Total Office Expenses	490.70	300.00	190.70	163.57 %
Other Expense		300.00	-300.00	
Professional Fees				
Financial Review		100.00	-100.00	
Tax Preparation		130.00	-130.00	
Total Professional Fees		230.00	-230.00	
Repairs and Maintenance				
Lights				
EVO Electric	960.00		960.00	
Total Lights	960.00		960.00	
Other		10,000.00	-10,000.00	
Paving		10,000.00	-10,000.00	
Total Repairs and Maintenance	960.00	20,000.00	-19,040.00	4.80 %
Supplies		1,000.00	-1,000.00	
Utilities				
Town of Estes Park				
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 %
Total Town of Estes Park	748.93	14,080.00	-13,331.07	5.32 %
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 %
Total Utilities	11,008.03	60,530.00	-49,521.97	18.19 %
Total Operating Account Expense	17,780.75	130,009.33	-112,228.58	13.68 %
Total Expenses	\$18,221.14	\$137,109.33	\$ -118,888.19	13.29 %
NET OPERATING INCOME	\$9,338.86	\$ -137,109.33	\$146,448.19	-6.81 %
NET INCOME	\$9,338.86	\$ -137,109.33	\$146,448.19	-6.81 %

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

STAY IN THE KNOW WITH Positive Pay

This simple tool can help you reduce your organization's exposure to fraud risk.

Here's how it works:

You provide us with your preapproved transactions. If a presented transaction is not on your list, we notify you so you can decide if it should be paid.

Ask your local branch about adding
Positive Pay to your accounts.

SCAN TO LEARN MORE



BANK OF COLORADO



PINNACLE BANK - AZ



PINNACLE BANK - NM

Available
for ACH
& CHECKS

Summary of Accounts

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXXX5062	\$38,407.79

FREE BUSINESS ACCOUNT-XXXXXX5062

Account Summary

Date	Description	Amount
12/30/2023	Beginning Balance	\$36,124.95
	5 Credit(s) This Period	\$27,865.00
	15 Debit(s) This Period	\$25,582.16
01/31/2024	Ending Balance	\$38,407.79

Account Activity

Post Date	Description	Debits	Credits	Balance
12/30/2023	Beginning Balance			\$36,124.95
01/02/2024	BUSPREM FEE PINNBANK-BANK OF BUSINESS PREMIUM CHARGE	\$25.00		\$36,099.95

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

Post Date	Description	Debits	Credits	Balance
01/02/2024	AMERICAN FAMILY AFT 000000028232q20	\$1,459.84		\$34,640.11
01/03/2024	DEPOSIT		\$305.00	\$34,945.11
01/03/2024	EAGLES LANDING C AchCollect XXXXX9465		\$3,050.00	\$37,995.11
01/03/2024	CHECK # 3514	\$549.71		\$37,445.40
01/05/2024	TOWN OF ESTES PA UT BILL 000095870015720	\$36.02		\$37,409.38
01/05/2024	TOWN OF ESTES PA UT BILL 000095870008006	\$45.26		\$37,364.12
01/05/2024	TOWN OF ESTES PA UT BILL 000095870015368	\$158.91		\$37,205.21
01/05/2024	TOWN OF ESTES PA UT BILL 000095870008008	\$508.74		\$36,696.47
01/10/2024	TRANSFER TO SAVINGS XXXXX7760	\$2,000.00		\$34,696.47
01/16/2024	CHECK # 3515	\$540.00		\$34,156.47
01/18/2024	DEPOSIT		\$3,660.00	\$37,816.47
01/18/2024	DEPOSIT		\$13,292.00	\$51,108.47
01/18/2024	WASTE MANAGEMENT INTERNET 043000092756972	\$527.85		\$50,580.62
01/19/2024	EVO ELECTRIC LLC SALE	\$960.00		\$49,620.62
01/23/2024	Funds Transfer via Online Transfer To xxx5118	\$3,532.00		\$46,088.62
01/23/2024	Funds Transfer via Online Transfer To xxx7760	\$5,490.00		\$40,598.62
01/23/2024	AMERICAN FAMILY AFT B00000240221emt	\$17.58		\$40,581.04
01/30/2024	DEPOSIT		\$7,558.00	\$48,139.04
01/31/2024	UPPER THOMPSON S prearrange	\$9,731.25		\$38,407.79
01/31/2024	Ending Balance			\$38,407.79

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
3514	01/03/2024	\$549.71	3515	01/16/2024	\$540.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/02/2024	\$34,640.11	01/16/2024	\$34,156.47	01/30/2024	\$48,139.04
01/03/2024	\$37,445.40	01/18/2024	\$50,580.62	01/31/2024	\$38,407.79
01/05/2024	\$36,696.47	01/19/2024	\$49,620.62		
01/10/2024	\$34,696.47	01/23/2024	\$40,581.04		





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

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Available
for ACH
& CHECKS

Summary of Accounts

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXX5118	\$9,641.94

FREE BUSINESS ACCOUNT-XXXXXX5118

Account Summary

Date	Description	Amount
12/30/2023	Beginning Balance	\$6,109.94
	1 Credit(s) This Period	\$3,532.00
	0 Debit(s) This Period	\$0.00
01/31/2024	Ending Balance	\$9,641.94

Account Activity

Post Date	Description	Debits	Credits	Balance
12/30/2023	Beginning Balance			\$6,109.94
01/23/2024	Funds Transfer via Online Transfer From xxx5062		\$3,532.00	\$9,641.94
01/31/2024	Ending Balance			\$9,641.94

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

Date	Amount
01/23/2024	\$9,641.94

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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