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

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

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

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 %	

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 %		
otal Expenses	\$18,221.14	\$137,109.33	\$ -118,888.19	13.29 %		
IET OPERATING INCOME	\$9,338.86	\$ -137,109.33	\$146,448.19	-6.81 %		
ET INCOME	\$9,338.86	\$ -137,109.33	\$146,448.19	-6.81 %		



Statement Ending 01/31/20

RETURN SERVICE REQUESTED

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

Managing Your Accounts

Online Banking www.bankofcolorado.com

533 Big Thompson Ave Suite

Mailing Address

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.

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Available for ACH & CHECKS

Summary of Accounts

Account Type Ending Balance Account Number FREE BUSINESS ACCOUNT XXXXXX5062 \$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	BUSPREMFEE PINNBANK-BANK OF BUSINESS PREMIUM CHARGE	\$25.00		\$36,099.95



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THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

NOT CHARGED TO ACCOUNT				DLIONE	1005TAITI-		
NO.		\$	PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.				
			YOU SHOULD HA IF ANY OCCURR 1. Loan advances. 2. Credit memos. 3. Other automatic 4. Interest paid.	ED:	YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED: 1. Automatic loan payments. 2. Automatic savings transfers. 3. Service charges. 4. Debit memos. 5. Other automatic deductions and payments.		
				CE SHOWN TATEMENT \$			
			DEPOSITS NO ON THIS S'	TATEMENIT			
				_			
			TOTAL	\$			
			SUBTRACT -				
			WITH	IDRAWALS			
			OUT	STANDING \$			
			BALANCE	\$			
	TOTAL	\$	SHOULD AGREE WITH BALANCE AFTER DED				

(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.

Tell us your name and account number (if any).

TOTAL \$

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- 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:

- 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:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- 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.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

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 XXXXXX7760	\$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



Statement Ending 01/31/20

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

533 Big Thompson Ave Suite

Mailing Address

Estes Park, CO 80517

Phone 970-586-8185

Customer Service 1-800-227-7715

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

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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



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THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

NOT CHARGED TO ACCOUNT			DEI ONE 10031AIII					
NO.		\$		PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.				
				YOU SHOULD HAVE ADD IF ANY OCCURRED: 1. Loan advances. 2. Credit memos. 3. Other automatic deposits. 4. Interest paid.	IF 7 1. 7 2. 7 3. 9 4. I 5. (U SHOULD HAVE SUBTRACTED ANY OCCURRED: Automatic loan payments. Automatic savings transfers. Service charges. Debit memos. Other automatic deductions and payments.		
				BALANCE SHOWN ON THIS STATEMENT	\$			
			- -	DEPOSITS NOT SHOWN	\$			
				TOTAL				
			\dashv	TOTAL	\$			
				SUBTRACT -				
			_	WITHDRAWALS	•			
				OUTSTANDING	\$			
				BALANCE	\$			
TOTAL S				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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Tell us your name and account number (if any).

TOTAL \$

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- 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.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

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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