

8/27/24

Moderator: Sarah

Note taker: Desiree

Called at: 6:27pm

In attendance: Marcia, Monica, Desiree, Sarah

Agenda

- Insurance Renewal
 - Meeting with Broker
 - Electrician coming Wed 8/28 to look at electric boxes in boiler rooms and a few residential units
 - Tree company coming 8/29
- Projects
 - What needs to be bought?
 - Paint for steps
 - Kilz 3
 - Paint
 - Supplies
 - Pea gravel
 - Downspout extenders- Duane to give correct sizes
 - Complete order for pick up with Duane
 - E building gutter behind building, have Duane check
 - Locks
 - Quickset lock B Boiler
 - Deadbolt for D boiler (this might need a locksmith to install)
- Finance update
- Walkthrough
 - Next Steps
 - Marcia to email Dana about letters that need to go out
 - Electrical boxes
 - HO6
 - Rules and regs
- Meeting adjourned 7:41pm

9/26/24

Moderator:

Note taker:

Called at: 6:05

In attendance: Marcia, Monica, Desiree, Sarah

Agenda

-
- Projects
 - Boilers?
 - B building
 - 800 to service the boilers
 - Emailed Dave at Good electric to find breaker box in A building
- Finance update-10 minutes
 - Finances are in flux
 - With repairs for walk through we are at about 12k
 - We will likely need a dues increase in January to keep up with rising costs
 - 2025
 - Boiler maintenance
 - Gutter maintenance
 - Tree treatment
 - Paint
 - Facia on E
 - 24k in reserves
- Walkthrough
 - Dana said 3 people had an in person walkthrough, some had a drone
 - Steps fixed
 - Notices of repairs
 - Bars on windows
 - C&B
 - Laundry room
 - Fire Marshall
 - Bedrooms
 - Need to have 2 exits
 - Might be an issue with insurance, but we can talk to them
 - Trees are still being worked on
 - Fence posts are okay for now
 - We will have 30 days to make repairs
 - Storage room door?
 - Tree treatment-Emerald Ash borer
- Rules & Regulations
 - What can we do about pet waste that is not being picked up?
- Adjourned 7:36

10/22/24

Moderator:

Note taker:

Called at: 5:54

In attendance: Monica, Marcia, Desiree

Agenda

- Insurance Renewal
 - No dates
 - Verbal quote from Dana, no paperwork 3-4k more for the year
- Projects
 - Stucco repair and painter will get back to Monica for a quote
 - One to two buildings a year
 - Need to pick a neutral color that will blend well and not show stains as easily
 - Chronan boiler expense \$830
 - Returning to check B
 - The stucco should have been fixed last week, if they delay again we will cancel
 - Next gen painting does stucco
 - Duane gave us a quote of \$1500x to clean the gutters. This should be twice a year
 - Parking lot resurfacing?
 - Cutting tree seedlings
 - Electrical? This is living with Dana. We need letter from the electrician saying we are okay for insurance renewal
 - Adding another washer? Maybe expanding the laundry room?
- Finance update-
 - September was busy, but we are in a better place
- Walkthrough
 - We can show proof of plan to make repairs
- Adjourned 7:30

7/30/24

Moderator: Sarah

Note taker: Desiree

Called at: 5:54

In attendance: Desiree, Sarah, Marcia, Monica

Agenda

- Approve minutes from last meeting
- Finance update-15 min
 - Review finances and projects
- Email notes from last 3 meetings
 - Desiree will send as PDF to Dana
- Projects
 - Parking spots are numbered incorrectly
 - Numbers were painted in 2022
 - Numbered incorrectly
 - Don't count snow storage
 - George visitor parking
 - We can correct the numbers, not urgent
 - Boiler for Building F still in progress
 - We have financing to move forward
 - Marcia met with them on 7/30 to schedule
 - Marcia will communicate with residents
 - Lock change for B boiler room
 - A6 deck
 - Building C tree
 - B11 patio
 - Matt is going to work on the scupper
 - Carlos took an initial look
 - Flashing and caulking
 - Paint
 - Paint is old
 - Might not be able to paint this year, but it would be good to have a plan
 - Power washing
 - One building a year?
 - Plan should be created before inspection
 - Monica will draft
 - Insurance inspection in October
 - 15 days within insurance renewal
 - Other communities have been declined
 - Roof Cubes need to be waterproofed
- Marcia will forward emails from residents that need to go to Reality One
- Snowplow contract
 - 10/21-5/31 \$6,536 a year

- Unless there is snow over 24 inches a month
 - \$210 an hour after 24 inches
- Vote to hire Westside Grounds for snow removal
 - Marcia proposes, all in favor, motion passes
- Walk through
 - Need to inform residents we need to view limited common areas to prepare for insurance walkthrough
 - Mail, email, and printed notice
 - 4 units don't have outside access
 - Request feedback from residents
 - Send letter to Dana before sending, sent 7/30
 - Walk of property grounds 8/4
 - Homeowners need to let renters know
 - Steps, lights, etc
- Declarations versus Rules and Regulations. We all need to look at both sets of docs so we can discuss carefully. This relates to prior Board approval before work is done.
 - Review of rules
- Safety concerns
 - Camps
 - People on property
 - Lookout Alert
 - Text alerts
 - Bushes by trash cut back due to safety concerns
- Ended at 7:50 PM

Estes Square Condominium Association
Executive Session 7/16/24

Session date should be 7/16/24

Moderator: Desiree

Note taker: Sarah

Called at: 6:07pm

In attendance: Marcia, Monica, Sarah, Desiree

Agenda

- Approve minutes from 6/25/24 next meeting
- Change in HOA board
- Building E roof, and other roof updates
- Finance update-15 min
 - Reviewed checking account, check register, savings account, reconciliation summary, balance sheet, transaction detail by account,
 - Possible to invest in secure futures when sufficient reserve funds are saved
 - Workers comp now in effect
- Projects
 - Building E roof done
 - Boiler for Building F still in progress
 - A6 deck
 - Building C tree
 - B11 patio- estimator came out to look
- Walk through
 - We need to inform residents that we will be entering limited common areas. This will be done through a mass email and printed notices. Four units do not have outside access. We will request feedback from residents. Sarah will set up a shared document for the email, which Marcia will send out to residents. Monica will handle printing the written notices. A letter will be sent to Dana for approval before distribution, with a deadline of July 22. The walkthroughs are scheduled for the mornings of August 4 and August 11. Homeowners are responsible for notifying their renters.
- Calendar future HOA open meetings
 - Push to Oct or Nov
- Declarations versus Rules and Regulations. We all need to look at both sets of docs so we can discuss carefully. This relates to prior Board approval before work is done.
 - We will begin with Rules and Regulations, dedicating 15 minutes per meeting to discuss them and adding specific ones to the agenda. Additionally, we will consider proposed new rules.
- Trash updates
 - Sent notice to residents
 - Try and get down to pick up 2/month
- Pest updates
- All keys in Marcia's possession
- Add safety conversation to agenda
- Meeting adjourned at 7:52

Estes Square Condominium Association
Executive Session 6/25/24

Moderator: Desiree

Note taker: Sarah

Time Keeper: Desiree

Called at: 6:40 by Treasurer

In attendance: Desiree, Monica, Marcia, Sarah

Agenda

- Approve meeting minutes from 6/11/24
 - Vote- All in favor
- Corporate Transparency Act-5 min
 - Dana presented this morning about the Corporate Transparency Act, which requires all HOAs to register annually in the Federal Government's database. Realty One will handle the registration process. One officer must have their ID on file with the government. If an officer leaves the board, Realty One will update the records. The initial submission deadline is the end of 2024, and the annual filing cost is \$300, which includes any record changes. Clarification is needed from Dana to determine if this fee covers 2024 or 2025. This is a one-time submission process unless any records (board) changes.
 - Vote- All in favor
- Building E roof-5 min
 - Monica mentioned to Dana and roofer is coming out tomorrow (7/26/24) to fix it
 - Roof is still under warranty
- Finance update-15 min
 - finance update revealed an overall improvement, despite an unexpected expense for the backflow irrigation repair. There were a few minor budget overruns, but nothing significant. About half of the year's dues have been collected. Marcia will purchase four locks for the backflow devices at the front. Theresa is scheduled to meet with Dana in August. The balance sheet shows a decrease in operating funds, accounts receivable, and current assets. Working capital is stable, and while retained earnings are still negative, they have improved.
- Project spreadsheet-10 min
 - What else should we add?
 - Tab for completed projects
 - Change to low, medium, high, urgent
- Walk through
 - I spoke with Dana about scheduling a walk-through and will set a date for the entire board to participate together. We need to conduct a reserves study at the beginning of 2025. Marcia will coordinate with Westside regarding landscaping and snow removal, aiming for July. During the walk-through, we will focus on the limited common elements. We need to notify owners about the walk-through via email and request one-bedroom owners to send pictures.
- C-15
 - No updates

Estes Square Condominium Association
Executive Session 6/25/24

- Calendar future HOA open meetings
 - We are taking steps to prepare for the full HOA meeting, but will wait until we have finalized details such as the boiler date and financial results. The meeting will be held virtually, and we will provide a YouTube video on how to use Zoom. Formal agreements and the meeting structure will be addressed later. The tentative plan is to hold the meeting in Fall 2024 (October).
- Declarations versus Rules and Regulations. We all need to look at both sets of docs so we can discuss carefully. This relates to prior Board approval before work is done.
- Trash concerns
 - We received a new contract from Waste Connections, which has lowered the price. Anna will be the point of contact for Waste Connections. We will be charged for an extra load of trash if the recycling is contaminated. Eventually, we plan to decrease the pickup frequency from three times a week to two times a week.
- Pest update
 - Pest control visited on Monday, June 25, 2024, and confirmed that the carpenter ants are under control. They suggested using granules and sprayed for wasps on the parking lot side of B Building. They also checked the premises and recommended buying Y traps for yellowjackets, wasps, and hornets, which Marcia will purchase. There are currently no issues with pests.
 - Implement a 90 day time limit for submitting receipts?
- Ask Dana about implementing a limited waiver for residents to do work
- Vote on position clarification due to bylaws- President, Vice President, Treasurer,
 - Vote- all in favor
- Meeting adjourned at 7:36pm

Estes Square Condominium Association
Executive Session 6/11/24

Meeting Called to order at 6:29 pm

In attendance: Lucy, Desiree, Monica, Marcia, Sarah on phone

Moderator: Desiree

Note taker: Desiree, Lucy

Agenda

- Update on finances and assessment letter and dues increase
 - Feedback? People generally understand that Estes Square is not in good shape financially and the assessment and dues increase are necessary to cover current costs and begin to return the property to good physical condition.
- C15 update - Request for Reimbursement for improvements made with no prior Board approval.
 - All emails from residents need to go to the board email, (not to a particular Board member's email).
 - HOA rules need to be clarified that no resident or owner will be reimbursed for repairs made without prior Board approval.
 - After discussion of this request for reimbursement, Lucy made the motion to pay what is due after understanding the account balance from Realty One. Monica seconded the motion. All voted in favor of paying this account - under the condition that it is made clear to the entire community that any repairs or services that want reimbursement - for maintenance on limited common areas - need Board approval dated from before work commenced. Otherwise no reimbursement can be expected.
 - Lucy will follow up with Realty One.
- Lawn & Grounds
 - Marcia, Bonnie & Stan (A2), and Lynn (B9) are maintaining the lawn and grounds now (since we received no proof of insurance for the contractor). This works for now. Please everyone, thank them!
 - Non-owners are not allowed to help since there is no insurance coverage.
- Gutters
 - A team of owners is also cleaning/snaking gutters for us. Buildings A, B, E have been done; C, D and F will happen in the next week or so. In this process we are gaining a better understanding of what additional repairs are needed.
 - Building E has a hole in the roof and the roof is missing shingles. (It was speculated that this Building never had roof repair after the 2017 hailstorm.) It's not leaking inside the units so there may be some protective plastic or something inside the hole. Is there water in the attic? Unknown. Needs further investigation. Should we snake the wall for moisture?
 - We need a roofer.
 - Gutters have been found that are so clogged, there is no drainage from the roof. This means that moisture may have rotted wood, had other impacts, like inviting insects; wasps, bees, and other insects are attracted to moisture. It would be

Estes Square Condominium Association
Executive Session 6/11/24

helpful if owner residents let the Board know (via Board email, cc-ing Operations@realtyone-co.com)

- There's rot behind some gutters.
- Marcia made the motion to continue letting homeowners fix gutters. Lucy seconded. All others vote in favor of continuing this free service from generous and experienced homeowners. Thank you!
- The tree by building F needs trimming. Its lower branches are impacting the decks and steps of this building. The Board members asked to wait on this, since there seem to be other more pressing issues. All agreed to wait until the next meeting to discuss further tree trimming.
- Boiler for Building F
 - No updates. This project is ready to proceed once we collect the funds from the Special Assessment.
- Fences
 - Some fences are in need of repair, with posts that have weathered from 4" to about 1.5". One fence was impacted by a small tree improperly planted and needs to be removed.
 - Marcia and Robert have stabilized fence posts for the time being. Thank you!
 - There are portions of fence repair/maintenance that we can do ourselves - putting up pickets, painting, for example. The posts would best be installed by folks under contract.
 - We have workers comp for all owner participation. Will other owners help out??
 - A2 fence is okay, as is C16. Both were previously in question.
- Trash & Recycling
 - Contract has been requested. Apparently we have pick up 3 times/week, which seems excessive. Recycling is picked up 1 time/week.
 - Furniture has been discarded. All large items, furniture included, need to be broken down and in the bin. Nothing outside the bin will be picked up.
 - Dumping - from non-residents - is a concern.
 - Cameras are not allowed because of privacy laws. What other solutions could help us keep our trash for ourselves?
 - Everyone agreed to add this to the agenda after we get the contract.
- Pest control
 - Bees/wasps at B11 have been exterminated. That contract is complete.
 - We need a complete assessment of the complex - we know about ants on the east side of Building A, there are concerns termites could be in the window trim for E26. A complete walk-through evaluation is necessary.
 - Lucy is following up with contractor and Realty One.
- Window, who replaces the window vs the trim?
 - E26 is a concern. The window trim is in poor condition.
 - Ask Dana, are there more questions?
 - Potential for termites
- List of projects collected from Annual meeting notes.

Estes Square Condominium Association
Executive Session 6/11/24

- Lucy will send this list to Desiree for ongoing use.
- Schedule a walk-through to make sure the list is thorough/complete
- Sarah understands insurance. She'll take a look to make sure when and how we're covered for ongoing owner work being done. (Monica sent an email to Dana at Realty One, requesting that insurance contracts be sent to the Board email so Sarah can review.)
- Laundry Money - Lucy collected the laundry money, which was turned over to Monica as Treasurer to deposit - \$236.
- For next meeting
 - Calendar future HOA open meetings
 - Declarations versus Rules and Regulations. We all need to look at both sets of docs so we can discuss carefully. This relates to prior Board approval before work is done.
- Next meeting 6/25/24
- Meeting adjourned at 7:50pm

Estes Square Condominium Association
Executive Session 5/29/24

Meeting called to order at 6:30pm

In attendance: Monica, Lucy, Marcia, Desiree, Sarah

Moderator: Desiree

Note taker: Sarah

Agenda:

- Group Agreements - How we work together & make decisions Should we create new emails?
 - We don't use FB
 - Open forum agreements
 - Emails in spreadsheet
- Finance Review & Discussion - start thinking about (preliminary ratify in Nov/Dec 2024; finalize April 2025)
 - How do we budget for regular upkeep vs maintenance
 - Annual walk around to look at common elements
 - Not allow rounding issues- either pay exact amount or round up
 - 2025 budget
 - Need for one time assessment to cover the cost of new boiler and dues increase to meet the budget and reserves needed.
 - Monica proposes assessment and 13% dues increase in 2024, followed by an additional 10% increase starting January 2025
 - Lucy seconds, all others voted in favor of the increase.
- Boilers
 - Chronin 4k less. Squeaks lets you make payments.
 - Xcel needs specs to give rebate
 - 22k is budgeted, hope to do less
 - We are going to go with Chronin
 - Marcia proposes accepting the bid from Chronin, Lucy seconds, all others vote yes.
 - Cronen's proposal that was accepted was two 96% 150,000 BTU boilers with 80 gallon Bradford White water heater tank.
- C15 - Request for reimbursement \$3k (5 min.)
 - Did not present bids
 - Did not ask
 - Need to define process for putting in requests
 - Paying in payments
- Bees - (5 min.)
 - Beekeeper will assist in identifying
- Communication with full HOA - FB plus (5 min.)
 - Making board email to simplify communication
 - No longer taking requests through FB
- Other - lawn... (5 min.)
 - Waiting for insurance but we have mowing. Westside will be snow

Next meeting 6/11/24

Adjourned 7:55pm

Estes Square Condominium Association Executive Session 5/5/24

Meeting was called to order at 6:30pm

In attendance: Monica Dymerski (E25), Lucy Garrity (B7), Sara Levine (A2), Desirée Madrid (B11), Marcia Walker (E24)

- Assigning jobs
 - Co-president-Marcia
 - Co-president-Lucy
 - Secretary-Sarah
 - Secretary-Desiree
 - Treasurer-Monica
- Boilers
 - Where are they
 - What needs to be replaced
 - Marcia met with Cronin Plumbing 15k building F
 - There is an option to put in 2 boilers instead of 1
 - We should have 80 gallon tank for the hot water heater
 - Rebate program from xcel energy. Above 90% efficiency to get rebate from them. Could be up to 7k rebate
 - Numbers coming in 5/15
 - Should we talk to someone who would know more about old boilers that are actually better made?
 - Heater and boiler maintenance
 - Boiler Logistics
 - B Building-outdoor and in basement
 - F-outdoor
 - A-in A1
 - C-C13
 - D tim and sandy
 - E&G-furnaces
- Lawn Contracts
 - Westside green
 - Weekly \$103
 - Across-\$135
 - Is this going to affect the price for the snow removal
 - If we replace sprinkler clock its \$300
 - Marcia will talk to them tomorrow
- Meeting Agreements
- Finances
 - 2023 the previous Board over spent and dipped into reserves for 13k for operating expenses
 - By law we have to take 10% of income and put it into reserves
 - Now we are left having to ask for a special assessment to deal with reserves
 - Took budget, added 10% and divided 22% dues increase
 - No increase in dues since 2019

**Estes Square Condominium Association
Executive Session 5/5/24**

- Insurance 10k
 - Gas and electric 10k
 - Snow plowing from 5k
 - Full HOA meetings
 - Open forum concerns
- Meeting adjourned at 7:55pm

**Estes Square Condominium Association
Annual Meeting Agenda
Thursday, April 25, 2024, 7:00pm**

Call in Information: 1.916.235.1420 PIN# 557413

1. Call to Order
2. Roll Call
3. Approval of the 2023 Annual Meeting Minutes – None Provided
4. Homeowners Forum
5. Property Management Report
6. Open Issues
7. New Business
 - ELECTION OF BOARD MEMBERS
8. Meeting Adjourned

Estes Square Condo Assoc.
Profit & Loss
January through March 2024

	Jan - Mar 24
Income	
Interest Income	0.60
Laundry Income	775.00
Monthly Assessment	
Refunds	0.00
Monthly Assessment - Other	26,424.00
Total Monthly Assessment	26,424.00
Total Income	27,199.60
Expense	
Boiler Repairs	
Building A	27.03
Total Boiler Repairs	27.03
Gas & Electric	
Building A	1,466.17
Building B	1,121.07
Building C	883.97
Building D	837.41
Building F	140.73
Building G	1,537.92
Total Gas & Electric	5,987.27
Insurance Expense	7,140.99
NSF Bank Fee	24.00
Property Management Fees	1,950.00
Repairs and Maintenance	572.39
Sewer	
#3175	1,044.89
#3177	230.53
#3179	331.96
Total Sewer	1,607.38
Snow Removal	4,719.00
Trash Removal	1,332.72
Water	
Acct. 2457	421.17
Acct. 2460	281.06
Acct. 2462	550.37
Total Water	1,252.60
Total Expense	24,613.38
Net Income	2,586.22

Estes Square Condo Assoc.
Balance Sheet
As of March 31, 2024

	<u>Mar 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating/Checking	12,128.62
Reserve Acct./Savings	19,452.21
Total Checking/Savings	<u>31,580.83</u>
Accounts Receivable	
Accounts Receivable	<u>-1,352.00</u>
Total Accounts Receivable	<u>-1,352.00</u>
Total Current Assets	<u>30,228.83</u>
TOTAL ASSETS	<u>30,228.83</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	14,200.18
Retained Earnings	13,442.43
Net Income	<u>2,586.22</u>
Total Equity	<u>30,228.83</u>
TOTAL LIABILITIES & EQUITY	<u>30,228.83</u>

Estes Square Condo Assoc.
Profit & Loss Budget vs. Actual
January through March 2024

	Jan - Mar 24	Budget	\$ Over Budget	% of Budget
Income				
Interest Income	0.60			
Laundry Income	775.00	240.00	535.00	322.9%
Monthly Assessment				
Building A	0.00	5,964.00	-5,964.00	0.0%
Building B	0.00	5,964.00	-5,964.00	0.0%
Building C	0.00	5,286.00	-5,286.00	0.0%
Building D	0.00	2,982.00	-2,982.00	0.0%
Building E	0.00	2,532.00	-2,532.00	0.0%
Building F	0.00	2,175.00	-2,175.00	0.0%
Building G	0.00	1,329.00	-1,329.00	0.0%
Refunds	0.00			
Monthly Assessment - Other	26,424.00			
Total Monthly Assessment	26,424.00	26,232.00	192.00	100.7%
Total Income	27,199.60	26,472.00	727.60	102.7%
Expense				
ACH Quarterly Bank Fee	0.00	27.00	-27.00	0.0%
Annual Filing Fees DORA/State	0.00	0.00	0.00	0.0%
Boiler Inspection	0.00	0.00	0.00	0.0%
Boiler Repairs				
Building A	27.03			
Total Boiler Repairs	27.03			
Gas & Electric				
Building A	1,466.17			
Building B	1,121.07			
Building C	883.97			
Building D	837.41			
Building F	140.73			
Building G	1,537.92			
Gas & Electric - Other	0.00	3,726.00	-3,726.00	0.0%
Total Gas & Electric	5,987.27	3,726.00	2,261.27	160.7%
Insurance Expense	7,140.99	8,435.25	-1,294.26	84.7%
Irrigation System				
Back Flow Annual Test	0.00	0.00	0.00	0.0%
Total Irrigation System	0.00	0.00	0.00	0.0%

**Estes Square Condo Assoc.
Profit & Loss Budget vs. Actual
January through March 2024**

	Jan - Mar 24	Budget	\$ Over Budget	% of Budget
Landscape Contract	0.00	1,401.00	-1,401.00	0.0%
NSF Bank Fee	24.00			
Office - Banking Supplies	0.00	0.00	0.00	0.0%
Postage and Delivery	0.00	31.50	-31.50	0.0%
Property Management Fees	1,950.00	1,950.00	0.00	100.0%
Repairs and Maintenance	572.39	8,640.00	-8,067.61	6.6%
Reserve Transfer	0.00	2,625.00	-2,625.00	0.0%
Sewer				
#3175	1,044.89			
#3177	230.53			
#3179	331.96			
Sewer - Other	0.00	937.50	-937.50	0.0%
Total Sewer	1,607.38	937.50	669.88	171.5%
Snow Removal	4,719.00	2,625.00	2,094.00	179.8%
Tax Preparation	0.00	0.00	0.00	0.0%
Trash Removal	1,332.72	1,050.00	282.72	126.9%
Water				
Acct. 2457	421.17			
Acct. 2460	281.06			
Acct. 2462	550.37			
Water - Other	0.00	1,260.00	-1,260.00	0.0%
Total Water	1,252.60	1,260.00	-7.40	99.4%
Total Expense	24,613.38	32,708.25	-8,094.87	75.3%
Net Income	2,586.22	-6,236.25	8,822.47	-41.5%

12:28 PM
11/15/23
Cash Basis

Estes Square Condo Assoc.
Profit & Loss Budget Overview
January through December 2024

	<u>Jan - Dec 24</u>
Income	
Laundry Income	960.00
Monthly Assessment	
Building A	23,856.00
Building B	23,856.00
Building C	21,144.00
Building D	11,928.00
Building E	10,128.00
Building F	8,700.00
Building G	5,316.00
Total Monthly Assessment	<u>104,928.00</u>
Total Income	105,888.00
Expense	
ACH Quarterly Bank Fee	108.00
Annual Filing Fees DORA/State	40.00
Boiler Inspection	40.00
Gas & Electric	14,904.00
Insurance Expense	33,741.00
Irrigation System	
Back Flow Annual Test	500.00
Total Irrigation System	500.00
Landscape Contract	5,604.00
Office - Banking Supplies	45.00
Postage and Delivery	126.00
Property Management Fees	7,800.00
Repairs and Maintenance	8,640.00
Reserve Transfer	10,500.00
Sewer	3,750.00
Snow Removal	10,500.00
Tax Preparation	350.00
Trash Removal	4,200.00
Water	5,040.00
Total Expense	<u>105,888.00</u>
Net Income	<u><u>0.00</u></u>

Estes Square Condo Assoc.
Profit & Loss
 January through December 2023

	Jan - Dec 23
Income	
Interest Income	40.27
Laundry Income	511.00
Monthly Assessment	
Refunds	0.00
Monthly Assessment - Other	107,135.00
	107,135.00
Total Monthly Assessment	107,135.00
Total Income	107,686.27
Expense	
ACH Quarterly Bank Fee	85.23
Annual Filing Fees DORA/State	40.00
Boiler Repairs	
Building A	1,300.00
Building C	229.00
	1,529.00
Total Boiler Repairs	1,529.00
Drywall Repairs	791.39
Fencing Repairs	13,257.64
Gas & Electric	
Building A	4,976.62
Building B	1,227.85
Building C	2,539.45
Building D	2,811.18
Building F	610.19
Building G	4,202.90
	16,368.19
Total Gas & Electric	16,368.19
Insurance Expense	30,036.47
Irrigation System	
Back Flow Annual Test	500.00
	500.00
Total Irrigation System	500.00
Landscape Contract	5,378.14
Locksmith	1,396.60
Office - Banking Supplies	35.52
Plumbing Repairs	
Building A	1,147.95
Building B	2,313.31
Building C	11,080.91
	14,542.17
Total Plumbing Repairs	14,542.17
Postage and Delivery	110.55
Property Management Fees	7,800.00
Repairs and Maintenance	
Building C	179.32
Building G	5,050.00
Building Repair	792.27
	6,021.59
Total Repairs and Maintenance	6,021.59
Sewer	
#3175	1,602.75
#3177	1,655.33
#3179	1,056.17
	4,314.25
Total Sewer	4,314.25
Snow Removal	9,076.00
Tax Preparation	325.00
Trash Removal	4,248.88

11:21 AM
03/21/24
Accrual Basis

Estes Square Condo Assoc.
Profit & Loss
January through December 2023

	<u>Jan - Dec 23</u>
Water	
Acct. 2457	1,716.05
Acct. 2460	1,444.78
Acct. 2462	<u>2,297.45</u>
Total Water	<u>5,458.28</u>
Total Expense	<u>121,314.90</u>
Net Income	<u><u>-13,628.63</u></u>

Estes Square Condo Assoc.

Balance Sheet

As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating/Checking	13,778.00
Reserve Acct./Savings	15,951.61
Total Checking/Savings	<u>29,729.61</u>
Accounts Receivable	
Accounts Receivable	-1,274.40
Total Accounts Receivable	<u>-1,274.40</u>
Total Current Assets	<u>28,455.21</u>
TOTAL ASSETS	<u><u>28,455.21</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	14,200.18
Retained Earnings	27,883.66
Net Income	-13,628.63
Total Equity	<u>28,455.21</u>
TOTAL LIABILITIES & EQUITY	<u><u>28,455.21</u></u>

9:30 AM

12/30/23

Cash Basis

Estes Square Condo Assoc.
Profit & Loss Budget vs. Actual
 January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Income				
Interest Income	38.25			
Laundry Income	511.00	960.00	-449.00	53.2%
Monthly Assessment				
Building A	0.00	23,856.00	-23,856.00	0.0%
Building B	0.00	23,856.00	-23,856.00	0.0%
Building C	0.00	21,144.00	-21,144.00	0.0%
Building D	0.00	11,928.00	-11,928.00	0.0%
Building E	0.00	10,128.00	-10,128.00	0.0%
Building F	0.00	8,700.00	-8,700.00	0.0%
Building G	0.00	5,316.00	-5,316.00	0.0%
Refunds	0.00			
Monthly Assessment - Other	106,308.00			
Total Monthly Assessment	106,308.00	104,928.00	1,380.00	101.3%
Total Income	106,857.25	105,888.00	969.25	100.9%
Expense				
ACH Quarterly Bank Fee	85.23	160.00	-74.77	53.3%
Annual Filing Fees DORA/State	40.00	40.00	0.00	100.0%
Boiler Inspection	0.00	40.00	-40.00	0.0%
Boiler Repairs				
Building A	1,300.00			
Building C	229.00			
Total Boiler Repairs	1,529.00			
Drywall Repairs	791.39			
Fencing Repairs	13,257.64	1,600.00	11,657.64	828.6%
Gas & Electric				
Building A	4,976.62	5,100.00	-123.38	97.6%
Building B	1,227.85	1,500.00	-272.15	81.9%
Building C	2,539.45	2,700.00	-160.55	94.1%
Building D	2,811.18	2,760.00	51.18	101.9%
Building F	610.19	420.00	190.19	145.3%
Building G	4,202.90	3,180.00	1,022.90	132.2%
Total Gas & Electric	16,368.19	15,660.00	708.19	104.5%
Insurance Expense	30,036.47	26,208.00	3,828.47	114.6%
Irrigation System				
Back Flow Annual Test	500.00	450.00	50.00	111.1%
Irrigation System - Other	0.00	250.00	-250.00	0.0%
Total Irrigation System	500.00	700.00	-200.00	71.4%
Landscape Contract	5,378.14	5,826.00	-447.86	92.3%
Laundry Equipment Repairs	0.00	250.00	-250.00	0.0%
Locksmith	1,396.60			
Office - Banking Supplies	35.52	45.00	-9.48	78.9%
Pest Control	0.00	300.00	-300.00	0.0%
Plumbing Repairs				
Building A	1,147.95			
Building B	2,313.31			
Building C	11,080.91			
Plumbing Repairs - Other	0.00	500.00	-500.00	0.0%
Total Plumbing Repairs	14,542.17	500.00	14,042.17	2,908.4%
Postage and Delivery	110.55	300.00	-189.45	36.9%
Property Management Fees	7,800.00	7,800.00	0.00	100.0%

9:30 AM
 12/30/23
 Cash Basis

Estes Square Condo Assoc.
Profit & Loss Budget vs. Actual
 January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Repairs and Maintenance				
Building C	179.32			
Building G	5,050.00			
Building Repair	792.27			
Total Repairs and Maintenance	6,021.59			
Reserve Transfer	0.00	24,966.00	-24,966.00	0.0%
Sewer				
#3175	1,602.75	360.00	1,242.75	445.2%
#3177	1,655.33	1,920.00	-264.67	86.2%
#3179	1,056.17	1,200.00	-143.83	88.0%
Total Sewer	4,314.25	3,480.00	834.25	124.0%
Snow Removal	9,076.00	5,124.00	3,952.00	177.1%
Storm Water	0.00	1,020.00	-1,020.00	0.0%
Tax Preparation	325.00	325.00	0.00	100.0%
Trash Removal	4,248.88	4,080.00	168.88	104.1%
Tree Trimming	0.00	1,500.00	-1,500.00	0.0%
Water				
Acct. 2457	1,716.05	1,572.00	144.05	109.2%
Acct. 2460	1,444.78	2,172.00	-727.22	66.5%
Acct. 2462	2,297.45	2,220.00	77.45	103.5%
Total Water	5,458.28	5,964.00	-505.72	91.5%
Total Expense	121,314.90	105,888.00	15,426.90	114.6%
Net Income	-14,457.65	0.00	-14,457.65	100.0%