

Eagle's Landing Condominium Association

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	
Lowe's 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

Eagle's Landing Condominium Association

Profit and Loss January - March, 2024

	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

Eagle's Landing Condominium Association

Profit and Loss January - March, 2024

	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
Total Expenses	\$28,710.24
NET OPERATING INCOME	\$29,745.69
NET INCOME	\$29,745.69

Eagle's Landing Condominium Association

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

Eagle's Landing Condominium Association

2024 Budget Comparison

January - March, 2024

	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	

Eagle's Landing Condominium Association

2024 Budget Comparison





January - March, 2024

	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 %
Tax	240.00		240.00	
Total Expenses	\$28,710.24	\$137,275.99	\$ -108,565.75	20.91 %
NET OPERATING INCOME	\$29,745.69	\$ -137,275.99	\$167,021.68	-21.67 %
NET INCOME	\$29,745.69	\$ -137,275.99	\$167,021.68	-21.67 %

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

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Summary of Accounts

Account Type	Account Number	Ending Balance
FREE BUSINESS ACCOUNT	XXXXXX5062	\$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	BUSPREM FEE PINNBANK-BANK OF BUSINESS PREMIUM	\$7.75		\$28,282.90

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

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
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

FREE BUSINESS ACCOUNT-XXXXXX5118 (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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RETURN SERVICE REQUESTED

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

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Summary of Accounts

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

BUSINESS SAVINGS-XXXXXX7760

Account Summary

Date	Description	Amount
12/30/2023	Beginning Balance	\$59,913.48
	6 Credit(s) This Period	\$22,738.93
	0 Debit(s) This Period	\$0.00
03/29/2024	Ending Balance	\$82,652.41

Interest Summary

Description	Amount
Interest Earned From 12/30/2023 Through 03/29/2024	
Annual Percentage Yield Earned	1.38%
Interest Days	91
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

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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