

# Eagle's Landing Condominium Association

## Balance Sheet

As of June 30, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Construction Account	20,561.94
Insurance Deductible Escrow	25,025.82
Operating 5062	72,896.40
Reserve Account	63,889.37
<b>Total Bank Accounts</b>	<b>\$182,373.53</b>
Other Current Assets	
Lowe's Preload Card	250.00
<b>Total Other Current Assets</b>	<b>\$250.00</b>
<b>Total Current Assets</b>	<b>\$182,623.53</b>
Other Assets	
Bookkeeping Deposit	500.00
<b>Total Other Assets</b>	<b>\$500.00</b>
<b>TOTAL ASSETS</b>	<b>\$183,123.53</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
HOA Equity	8,536.07
Retained Earnings	93,007.59
Net Income	81,579.87
<b>Total Equity</b>	<b>\$183,123.53</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$183,123.53</b>

# Eagle's Landing Condominium Association

## Profit and Loss

January - June, 2024

	TOTAL
Income	
Condominium Questionnaire	150.00
Ordinary Income	780.00
Operating Account Income	
Association Dues	89,403.00
<b>Total Operating Account Income</b>	<b>89,403.00</b>
Reserve Account Income	
Interest Income	516.71
<b>Total Reserve Account Income</b>	<b>516.71</b>
<b>Total Ordinary Income</b>	<b>90,699.71</b>
Special Assessment Income	
2023 Special Assessment	7,140.00
2024 Special Assessment	39,425.00
<b>Total Special Assessment Income</b>	<b>46,565.00</b>
Unapplied Cash Payment Income	3,401.00
<b>Total Income</b>	<b>\$140,815.71</b>
<b>GROSS PROFIT</b>	<b>\$140,815.71</b>
Expenses	
Bank Service Charges	109.50
Legal & Professional Fees	
Bookkeeping	4,046.64
Legal Fees	6,894.75
<b>Total Legal &amp; Professional Fees</b>	<b>10,941.39</b>
Merchant Fee	23.45
Operating Account Expense	
Insurance Expense	10,663.30
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>15,445.32</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	140.22
<b>Total Office Expenses</b>	<b>718.15</b>

# Eagle's Landing Condominium Association

## Profit and Loss

January - June, 2024

	TOTAL
Professional Fees	
Tax Preparation	130.00
<b>Total Professional Fees</b>	<b>130.00</b>
Reimbursed Expense	0.00
Repairs and Maintenance	
Lights	
EVO Electric	960.00
<b>Total Lights</b>	<b>960.00</b>
Plumbing	59.00
Rodent Control	573.00
<b>Total Repairs and Maintenance</b>	<b>1,592.00</b>
Utilities	2,118.07
Town of Estes Park	3,954.43
Electric-Town of EP	81.28
Water-Town of EP	667.65
<b>Total Town of Estes Park</b>	<b>4,703.36</b>
Trash-Waste Management	1,052.10
Wastewater-Upper Thompson Sani	19,462.50
<b>Total Utilities</b>	<b>27,336.03</b>
<b>Total Operating Account Expense</b>	<b>47,921.50</b>
Tax	240.00
<b>Total Expenses</b>	<b>\$59,235.84</b>
<b>NET OPERATING INCOME</b>	<b>\$81,579.87</b>
<b>NET INCOME</b>	<b>\$81,579.87</b>

# Eagle's Landing Condominium Association

## Profit and Loss

June 2024

	TOTAL
Income	
Condominium Questionnaire	150.00
Ordinary Income	
Operating Account Income	
Association Dues	15,103.00
<b>Total Operating Account Income</b>	<b>15,103.00</b>
Reserve Account Income	
Interest Income	267.78
<b>Total Reserve Account Income</b>	<b>267.78</b>
<b>Total Ordinary Income</b>	<b>15,370.78</b>
Special Assessment Income	
2024 Special Assessment	31,540.00
<b>Total Special Assessment Income</b>	<b>31,540.00</b>
Unapplied Cash Payment Income	-542.00
<b>Total Income</b>	<b>\$46,518.78</b>
<b>GROSS PROFIT</b>	<b>\$46,518.78</b>
Expenses	
Bank Service Charges	38.00
Legal & Professional Fees	
Bookkeeping	2,206.25
Legal Fees	1,312.50
<b>Total Legal &amp; Professional Fees</b>	<b>3,518.75</b>
Merchant Fee	-114.91
Operating Account Expense	
Insurance Expense	2,335.80
Repairs and Maintenance	
Rodent Control	135.00
<b>Total Repairs and Maintenance</b>	<b>135.00</b>
Utilities	
Town of Estes Park	779.96
Trash-Waste Management	524.25
<b>Total Utilities</b>	<b>1,304.21</b>
<b>Total Operating Account Expense</b>	<b>3,775.01</b>
<b>Total Expenses</b>	<b>\$7,216.85</b>
<b>NET OPERATING INCOME</b>	<b>\$39,301.93</b>
<b>NET INCOME</b>	<b>\$39,301.93</b>

# Eagle's Landing Condominium Association

## 2024 Budget Comparison

January - June, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
Condominium Questionnaire	150.00		150.00	
Ordinary Income	780.00		780.00	
Operating Account Income				
Association Dues	89,403.00		89,403.00	
<b>Total Operating Account Income</b>	<b>89,403.00</b>		<b>89,403.00</b>	
Reserve Account Income				
Interest Income	516.71		516.71	
<b>Total Reserve Account Income</b>	<b>516.71</b>		<b>516.71</b>	
<b>Total Ordinary Income</b>	<b>90,699.71</b>		<b>90,699.71</b>	
Special Assessment Income				
2023 Special Assessment	7,140.00		7,140.00	
2024 Special Assessment	39,425.00		39,425.00	
<b>Total Special Assessment Income</b>	<b>46,565.00</b>		<b>46,565.00</b>	
Unapplied Cash Payment Income	3,401.00		3,401.00	
<b>Total Income</b>	<b>\$140,815.71</b>	<b>\$0.00</b>	<b>\$140,815.71</b>	<b>0.00%</b>
<b>GROSS PROFIT</b>	<b>\$140,815.71</b>	<b>\$0.00</b>	<b>\$140,815.71</b>	<b>0.00%</b>
<b>Expenses</b>				
Bank Service Charges	109.50		109.50	
Legal & Professional Fees				
Bookkeeping	4,046.64	5,100.00	-1,053.36	79.35 %
Legal Fees	6,894.75	2,000.00	4,894.75	344.74 %
<b>Total Legal &amp; Professional Fees</b>	<b>10,941.39</b>	<b>7,100.00</b>	<b>3,841.39</b>	<b>154.10 %</b>
Merchant Fee	23.45		23.45	
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	10,663.30		10,663.30	
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>15,445.32</b>	<b>25,616.00</b>	<b>-10,170.68</b>	<b>60.30 %</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>

# Eagle's Landing Condominium Association

## 2024 Budget Comparison





January - June, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Sprinklers				
Backflow Testing and Repair		499.98	-499.98	
Startup and Shutdown		900.00	-900.00	
<b>Total Sprinklers</b>		<b>1,399.98</b>	<b>-1,399.98</b>	
<b>Total Landscaping and Groundskeeping</b>	<b>2,700.00</b>	<b>21,199.98</b>	<b>-18,499.98</b>	<b>12.74 %</b>
Office Expenses	577.93	300.00	277.93	192.64 %
Postage and Delivery	140.22		140.22	
<b>Total Office Expenses</b>	<b>718.15</b>	<b>300.00</b>	<b>418.15</b>	<b>239.38 %</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>
Reimbursed Expense	0.00		0.00	
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	
Rodent Control	573.00		573.00	
<b>Total Repairs and Maintenance</b>	<b>1,592.00</b>	<b>20,000.00</b>	<b>-18,408.00</b>	<b>7.96 %</b>
Supplies		1,000.00	-1,000.00	
Utilities	2,118.07		2,118.07	
Town of Estes Park	3,954.43		3,954.43	
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>4,703.36</b>	<b>14,080.00</b>	<b>-9,376.64</b>	<b>33.40 %</b>
Trash-Waste Management	1,052.10	7,000.00	-5,947.90	15.03 %
Wastewater-Upper Thompson Sani	19,462.50	39,450.00	-19,987.50	49.33 %
<b>Total Utilities</b>	<b>27,336.03</b>	<b>60,530.00</b>	<b>-33,193.97</b>	<b>45.16 %</b>
<b>Total Operating Account Expense</b>	<b>47,921.50</b>	<b>130,425.98</b>	<b>-82,504.48</b>	<b>36.74 %</b>
Tax	240.00		240.00	
<b>Total Expenses</b>	<b>\$59,235.84</b>	<b>\$137,525.98</b>	<b>\$ -78,290.14</b>	<b>43.07 %</b>
NET OPERATING INCOME	<b>\$81,579.87</b>	<b>\$ -137,525.98</b>	<b>\$219,105.85</b>	<b>-59.32 %</b>
NET INCOME	<b>\$81,579.87</b>	<b>\$ -137,525.98</b>	<b>\$219,105.85</b>	<b>-59.32 %</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

## Introducing ZEscrow and ZRent

### THE NEWEST ADDITIONS TO OUR TREASURY MANAGEMENT SERVICES

**ZEscrow** Online escrow and subaccounting with built in regulatory compliance

**ZRent** Automated online tenant management

SCAN TO FIND OUT MORE:



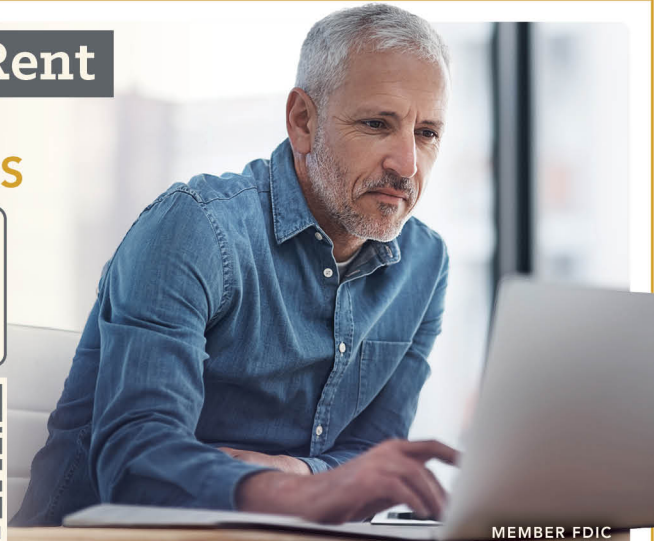
BANK OF COLORADO



PINNACLE BANK - AZ



PINNACLE BANK - NM



MEMBER FDIC

### Summary of Accounts

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXX5062	\$73,031.40

## FREE BUSINESS ACCOUNT-XXXXXX5062

#### Account Summary

Date	Description	Amount
06/01/2024	Beginning Balance	\$35,713.54
	12 Credit(s) This Period	\$54,490.55
	12 Debit(s) This Period	\$17,172.69
06/28/2024	Ending Balance	\$73,031.40

#### Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2024	Beginning Balance			\$35,713.54
06/03/2024	DEPOSIT		\$3,750.00	\$39,463.54
06/03/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$110.41	\$39,573.95





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

Post Date	Description	Debits	Credits	Balance
06/03/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$8,124.64	\$47,698.59
06/03/2024	CHECK # 3526	\$92.93		\$47,605.66
06/03/2024	BUSPREMFEE PINNBANK-BANK OF BUSINESS PREMIUM CHARGE	\$33.00		\$47,572.66
06/05/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$375.00	\$47,947.66
06/05/2024	EAGLES LANDING C AchCollect XXXXX9465		\$1,500.00	\$49,447.66
06/05/2024	TOWN OF ESTES PA UT BILL 000095870015720	\$36.02		\$49,411.64
06/05/2024	TOWN OF ESTES PA UT BILL 000095870008006	\$44.95		\$49,366.69
06/05/2024	TOWN OF ESTES PA UT BILL 000095870015368	\$155.87		\$49,210.82
06/05/2024	TOWN OF ESTES PA UT BILL 000095870008008	\$543.12		\$48,667.70
06/10/2024	TRANSFER TO SAVINGS XXXXX7760	\$2,000.00		\$46,667.70
06/10/2024	DEPOSIT		\$30,716.00	\$77,383.70
06/10/2024	XX1752 VISA PURCHASE ROBERT H. FOSTER robert@robert CO OEFUQFH4 077581	\$1,312.50		\$76,071.20
06/11/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$154.50	\$76,225.70
06/11/2024	EAGLES LANDING C AchCollect XXXXX9465		\$375.00	\$76,600.70
06/11/2024	AchCollect EAGLES LANDING C May Dues		\$375.00	\$76,975.70
06/13/2024	EAGLES LANDING C AchCollect XXXXX9465		\$375.00	\$77,350.70
06/17/2024	Xfer 2024 SA funds rcvd in May Transfer To xxx5118	\$7,888.00		\$69,462.70
06/20/2024	DEPOSIT		\$8,260.00	\$77,722.70
06/20/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$375.00	\$78,097.70
06/20/2024	WASTE MANAGEMENT INTERNET 043000096670502	\$524.25		\$77,573.45
06/21/2024	STATE FARM RO 27 CPC-CLIENT 20 J XXXXXX5760	\$2,335.80		\$75,237.65
06/25/2024	CHECK # 3531	\$2,206.25		\$73,031.40
<b>06/28/2024</b>	<b>Ending Balance</b>			<b>\$73,031.40</b>

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
3526	06/03/2024	\$92.93	3531*	06/25/2024	\$2,206.25

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
06/03/2024	\$47,572.66	06/11/2024	\$76,975.70	06/20/2024	\$77,573.45
06/05/2024	\$48,667.70	06/13/2024	\$77,350.70	06/21/2024	\$75,237.65
06/10/2024	\$76,071.20	06/17/2024	\$69,462.70	06/25/2024	\$73,031.40





**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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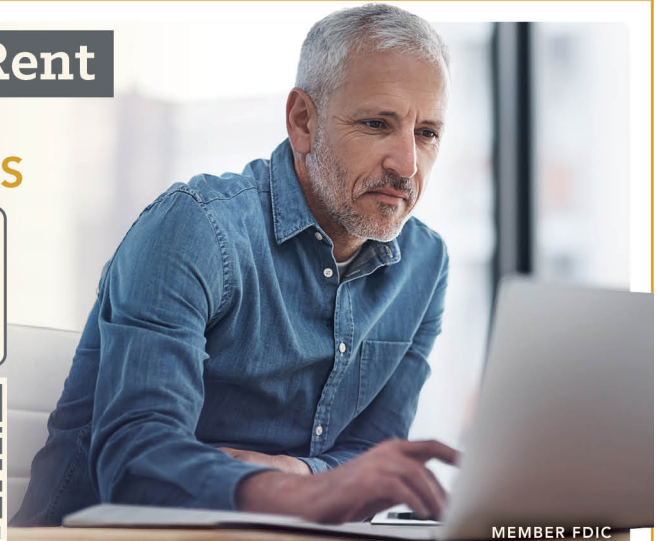
BANK OF COLORADO



PINNACLE BANK - AZ



PINNACLE BANK - NM



MEMBER FDIC

### Summary of Accounts

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXX5118	\$20,561.94

## FREE BUSINESS ACCOUNT-XXXXXX5118

### Account Summary

Date	Description	Amount
06/01/2024	Beginning Balance	\$12,673.94
	1 Credit(s) This Period	\$7,888.00
	0 Debit(s) This Period	\$0.00
06/28/2024	Ending Balance	\$20,561.94

### Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2024	Beginning Balance			\$12,673.94
06/17/2024	Xfer 2024 SA funds rcvd in May Transfer From xxx5062		\$7,888.00	\$20,561.94
06/28/2024	Ending Balance			\$20,561.94



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

<b>Date</b>	<b>Amount</b>
06/17/2024	\$20,561.94

**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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RETURN SERVICE REQUESTED

EAGLES LANDING CONDOMINIUM ASSOCIATION  
1010 S SAINT VRAIN AVE UNIT B6  
ESTES PARK CO 80517-7469

**Managing Your Accounts**

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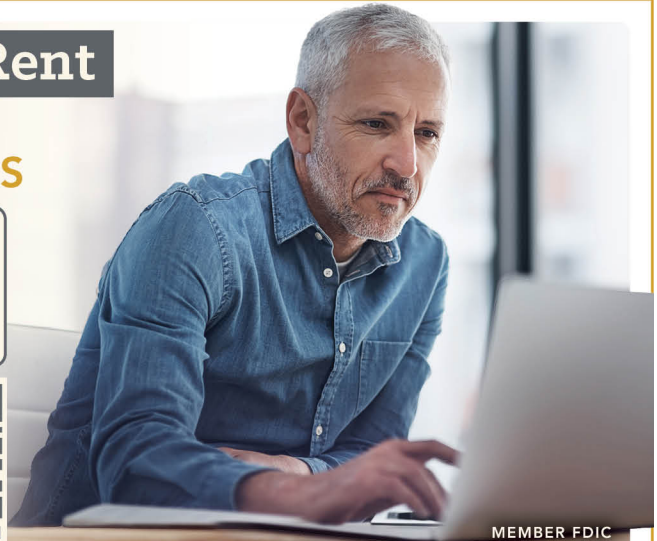
**Introducing ZEscrow and ZRent**

**THE NEWEST ADDITIONS TO OUR TREASURY MANAGEMENT SERVICES**

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SCAN TO FIND OUT MORE:



MEMBER FDIC

**Summary of Accounts**

Account Type	Account Number	Ending Balance
BUSINESS SAVINGS	XXXXXX9382	\$25,025.82

**BUSINESS SAVINGS-XXXXXX9382**

**Account Summary**

Date	Description	Amount
05/13/2024	<b>Beginning Balance</b>	<b>\$0.00</b>
	2 Credit(s) This Period	\$25,030.82
	1 Debit(s) This Period	\$5.00
06/28/2024	<b>Ending Balance</b>	<b>\$25,025.82</b>

**Interest Summary**

Description	Amount
Interest Earned From 05/13/2024 Through 06/28/2024	
Annual Percentage Yield Earned	1.26%
Interest Days	47
Interest Earned	\$30.82
Interest Paid This Period	\$30.82
Interest Paid Year-to-Date	\$30.82
Minimum Balance	\$25,000.00
Average Ledger Balance	\$19,148.93
Average Available Balance	\$19,148.93



**BUSINESS SAVINGS-XXXXXX9382 (continued)****Account Activity**

Post Date	Description	Debits	Credits	Balance
<b>05/13/2024</b>	<b>Beginning Balance</b>			<b>\$0.00</b>
05/24/2024	Transfer from Res to Ins Res per Dianne EM on 0524		\$25,000.00	\$25,000.00
	Transfer From xxx7760			
06/28/2024	INTEREST		\$30.82	\$25,030.82
06/28/2024	PAPER STATEMENT FEE	\$5.00		\$25,025.82
<b>06/28/2024</b>	<b>Ending Balance</b>			<b>\$25,025.82</b>

**Overdraft and Returned Item Fees**

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



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