Balance Sheet As of March 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Construction Account	12,673.94
Operating 5062	36,323.00
Reserve Account	82,652.41
Total Bank Accounts	\$131,649.35
Accounts Receivable	
Accounts Receivable	-305.00
Total Accounts Receivable	\$ -305.00
Other Current Assets	
Lowes Preload Card	250.00
Undeposited Funds	-305.00
Total Other Current Assets	\$ -55.00
Total Current Assets	\$131,289.35
TOTAL ASSETS	\$131,289.35
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
HOA Equity	8,536.07
Retained Earnings	93,007.59
Net Income	29,745.69
Total Equity	\$131,289.35
TOTAL LIABILITIES AND EQUITY	\$131,289.35

Profit and Loss

	TOTAL
Income	
Ordinary Income	580.00
Operating Account Income	
Association Dues	42,360.00
Total Operating Account Income	42,360.00
Reserve Account Income	
Interest Income	248.93
Total Reserve Account Income	248.93
Total Ordinary Income	43,188.93
Special Assessment Income	
2023 Special Assessment	6,452.00
Total Special Assessment Income	6,452.00
Unapplied Cash Payment Income	8,815.00
Total Income	\$58,455.93
GROSS PROFIT	\$58,455.93
Expenses	
Bank Service Charges	40.25
Legal & Professional Fees	
Bookkeeping	1,265.39
Total Legal & Professional Fees	1,265.39
Operating Account Expense	
Insurance Expense	5,775.12
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	10,557.14
Landscaping and Groundskeeping	
Snow Removal	
Snow Removal - L& B Services	1,350.00
Total Snow Removal	1,350.00
Total Landscaping and Groundskeeping	1,350.00
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

Profit and Loss

	TOTAL
Repairs and Maintenance	
Lights	
EVO Electric	960.00
Total Lights	960.00
Total Repairs and Maintenance	960.00
Utilities	1,058.58
Town of Estes Park	1,598.60
Electric-Town of EP	81.28
Water-Town of EP	667.65
Total Town of Estes Park	2,347.53
Trash-Waste Management	527.85
Wastewater-Upper Thompson Sani	9,731.25
Total Utilities	13,665.21
Total Operating Account Expense	27,164.60
Tax	240.00
otal Expenses	\$28,710.24
IET OPERATING INCOME	\$29,745.69
IET INCOME	\$29,745.69

Profit and Loss March 2024

	TOTAL
Income	
Ordinary Income	380.00
Operating Account Income	
Association Dues	16,390.00
Total Operating Account Income	16,390.00
Reserve Account Income	
Interest Income	248.93
Total Reserve Account Income	248.93
Total Ordinary Income	17,018.93
Unapplied Cash Payment Income	-1,815.00
Total Income	\$15,203.93
GROSS PROFIT	\$15,203.93
Expenses	
Bank Service Charges	7.75
Legal & Professional Fees	
Bookkeeping	425.00
Total Legal & Professional Fees	425.00
Operating Account Expense	
Insurance Expense	2,470.72
Landscaping and Groundskeeping	
Snow Removal	
Snow Removal - L& B Services	810.00
Total Snow Removal	810.00
Total Landscaping and Groundskeeping	810.00
Utilities	530.96
Town of Estes Park	813.22
Total Utilities	1,344.18
Total Operating Account Expense	4,624.90
Tax	209.00
Total Expenses	\$5,266.65
NET OPERATING INCOME	\$9,937.28
NET INCOME	\$9,937.28

2024 Budget Comparison

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Ordinary Income	580.00		580.00	
Operating Account Income				
Association Dues	42,360.00		42,360.00	
Total Operating Account Income	42,360.00		42,360.00	
Reserve Account Income				
Interest Income	248.93		248.93	
Total Reserve Account Income	248.93		248.93	
Total Ordinary Income	43,188.93		43,188.93	
Special Assessment Income				
2023 Special Assessment	6,452.00		6,452.00	
Total Special Assessment Income	6,452.00		6,452.00	
Unapplied Cash Payment Income	8,815.00		8,815.00	
Total Income	\$58,455.93	\$0.00	\$58,455.93	0.00%
GROSS PROFIT	\$58,455.93	\$0.00	\$58,455.93	0.00%
Expenses				
Bank Service Charges	40.25		40.25	
Legal & Professional Fees				
Bookkeeping	1,265.39	5,100.00	-3,834.61	24.81 %
Legal Fees		2,000.00	-2,000.00	
Total Legal & Professional Fees	1,265.39	7,100.00	-5,834.61	17.82 %
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	5,775.12		5,775.12	
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	10,557.14	25,616.00	-15,058.86	41.21 %
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	1,350.00		1,350.00	
Total Snow Removal	1,350.00	10,000.00	-8,650.00	13.50 %
Sprinklers				
Backflow Testing and Repair		249.99	-249.99	
Startup and Shutdown		900.00	-900.00	

2024 Budget Comparison

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Sprinklers		1,149.99	-1,149.99	
Total Landscaping and Groundskeeping	1,350.00	20,949.99	-19,599.99	6.44 %
Office Expenses	485.00	300.00	185.00	161.67 %
Postage and Delivery	17.25		17.25	
Total Office Expenses	502.25	300.00	202.25	167.42 %
Other Expense		300.00	-300.00	
Professional Fees				
Financial Review		100.00	-100.00	
Tax Preparation	130.00	130.00	0.00	100.00 %
Total Professional Fees	130.00	230.00	-100.00	56.52 %
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	1,058.58		1,058.58	
Town of Estes Park	1,598.60		1,598.60	
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	2,347.53	14,080.00	-11,732.47	16.67 %
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	13,665.21	60,530.00	-46,864.79	22.58 %
Total Operating Account Expense	27,164.60	130,175.99	-103,011.39	20.87 %
Тах	240.00		240.00	
otal Expenses	\$28,710.24	\$137,275.99	\$ -108,565.75	20.91 %
ET OPERATING INCOME	\$29,745.69	\$ -137,275.99	\$167,021.68	-21.67 %
ET INCOME	\$29,745.69	\$ -137,275.99	\$167,021.68	-21.67 %



Statement Ending 03/29/2024

Page 1 of 4

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 100

Estes Park, CO 80517

Phone 970-586-8185

Customer Service 1-800-227-7715



Summary of Accounts

Account TypeAccount NumberEnding BalanceFREE BUSINESS ACCOUNTXXXXXXX5062\$37,558.00

FREE BUSINESS ACCOUNT-XXXXXX5062

Account Summary

 Date
 Description
 Amount

 03/01/2024
 Beginning Balance
 \$28,857.20

 4 Credit(s) This Period
 \$15,330.00

 11 Debit(s) This Period
 \$6,629.20

 03/29/2024
 Ending Balance
 \$37,558.00

Account Activity

Post Date	Description	Debits	Credits	Balance
03/01/2024	Beginning Balance			\$28,857.20
03/01/2024	CHECK # 3518	\$566.55		\$28,290.65
03/01/2024	BUSPREMFEE PINNBANK-BANK OF BUSINESS PREMIUM	\$7.75		\$28,282.90



THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

WITHDRAWALS	BEFORE YOU START-
NOT CHARGED	\$ 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: 1. Loan advances. 2. Credit memos. 3. Other automatic deposits. 4. Interest paid. 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.
	BALANCE SHOWN ON THIS STATEMENT \$ ADD DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY) \$
	TOTAL \$
	SUBTRACT -
	WITHDRAWALS OUTSTANDING \$
	BALANCE \$
TOTAL	\$ SHOULD AGREE WITH YOUR REGISTER BALANCE AFTER DEDUCTING SERVICE CHARGE

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

(IF ANY) SHOWN ON THIS STATEMENT.

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 \$

- 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.

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- 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
	CHARGE			
03/04/2024	EAGLES LANDING C AchCollect XXXXX9465		\$4,175.00	\$32,457.90
03/05/2024	TOWN OF ESTES PA UT BILL 000095870015720	\$36.02		\$32,421.88
03/05/2024	TOWN OF ESTES PA UT BILL 000095870008006	\$45.38		\$32,376.50
03/05/2024	TOWN OF ESTES PA UT BILL 000095870015368	\$171.51		\$32,204.99
03/05/2024	TOWN OF ESTES PA UT BILL 000095870008008	\$560.31		\$31,644.68
03/06/2024	CHECK # 3517	\$31.00		\$31,613.68
03/08/2024	TRANSFER TO SAVINGS XXXXXX7760	\$2,000.00		\$29,613.68
03/12/2024	DEPOSIT		\$2,385.00	\$31,998.68
03/12/2024	DEPOSIT		\$3,775.00	\$35,773.68
03/12/2024	IRS USATAXPYMT 220447240950135	\$209.00		\$35,564.68
03/19/2024	WASTE MANAGEMENT INTERNET 043000097977474	\$530.96		\$35,033.72
03/20/2024	STATE FARM RO 27 CPC-CLIENT 20 J XXXXXX5760	\$2,470.72		\$32,563.00
03/28/2024	DEPOSIT		\$4,995.00	\$37,558.00
03/29/2024	Ending Balance			\$37,558.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
3517	03/06/2024	\$31.00	3518	03/01/2024	\$566.55

^{*} Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/01/2024	\$28,282.90	03/06/2024	\$31,613.68	03/19/2024	\$35,033.72
03/04/2024	\$32,457.90	03/08/2024	\$29,613.68	03/20/2024	\$32,563.00
03/05/2024	\$31,644.68	03/12/2024	\$35,564.68	03/28/2024	\$37,558.00

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



Statement Ending 03/29/2024

Page 1 of 4

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 100

Estes Park, CO 80517

Phone 970-586-8185

Customer Service 1-800-227-7715



Summary of Accounts

Account TypeAccount NumberEnding BalanceFREE BUSINESS ACCOUNTXXXXXXX5118\$12,673.94

FREE BUSINESS ACCOUNT-XXXXXX5118

Account Summary

 Date
 Description
 Amount

 03/01/2024
 Beginning Balance
 \$12,673.94

 0 Credit(s) This Period
 \$0.00

 0 Debit(s) This Period
 \$0.00

 03/29/2024
 Ending Balance
 \$12,673.94

Account Activity

Post Date	Description	Debits	Credits	Balance
03/01/2024	Beginning Balance			\$12,673.94
	No activity this statement period			
03/29/2024	Ending Balance			\$12,673.94



THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

WITHDRAWALS OUTSTANDING -		BEFORE YOU START-		
NOT CHARGED TO ACCOUNT NO. \$		PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.		
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		BALANCE SHOWN ON THIS STATEMENT \$ ADD DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY) \$		
		TOTAL \$		
		SUBTRACT -		
		WITHDRAWALS OUTSTANDING \$		
		BALANCE \$		
TOTAL	L &	SHOULD AGREE WITH YOUR REGISTER BALANCE AFTER DEDUCTING SERVICE CHARGE		

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

TOTAL \$

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- We can apply any unpaid amount against your credit limit.

FREE BUSINESS ACCOUNT-XXXXXXX5118 (continued)

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

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Statement Ending 03/29/2024

RETURN SERVICE REQUESTED

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

Managing Your Accounts

Online Banking www.bankofcolorado.com

533 Big Thompson Ave Suite Mailing Address 100

Estes Park, CO 80517

Phone 970-586-8185

Customer Service 1-800-227-7715



Summary of Accounts

Account Number Account Type Ending Balance BUSINESS SAVINGS XXXXXX7760 \$82,652.41

BUSINESS SAVINGS-XXXXXX7760

Account Su	ımmary		Interest Summary	
Date	Description	Amount	Description	Amount
12/30/2023	Beginning Balance	\$59,913.48	Interest Earned From 12/30/2023 Throu	gh 03/29/2024
	6 Credit(s) This Period	\$22,738.93	Annual Percentage Yield Earned	1.38%
	0 Debit(s) This Period	\$0.00	Interest Days	91
03/29/2024	Ending Balance	\$82,652.41	Interest Earned	\$248.93
			Interest Paid This Period	\$248.93
			Interest Paid Year-to-Date	\$248.93
			Minimum Balance	\$59,913.48
			Average Ledger Balance	\$72,977.54
			Average Available Balance	\$72,977.54



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		BALANCE SHOWN ON THIS STATEMENT \$ ADD DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY) \$		
		TOTAL \$		
		SUBTRACT -		
		WITHDRAWALS OUTSTANDING \$		
		BALANCE \$		
TOTAL	L &	SHOULD AGREE WITH YOUR REGISTER BALANCE AFTER DEDUCTING SERVICE CHARGE		

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TOTAL \$

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- 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.

BUSINESS SAVINGS-XXXXXX7760 (continued)

Account Activity

Post Date	Description	Debits	Credits	Balance
12/30/2023	Beginning Balance			\$59,913.48
01/10/2024	TRANSFER TO SAVINGS XXXXXX7760		\$2,000.00	\$61,913.48
01/23/2024	Funds Transfer via Online Transfer From xxx5062		\$5,490.00	\$67,403.48
02/09/2024	TRANSFER TO SAVINGS XXXXXX7760		\$2,000.00	\$69,403.48
02/12/2024	Funds Transfer via Online Transfer From xxx5062		\$11,000.00	\$80,403.48
03/08/2024	TRANSFER TO SAVINGS XXXXXX7760		\$2,000.00	\$82,403.48
03/29/2024	INTEREST		\$248.93	\$82,652.41
03/29/2024	Ending Balance			\$82,652.41

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

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