



**Lakeview Condominium Association, Inc.
Financial Packet
December 31, 2020**

1. Financial Highlights
2. Balance Sheet
3. Operating and Reserve Income Statement
4. General Ledger Detail
5. Accounts Receivable Aging Report
6. Prepaid Assessments Report
7. Accounts Payable Aging Report
8. Bank Statements & Reconciliations

Lakeview Condominium Association, Inc.
Financial Highlights
December 31, 2020

Balance Sheet

Other Receivable	Starting trial balance at 9/30/20.	\$373.53
Prepaid Insurance	Kinser Insurance Umbrella Policy (December '20 - October '21) - \$27.58/mo.	248.26
Fixed Assets - HOA Properties	Starting trial balance at 9/30/20.	\$140,577.40
Accrued Payable	Accrued November Water Expense.	\$3,653.00
Prepaid Assessments	Prepaid homeowner dues for future dues.	\$5,029.03

Income Statement

		MTD Actual	MTD Budget	MTD Variance
Electric Utility Expense	November and December electric invoices from Xcel billed in December.	\$2,462.68	\$1,100.00	-\$1,362.68
Repairs & Maintenance Labor Expense	December invoices: Comfort Systems - boiler service, Blur River Boiler Co - replace valves, High Country Water Works - backflow testing, & Rest Assured Home Care - Heating zone leak.	\$9,522.00	\$1,250.00	-\$8,272.00
Snow Removal Expense	December snow removal.	\$346.50	\$1,000.00	\$653.50
Insurance Expense	Farmers Insurance Group sent a refund check.	-\$164.42	\$895.67	\$1,060.09

Summary Notes

Overall Financial Position:

MTD Operating Shortfall = \$7,541.41 (Unfavorable to budget by \$7,310.74)

YTD Operating Shortfall = \$1,316.92 (Unfavorable to budget by \$3,526.57)

Other:

Assessments Receivable are \$2,988.31 which are < 10% of annual assessments of \$13,810.

Recommendation is to have 3 months operating dues in the operating account ~ \$14K based on your annual budget. Current balance is \$15K.

Operating expense categories with the largest YTD unfavorable variance include: R&M Maintenance Labor Expense, Postage & Delivery & Electric Utility Expense.

Reserve expenses are \$0 YTD.

Balance Sheet

Properties: Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435

As of: 12/31/2020

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	Balance
ASSETS		
Cash		
1000	Operating Checking Account	15,023.64
1001	Reserve Account #1	89,125.67
Total Cash		104,149.31
ASSESSMENTS RECEIVABLE		
1101	Operating Assessments Receivable	2,988.31
Total ASSESSMENTS RECEIVABLE		2,988.31
1145	Other Receivable	-373.53
1201	Prepaid Insurance	248.26
FIXED ASSETS		
1502	Fixed Assets - HOA Properties	140,577.40
Total FIXED ASSETS		140,577.40
ACCUMULATED DEPRECIATION		
1602	Accumulated Depreciation - HOA Properties	-98,936.40
Total ACCUMULATED DEPRECIATION		-98,936.40
TOTAL ASSETS		148,653.35
LIABILITIES & CAPITAL		
Liabilities		
2000	Accounts Payable	8,872.26
2100	Other Accrued Payables	3,653.00
2300	Prepaid Assessments	5,029.03
Total Liabilities		17,554.29
Capital		
RETAINED EARNINGS		
3510	Retained Earnings - Reserve #1	84,447.03
3517	Retained Earnings - Operating #1	42,531.55
Total RETAINED EARNINGS		126,978.58
Calculated Retained Earnings		4,120.48
Total Capital		131,099.06
TOTAL LIABILITIES & CAPITAL		148,653.35

Annual Budget - Comparative

Properties: Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435

Period Basis: Calendar

As of: Dec 2020

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
4000	Association Dues - Operating Revenue	11,508.41	11,508.00	0.41	57,541.11	57,540.00	1.11	138,096.00
4200	Other Revenue	114.36	150.00	-35.64	706.81	750.00	-43.19	1,800.00
4300	Late Fees & Penalty Revenue	1.65	0.00	1.65	1.65	0.00	1.65	0.00
8010	Interest Income	0.91	0.00	0.91	2.53	0.00	2.53	0.00
Total Operating Income		11,625.33	11,658.00	-32.67	58,252.10	58,290.00	-37.90	139,896.00
Expense								
5000 UTILITIES EXPENSE								
5001	Cable TV Expense	1,825.39	1,825.00	-0.39	9,127.19	9,125.00	-2.19	22,560.00
5003	Electricity Utility Expense	2,462.68	1,100.00	-1,362.68	8,278.35	6,359.00	-1,919.35	16,216.00
5004	Trash Utility Expense	496.49	425.00	-71.49	2,340.39	2,125.00	-215.39	5,219.00
5005	Water Utility Expense	1,829.00	1,829.00	0.00	8,285.49	9,968.00	1,682.51	23,816.00
5006	Telephone Expense	46.10	44.00	-2.10	228.01	220.00	-8.01	528.00
5007	Natural Gas/Propane Expense	1,048.00	1,374.00	326.00	3,508.12	4,168.00	659.88	14,290.00
Total UTILITIES EXPENSE		7,707.66	6,597.00	-1,110.66	31,767.55	31,965.00	197.45	82,629.00
5100 REPAIRS AND MAINTENANCE EXPENSE								
5101	Repairs & Maintenance Labor Expense	9,522.00	1,250.00	-8,272.00	12,349.26	6,250.00	-6,099.26	15,000.00
5111	Building Maintenance	0.00	100.00	100.00	0.00	700.00	700.00	1,400.00
Total REPAIRS AND MAINTENANCE EXPENSE		9,522.00	1,350.00	-8,172.00	12,349.26	6,950.00	-5,399.26	16,400.00
5200 SERVICES								
5202	Snow Removal Expense	346.50	1,000.00	653.50	346.50	1,400.00	1,053.50	4,600.00
Total SERVICES		346.50	1,000.00	653.50	346.50	1,400.00	1,053.50	4,600.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
5300	PROFESSIONAL EXPENSE							
5301	Accounting Expense	0.00	0.00	0.00	550.00	500.00	-50.00	500.00
5302	Legal Expense	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
	Total PROFESSIONAL EXPENSE	0.00	0.00	0.00	550.00	1,000.00	450.00	1,500.00
5400	OFFICE EXPENSE							
5404	Postage & Delivery Expense	0.00	10.00	10.00	124.10	50.00	-74.10	120.00
	Total OFFICE EXPENSE	0.00	10.00	10.00	124.10	50.00	-74.10	120.00
5500	ADMINISTRATION EXPENSE							
5504	Property Management Fee Expense	1,755.00	1,866.00	111.00	8,919.52	9,252.00	332.48	22,314.00
5510	Insurance Expense	-164.42	895.67	1,060.09	5,154.74	4,478.35	-676.39	10,748.00
5513	Taxes, Licenses, Registration Expense	0.00	145.00	145.00	0.00	155.00	155.00	205.00
	Total ADMINISTRATION EXPENSE	1,590.58	2,906.67	1,316.09	14,074.26	13,885.35	-188.91	33,267.00
5600	POOL/HOT TUB EXPENSE							
5602	Pool/Hot Tub Maintenance Expense	0.00	25.00	25.00	8.02	125.00	116.98	300.00
	Total POOL/HOT TUB EXPENSE	0.00	25.00	25.00	8.02	125.00	116.98	300.00
5700	SUPPLIES EXPENSE							
5704	Landscaping/Grounds Supplies Expense	0.00	0.00	0.00	39.33	375.00	335.67	750.00
	Total SUPPLIES EXPENSE	0.00	0.00	0.00	39.33	375.00	335.67	750.00
7005	Workers Comp Insurance	0.00	0.00	0.00	310.00	330.00	20.00	330.00
	Total Operating Expense	19,166.74	11,888.67	-7,278.07	59,569.02	56,080.35	-3,488.67	139,896.00
	Total Operating Income	11,625.33	11,658.00	-32.67	58,252.10	58,290.00	-37.90	139,896.00
	Total Operating Expense	19,166.74	11,888.67	-7,278.07	59,569.02	56,080.35	-3,488.67	139,896.00
	NOI - Net Operating Income	-7,541.41	-230.67	-7,310.74	-1,316.92	2,209.65	-3,526.57	0.00
	Other Income							
7000	RESERVE INCOME	787.00	787.00	0.00	2,361.00	3,935.00	-1,574.00	9,444.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7010	Association Dues - Reserves Revenue	0.00	0.00	0.00	74.94	0.00	74.94	0.00
7012	Reserve Revenue #2	300.00	300.00	0.00	1,500.00	1,500.00	0.00	3,600.00
7013	Reserve Revenue #3	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00
7700	Reserve Interest Income	0.00	1.00	-1.00	1.46	5.00	-3.54	12.00
Total Other Income		1,087.00	1,088.00	-1.00	5,437.40	5,440.00	-2.60	13,056.00
Other Expense								
7100	RESERVE REPAIRS AND MAINTENANCE EXPENSE							
7103	Reserve Roof Expense	0.00	0.00	0.00	0.00	0.00	0.00	32,400.00
7104	Reserve Siding/Exterior Expense	0.00	0.00	0.00	0.00	0.00	0.00	17,450.00
7106	Reserve Flooring/Interior Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,229.00
Total RESERVE REPAIRS AND MAINTENANCE EXPENSE		0.00	0.00	0.00	0.00	0.00	0.00	59,079.00
Total Other Expense		0.00	0.00	0.00	0.00	0.00	0.00	59,079.00
Net Other Income		1,087.00	1,088.00	-1.00	5,437.40	5,440.00	-2.60	-46,023.00
Total Income		12,712.33	12,746.00	-33.67	63,689.50	63,730.00	-40.50	152,952.00
Total Expense		19,166.74	11,888.67	-7,278.07	59,569.02	56,080.35	-3,488.67	198,975.00
Net Income		-6,454.41	857.33	-7,311.74	4,120.48	7,649.65	-3,529.17	-46,023.00

General Ledger

Properties: Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 12/01/2020 to 12/31/2020

Accounting Basis: Accrual

Show Reversed Transactions: No

GL Account Map: None - use master chart of accounts

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
1000 - Operating Checking Account						
Starting Balance					12,759.46	
12/01/2020	Kelly O'Connell	eCheck receipt	466.04		13,225.50	December 2020 - Monthly Dues
12/01/2020	Donald Schroeder	eCheck receipt	541.60		13,767.10	December 2020 - Monthly Dues
12/01/2020	Karleigh Schurr	eCheck receipt	352.67		14,119.77	December 2020 - Monthly Dues
12/01/2020	George Bruce Mitchell Jr	Receipt	0.30		14,120.07	Monthly Dues
12/01/2020	George Bruce Mitchell Jr	Receipt	541.60		14,661.67	Monthly Dues
12/01/2020	Robert Terry Miller	Receipt	32.87		14,694.54	Monthly Dues
12/01/2020	Robert Terry Miller	Receipt	497.13		15,191.67	Monthly Dues
12/01/2020	Steve Kelton	eCheck receipt	541.60		15,733.27	December 2020 - Monthly Dues
12/01/2020	Steve Hartsock	eCheck receipt	541.60		16,274.87	December 2020 - Monthly Dues
12/01/2020		JE	3,550.00		19,824.87	O/S Check #7043 - Stuhr & Associates amount was \$550 not \$3550
12/01/2020		JE		3,550.00	16,274.87	
12/03/2020	Kevin Stefanik	eCheck receipt	541.60		16,816.47	December 2020 - Monthly Dues
12/03/2020	Donald Schroeder	eCheck receipt	540.92		17,357.39	December 2020 - Monthly Dues
12/03/2020	Donald Schroeder	eCheck receipt	0.68		17,358.07	Online Payment
12/03/2020	Farmer's Insurance Group	Receipt	192.00		17,550.07	
12/04/2020	Igor Modlin	Receipt	541.60		18,091.67	December - 2020
12/04/2020	Andrea Downing	Receipt	541.60		18,633.27	Monthly Dues
12/04/2020	Bernie Romero	Bill Pay Check		1,050.00	17,583.27	Bernie Romero - Current Month Maintenance
12/05/2020	Scott James Doolittle	eCheck receipt	541.60		18,124.87	Online Payment
12/06/2020	Craig Garrett	eCheck receipt	541.60		18,666.47	December 2020 - Monthly Dues
12/06/2020	Corrie Kristina Woloshan	eCheck receipt	541.60		19,208.07	December 2020 - Monthly Dues
12/06/2020	Paul Desrosiers	eCheck receipt	466.04		19,674.11	December 2020 - Monthly Dues
12/07/2020	Clark Cole LLC	eCheck receipt	541.60		20,215.71	December 2020 - Monthly Dues
12/09/2020	Carolyn Hime	eCheck receipt	541.60		20,757.31	December 2020 - Monthly Dues

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
12/09/2020	CSC ServiceWorks	Receipt	114.36		20,871.67	
12/11/2020	Blur River Boiler Company, LLC	Bill Pay Check		618.00	20,253.67	Unit F- Replaced Valves and re-wired
12/11/2020	Hilco Maintenance Co.	eCheck		346.50	19,907.17	November and December Snow Removal
12/15/2020	Comcast	Payment		1,825.39	18,081.78	Service 12/01 thru 12/31
12/16/2020	Lois Spies Trustee	Receipt	541.60		18,623.38	Monthly Dues
12/17/2020	Handy T's	Payment		600.00	18,023.38	Payments from 1/1 thru 9/30
12/17/2020	Fox Structural Engineering, LLC	Payment		600.00	17,423.38	Payments from 1/1 thru 9/30
12/17/2020	David Peacock	Payment		800.00	16,623.38	Payments from 1/1 thru 9/30
12/17/2020	Breckenridge Mechanical	Payment		8,687.80	7,935.58	Payments from 1/1 thru 9/30
12/17/2020	Nancy's Garden Care	Payment		815.00	7,120.58	Payments from 1/1 thru 9/30
12/17/2020	Bernie Romero	Payment		9,450.00	-2,329.42	Payments from 1/1 thru 9/30
12/17/2020	Summit HOA Services, Inc.	Payment		7,212.84	-9,542.26	Payments from 1/1 thru 9/30
12/17/2020	CenturyLink	Payment		46.10	-9,588.36	Charges from 11/28 thru 12/27
12/17/2020	Hilco Maintenance Co.	Payment		3,610.00	-13,198.36	Payments from 1/1 thru 9/30
12/18/2020	Hilco Maintenance Co.	eCheck		3,610.00	-16,808.36	Payments from 1/1 thru 9/30
12/18/2020	Xcel Energy	Payment		900.21	-17,708.57	November Electric Expense
12/23/2020	Kenneth David Martin	eCheck receipt	500.97		-17,207.60	November 2020 - Monthly Dues
12/23/2020	Kenneth David Martin	eCheck receipt	541.60		-16,666.00	December 2020 - Monthly Dues
12/23/2020	Kenneth David Martin	eCheck receipt	0.63		-16,665.37	Interest December 2020
12/24/2020	Tiger Natural Gas, Inc.	Payment		1,048.00	-17,713.37	Service from 11/01 to 11/30
12/28/2020	Adam Kaeli	eCheck receipt	466.04		-17,247.33	Online Payment
12/28/2020	Brandon Thomas Maki	eCheck receipt	352.67		-16,894.66	Online Payment
12/28/2020	Hilco	Receipt	3,610.00		-13,284.66	
12/28/2020	Xcel Energy	Payment		464.21	-13,748.87	November Electric Expense
12/29/2020	Thomas J Brennan Jr	eCheck receipt	541.60		-13,207.27	Online Payment
12/30/2020	High Country Waterworks, LLC	Bill Pay Check		80.00	-13,287.27	Backflow Testing
12/30/2020	Summit Yacht Club	Bill Pay Check		406.49	-13,693.76	Trash Service
12/30/2020	Vacasa Community Association Management	eCheck		1,755.00	-15,448.76	Property Management Fee Expense for 11/2020
12/30/2020	Vacasa Community Association Management	eCheck		1,755.00	-17,203.76	Property Management Fee Expense for 12/2020
12/30/2020	Vacasa Community Association Management	eCheck		90.00	-17,293.76	Removed oven from the dumpster, and removed mattress, cleaned up around dumpster, took items to dump

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
12/31/2020	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt	541.60		-16,752.16	Online Payment
12/31/2020		JE	0.16		-16,752.00	Interest Earned
12/31/2020		JE	31,775.64		15,023.64	Record 2020 1099's for 1.1.20-9.30.20
Net Change					2,264.18	
			51,584.72	49,320.54	15,023.64	

1001 - Reserve Account #1

Starting Balance					89,124.92	
12/31/2020		JE	0.75		89,125.67	Interest Earned
Net Change					0.75	
			0.75	0.00	89,125.67	

1101 - Operating Assessments Receivable

Starting Balance					2,936.38	
12/01/2020	Adam Kaeli	Charge	466.04		3,402.42	December 2020 - Monthly Dues
12/01/2020	Adam Kaeli	Receipt		466.04	2,936.38	
12/01/2020	Steve Hartsock	Charge	541.60		3,477.98	December 2020 - Monthly Dues
12/01/2020	Kevin Keegan	Charge	466.04		3,944.02	December 2020 - Monthly Dues
12/01/2020	Kevin Keegan	Receipt		463.64	3,480.38	
12/01/2020	Kevin Keegan	Receipt		2.40	3,477.98	
12/01/2020	Clark Cole LLC	Charge	541.60		4,019.58	December 2020 - Monthly Dues
12/01/2020	Kelly O'Connell	Charge	466.04		4,485.62	December 2020 - Monthly Dues
12/01/2020	Carolyn Hime	Charge	541.60		5,027.22	December 2020 - Monthly Dues
12/01/2020	George Bruce Mitchell Jr	Charge	541.60		5,568.82	December 2020 - Monthly Dues
12/01/2020	Normax LLC	Charge	352.67		5,921.49	December 2020 - Monthly Dues
12/01/2020	Normax LLC	Receipt		352.67	5,568.82	
12/01/2020	Paul Desrosiers	Charge	466.04		6,034.86	December 2020 - Monthly Dues
12/01/2020	Lois Spies Trustee	Charge	541.60		6,576.46	December 2020 - Monthly Dues
12/01/2020	Thomas J Brennan Jr	Charge	541.60		7,118.06	December 2020 - Monthly Dues
12/01/2020	Thomas J Brennan Jr	Receipt		541.60	6,576.46	
12/01/2020	Brandon Thomas Maki	Charge	352.67		6,929.13	December 2020 - Monthly Dues
12/01/2020	Brandon Thomas Maki	Receipt		352.67	6,576.46	
12/01/2020	Normax LLC	Charge	466.04		7,042.50	December 2020 - Monthly Dues

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
12/01/2020	Normax LLC	Receipt		466.04	6,576.46	
12/01/2020	Corrie Kristina Woloshan	Charge	541.60		7,118.06	December 2020 - Monthly Dues
12/01/2020	Kevin Stefanik	Charge	541.60		7,659.66	December 2020 - Monthly Dues
12/01/2020	Scott James Doolittle	Charge	541.60		8,201.26	December 2020 - Monthly Dues
12/01/2020	Scott James Doolittle	Reversed Receipt		500.87	7,700.39	
12/01/2020	Scott James Doolittle	Reversed Receipt		40.73	7,659.66	
12/01/2020	Karleigh Schurr	Charge	352.67		8,012.33	December 2020 - Monthly Dues
12/01/2020	Donald Schroeder	Charge	541.60		8,553.93	December 2020 - Monthly Dues
12/01/2020	Donald Schroeder	Receipt		0.68	8,553.25	
12/01/2020	Donald Schroeder	Charge	541.60		9,094.85	December 2020 - Monthly Dues
12/01/2020	Craig Garrett	Charge	541.60		9,636.45	December 2020 - Monthly Dues
12/01/2020	Robert Terry Miller	Charge	541.60		10,178.05	December 2020 - Monthly Dues
12/01/2020	Kenneth David Martin	Charge	541.60		10,719.65	December 2020 - Monthly Dues
12/01/2020	Steve Kelton	Charge	541.60		11,261.25	December 2020 - Monthly Dues
12/01/2020	Kelly O'Connell	eCheck receipt		466.04	10,795.21	December 2020 - Monthly Dues
12/01/2020	Donald Schroeder	eCheck receipt		541.60	10,253.61	December 2020 - Monthly Dues
12/01/2020	Karleigh Schurr	eCheck receipt		352.67	9,900.94	December 2020 - Monthly Dues
12/01/2020	George Bruce Mitchell Jr	Receipt		0.30	9,900.64	Monthly Dues
12/01/2020	George Bruce Mitchell Jr	Receipt		541.60	9,359.04	Monthly Dues
12/01/2020	Robert Terry Miller	Receipt		32.87	9,326.17	Monthly Dues
12/01/2020	Robert Terry Miller	Receipt		497.13	8,829.04	Monthly Dues
12/01/2020	Steve Kelton	eCheck receipt		541.60	8,287.44	December 2020 - Monthly Dues
12/01/2020	Igor Modlin	Charge	541.60		8,829.04	December - 2020
12/01/2020	Oelker Investments LLC	Charge	541.60		9,370.64	December - 2020
12/01/2020	Scott James Doolittle	Reverse Receipt	500.87		9,871.51	NSF reversal receipt
12/01/2020	Scott James Doolittle	Reverse Receipt	40.73		9,912.24	NSF reversal receipt
12/01/2020	Steve Hartsock	eCheck receipt		541.60	9,370.64	December 2020 - Monthly Dues
12/02/2020	Normax LLC	Charge	0.44		9,371.08	Interest December 2020
12/02/2020	Normax LLC	Receipt		0.44	9,370.64	
12/02/2020	Normax LLC	Charge	0.58		9,371.22	Interest December 2020
12/02/2020	Normax LLC	Receipt		0.58	9,370.64	
12/02/2020	Kenneth David Martin	Charge	0.63		9,371.27	Interest December 2020
12/03/2020	Kevin Stefanik	eCheck receipt		541.60	8,829.67	December 2020 - Monthly Dues
12/03/2020	Donald Schroeder	eCheck receipt		540.92	8,288.75	December 2020 - Monthly Dues

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
12/03/2020	Farmer's Insurance Group	Charge	192.00		8,480.75	
12/03/2020	Farmer's Insurance Group	Receipt		192.00	8,288.75	
12/04/2020	Igor Modlin	Receipt		541.60	7,747.15	December - 2020
12/04/2020	Andrea Downing	Receipt		541.60	7,205.55	Monthly Dues
12/06/2020	Craig Garrett	eCheck receipt		541.60	6,663.95	December 2020 - Monthly Dues
12/06/2020	Corrie Kristina Woloshan	eCheck receipt		541.60	6,122.35	December 2020 - Monthly Dues
12/06/2020	Paul Desrosiers	eCheck receipt		466.04	5,656.31	December 2020 - Monthly Dues
12/07/2020	Clark Cole LLC	eCheck receipt		541.60	5,114.71	December 2020 - Monthly Dues
12/09/2020	Carolyn Hime	eCheck receipt		541.60	4,573.11	December 2020 - Monthly Dues
12/09/2020	CSC ServiceWorks	Charge	114.36		4,687.47	
12/09/2020	CSC ServiceWorks	Receipt		114.36	4,573.11	
12/16/2020	Lois Spies Trustee	Receipt		541.60	4,031.51	Monthly Dues
12/23/2020	Kenneth David Martin	eCheck receipt		500.97	3,530.54	November 2020 - Monthly Dues
12/23/2020	Kenneth David Martin	eCheck receipt		541.60	2,988.94	December 2020 - Monthly Dues
12/23/2020	Kenneth David Martin	eCheck receipt		0.63	2,988.31	Interest December 2020
12/28/2020	Hilco	Charge	3,610.00		6,598.31	
12/28/2020	Hilco	Receipt		3,610.00	2,988.31	
Net Change					51.93	
			17,055.02	17,003.09	2,988.31	

1145 - Other Receivable

Starting Balance					-373.53	
Net Change					0.00	
			0.00	0.00	-373.53	

1201 - Prepaid Insurance

Starting Balance					275.84	
12/31/2020		JE		27.58	248.26	Recognize December Umbrella Insurance
Net Change					-27.58	
			0.00	27.58	248.26	

1502 - Fixed Assets - HOA Properties

Starting Balance					140,577.40	
Net Change					0.00	
			0.00	0.00	140,577.40	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
1602 - Accumulated Depreciation - HOA Properties						
Starting Balance					-98,936.40	
Net Change					0.00	
			0.00	0.00	-98,936.40	
2000 - Accounts Payable						
Starting Balance					-1,755.00	
12/01/2020	Bernie Romero	Bill		1,050.00	-2,805.00	Bernie Romero - Current Month Maintenance
12/01/2020	CenturyLink	Bill		46.10	-2,851.10	Charges from 11/28 thru 12/27
12/01/2020	Hilco Maintenance Co.	Bill		346.50	-3,197.60	November and December Snow Removal
12/01/2020	Comfort Systems USA Design Mechanical Inc.	Bill		1,158.00	-4,355.60	Contract for 10/20 thru 03/21
12/01/2020	Comfort Systems USA Design Mechanical Inc.	Bill		5,101.00	-9,456.60	Work Performed on 09/18/20
12/01/2020	Comfort Systems USA Design Mechanical Inc.	Bill		365.00	-9,821.60	Work Performed on 11/05
12/01/2020	Comfort Systems USA Design Mechanical Inc.	Bill		650.00	-10,471.60	Work Performed on 11/05
12/01/2020	Comcast	Bill		1,825.39	-12,296.99	Service 12/01 thru 12/31
12/03/2020	Xcel Energy	Bill		464.21	-12,761.20	November Electric Expense
12/04/2020	Bernie Romero	Bill Pay Check	1,050.00		-11,711.20	Bernie Romero - Current Month Maintenance
12/08/2020	Tiger Natural Gas, Inc.	Bill		1,048.00	-12,759.20	Service from 11/01 to 11/30
12/08/2020	Blur River Boiler Company, LLC	Bill		618.00	-13,377.20	Unit F- Replaced Valves and re-wired
12/10/2020	High Country Waterworks, LLC	Bill		80.00	-13,457.20	Backflow Testing
12/11/2020	Blur River Boiler Company, LLC	Bill Pay Check	618.00		-12,839.20	Unit F- Replaced Valves and re-wired
12/11/2020	Hilco Maintenance Co.	eCheck	346.50		-12,492.70	November and December Snow Removal
12/15/2020	Comcast	Payment	1,825.39		-10,667.31	Service 12/01 thru 12/31
12/16/2020	Xcel Energy	Bill		900.21	-11,567.52	November Electric Expense
12/17/2020	Bernie Romero	Bill		9,450.00	-21,017.52	Payments from 1/1 thru 9/30
12/17/2020	Breckenridge Mechanical	Bill		8,687.80	-29,705.32	Payments from 1/1 thru 9/30
12/17/2020	David Peacock	Bill		800.00	-30,505.32	Payments from 1/1 thru 9/30
12/17/2020	Fox Structural Engineering, LLC	Bill		600.00	-31,105.32	Payments from 1/1 thru 9/30
12/17/2020	Handy T's	Bill		600.00	-31,705.32	Payments from 1/1 thru 9/30
12/17/2020	Hilco Maintenance Co.	Bill		3,610.00	-35,315.32	Payments from 1/1 thru 9/30

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
12/17/2020	Nancy's Garden Care	Bill		815.00	-36,130.32	Payments from 1/1 thru 9/30
12/17/2020	Summit HOA Services, Inc.	Bill		7,212.84	-43,343.16	Payments from 1/1 thru 9/30
12/17/2020	Handy T's	Payment	600.00		-42,743.16	Payments from 1/1 thru 9/30
12/17/2020	Fox Structural Engineering, LLC	Payment	600.00		-42,143.16	Payments from 1/1 thru 9/30
12/17/2020	David Peacock	Payment	800.00		-41,343.16	Payments from 1/1 thru 9/30
12/17/2020	Breckenridge Mechanical	Payment	8,687.80		-32,655.36	Payments from 1/1 thru 9/30
12/17/2020	Nancy's Garden Care	Payment	815.00		-31,840.36	Payments from 1/1 thru 9/30
12/17/2020	Bernie Romero	Payment	9,450.00		-22,390.36	Payments from 1/1 thru 9/30
12/17/2020	Summit HOA Services, Inc.	Payment	7,212.84		-15,177.52	Payments from 1/1 thru 9/30
12/17/2020	CenturyLink	Payment	46.10		-15,131.42	Charges from 11/28 thru 12/27
12/17/2020	Hilco Maintenance Co.	Bill		3,610.00	-18,741.42	Payments from 1/1 thru 9/30
12/17/2020	Hilco Maintenance Co.	Payment	3,610.00		-15,131.42	Payments from 1/1 thru 9/30
12/18/2020	Hilco Maintenance Co.	eCheck	3,610.00		-11,521.42	Payments from 1/1 thru 9/30
12/18/2020	Summit Yacht Club	Bill		406.49	-11,927.91	Trash Service
12/18/2020	Xcel Energy	Payment	900.21		-11,027.70	November Electric Expense
12/24/2020	Vacasa Community Association Management	Bill		1,755.00	-12,782.70	Property Management Fee Expense for 12/2020
12/24/2020	Vacasa Community Association Management	Bill		90.00	-12,872.70	Removed oven from the dumpster, and removed mattress, cleaned up around dumpster, took items to dump
12/24/2020	Tiger Natural Gas, Inc.	Payment	1,048.00		-11,824.70	Service from 11/01 to 11/30
12/28/2020	Xcel Energy	Payment	464.21		-11,360.49	November Electric Expense
12/29/2020	Rest Assured Home Care and Maintenance. LLC	Bill		500.00	-11,860.49	Heating Zone Valve in Unit D Failed and Leaked Into Unit F - Approved by BOD
12/30/2020	High Country Waterworks, LLC	Bill Pay Check	80.00		-11,780.49	Backflow Testing
12/30/2020	Summit Yacht Club	Bill Pay Check	406.49		-11,374.00	Trash Service
12/30/2020	Vacasa Community Association Management	eCheck	1,755.00		-9,619.00	Property Management Fee Expense for 11/2020
12/30/2020	Vacasa Community Association Management	eCheck	1,755.00		-7,864.00	Property Management Fee Expense for 12/2020
12/30/2020	Vacasa Community Association Management	eCheck	90.00		-7,774.00	Removed oven from the dumpster, and removed mattress, cleaned up around dumpster, took items to dump
12/30/2020	Xcel Energy	Bill		1,098.26	-8,872.26	December Electric Utility - 11/23-12/28 Service
Net Change						-7,117.26
			45,770.54	52,887.80	-8,872.26	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
2100 - Other Accrued Payables						
Starting Balance					-1,824.00	
12/31/2020		JE		1,829.00	-3,653.00	Accrue Water Expense for December
Net Change					-1,829.00	
			0.00	1,829.00	-3,653.00	
2300 - Prepaid Assessments						
Starting Balance					-5,231.60	
12/01/2020	Adam Kaeli	Receipt	466.04		-4,765.56	
12/01/2020	Kevin Keegan	Receipt	463.64		-4,301.92	
12/01/2020	Kevin Keegan	Receipt	2.40		-4,299.52	
12/01/2020	Normax LLC	Receipt	352.67		-3,946.85	
12/01/2020	Thomas J Brennan Jr	Receipt	541.60		-3,405.25	
12/01/2020	Brandon Thomas Maki	Receipt	352.67		-3,052.58	
12/01/2020	Normax LLC	Receipt	466.04		-2,586.54	
12/01/2020	Scott James Doolittle	Reversed Receipt	500.87		-2,085.67	
12/01/2020	Scott James Doolittle	Reversed Receipt	40.73		-2,044.94	
12/01/2020	Donald Schroeder	Receipt	0.68		-2,044.26	
12/01/2020	Scott James Doolittle	Reverse Receipt		500.87	-2,545.13	NSF reversal receipt
12/01/2020	Scott James Doolittle	Reverse Receipt		40.73	-2,585.86	NSF reversal receipt
12/02/2020	Normax LLC	Receipt	0.44		-2,585.42	
12/02/2020	Normax LLC	Receipt	0.58		-2,584.84	
12/03/2020	Donald Schroeder	eCheck receipt		0.68	-2,585.52	Online Payment
12/05/2020	Scott James Doolittle	eCheck receipt		541.60	-3,127.12	Online Payment
12/28/2020	Adam Kaeli	eCheck receipt		466.04	-3,593.16	Online Payment
12/28/2020	Brandon Thomas Maki	eCheck receipt		352.67	-3,945.83	Online Payment
12/29/2020	Thomas J Brennan Jr	eCheck receipt		541.60	-4,487.43	Online Payment
12/31/2020	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt		541.60	-5,029.03	Online Payment
Net Change					202.57	
			3,188.36	2,985.79	-5,029.03	
2710 - Clearing Account						
Starting Balance					0.00	
12/01/2020		JE		3,550.00	-3,550.00	Outstanding Check Correction - Stur & Associates was \$550 not \$3550

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
12/01/2020		JE	3,550.00		0.00	
12/09/2020		JE		3,610.00	-3,610.00	Reclassify Snow Removal to Clearing Account - This was YTD 1099 info
12/17/2020	Bernie Romero	Bill	9,450.00		5,840.00	Payments from 1/1 thru 9/30
12/17/2020	Breckenridge Mechanical	Bill	8,687.80		14,527.80	Payments from 1/1 thru 9/30
12/17/2020	David Peacock	Bill	800.00		15,327.80	Payments from 1/1 thru 9/30
12/17/2020	Fox Structural Engineering, LLC	Bill	600.00		15,927.80	Payments from 1/1 thru 9/30
12/17/2020	Handy T's	Bill	600.00		16,527.80	Payments from 1/1 thru 9/30
12/17/2020	Hilco Maintenance Co.	Bill	3,610.00		20,137.80	Payments from 1/1 thru 9/30
12/17/2020	Nancy's Garden Care	Bill	815.00		20,952.80	Payments from 1/1 thru 9/30
12/17/2020	Summit HOA Services, Inc.	Bill	7,212.84		28,165.64	Payments from 1/1 thru 9/30
12/17/2020	Hilco Maintenance Co.	Bill	3,610.00		31,775.64	Payments from 1/1 thru 9/30
12/31/2020		JE		31,775.64	0.00	Record 2020 1099's for 1.1.20-9.30.20
Net Change					0.00	
			38,935.64	38,935.64	0.00	

3510 - Retained Earnings - Reserve #1

Starting Balance					-84,447.03	
Net Change					0.00	
			0.00	0.00	-84,447.03	

3517 - Retained Earnings - Operating #1

Starting Balance					-42,531.55	
Net Change					0.00	
			0.00	0.00	-42,531.55	

4000 - Association Dues - Operating Revenue

Starting Balance					-46,032.70	
12/01/2020	Adam Kaeli	Charge		466.04	-46,498.74	December 2020 - Monthly Dues
12/01/2020	Steve Hartsock	Charge		541.60	-47,040.34	December 2020 - Monthly Dues
12/01/2020	Kevin Keegan	Charge		466.04	-47,506.38	December 2020 - Monthly Dues
12/01/2020	Clark Cole LLC	Charge		541.60	-48,047.98	December 2020 - Monthly Dues
12/01/2020	Kelly O'Connell	Charge		466.04	-48,514.02	December 2020 - Monthly Dues
12/01/2020	Carolyn Hime	Charge		541.60	-49,055.62	December 2020 - Monthly Dues
12/01/2020	George Bruce Mitchell Jr	Charge		541.60	-49,597.22	December 2020 - Monthly Dues
12/01/2020	Normax LLC	Charge		352.67	-49,949.89	December 2020 - Monthly Dues

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
12/01/2020	Paul Desrosiers	Charge		466.04	-50,415.93	December 2020 - Monthly Dues
12/01/2020	Lois Spies Trustee	Charge		541.60	-50,957.53	December 2020 - Monthly Dues
12/01/2020	Thomas J Brennan Jr	Charge		541.60	-51,499.13	December 2020 - Monthly Dues
12/01/2020	Brandon Thomas Maki	Charge		352.67	-51,851.80	December 2020 - Monthly Dues
12/01/2020	Normax LLC	Charge		466.04	-52,317.84	December 2020 - Monthly Dues
12/01/2020	Corrie Kristina Woloshan	Charge		541.60	-52,859.44	December 2020 - Monthly Dues
12/01/2020	Kevin Stefanik	Charge		541.60	-53,401.04	December 2020 - Monthly Dues
12/01/2020	Scott James Doolittle	Charge		541.60	-53,942.64	December 2020 - Monthly Dues
12/01/2020	Karleigh Schurr	Charge		352.67	-54,295.31	December 2020 - Monthly Dues
12/01/2020	Donald Schroeder	Charge		541.60	-54,836.91	December 2020 - Monthly Dues
12/01/2020	Donald Schroeder	Charge		541.60	-55,378.51	December 2020 - Monthly Dues
12/01/2020	Craig Garrett	Charge		541.60	-55,920.11	December 2020 - Monthly Dues
12/01/2020	Robert Terry Miller	Charge		541.60	-56,461.71	December 2020 - Monthly Dues
12/01/2020	Kenneth David Martin	Charge		541.60	-57,003.31	December 2020 - Monthly Dues
12/01/2020	Steve Kelton	Charge		541.60	-57,544.91	December 2020 - Monthly Dues
12/01/2020	Igor Modlin	Charge		541.60	-58,086.51	December - 2020
12/01/2020	Oelker Investments LLC	Charge		541.60	-58,628.11	December - 2020
12/31/2020		JE	787.00		-57,841.11	December Reserve Revenue
12/31/2020		JE	300.00		-57,541.11	December Reserve Revenue
Net Change					-11,508.41	
			1,087.00	12,595.41	-57,541.11	

4060 - Vending Revenue

Starting Balance					0.00	
12/09/2020	CSC ServiceWorks	Charge		114.36	-114.36	
12/09/2020		JE	114.36		0.00	Reclassify Coin Laundry to Other Revenue
Net Change					0.00	
			114.36	114.36	0.00	

4200 - Other Revenue

Starting Balance					-592.45	
12/09/2020		JE		114.36	-706.81	Reclassify Coin Laundry to Other Revenue
Net Change					-114.36	
			0.00	114.36	-706.81	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
4300 - Late Fees & Penalty Revenue						
Starting Balance					0.00	
12/02/2020	Normax LLC	Charge		0.44	-0.44	Interest December 2020
12/02/2020	Normax LLC	Charge		0.58	-1.02	Interest December 2020
12/02/2020	Kenneth David Martin	Charge		0.63	-1.65	Interest December 2020
Net Change					-1.65	
			0.00	1.65	-1.65	
5001 - Cable TV Expense						
Starting Balance					7,301.80	
12/01/2020	Comcast	Bill	1,825.39		9,127.19	Service 12/01 thru 12/31
Net Change					1,825.39	
			1,825.39	0.00	9,127.19	
5003 - Electricity Utility Expense						
Starting Balance					5,815.67	
12/03/2020	Xcel Energy	Bill	464.21		6,279.88	November Electric Expense
12/16/2020	Xcel Energy	Bill	900.21		7,180.09	November Electric Expense
12/30/2020	Xcel Energy	Bill	1,098.26		8,278.35	December Electric Utility - 11/23-12/28 Service
Net Change					2,462.68	
			2,462.68	0.00	8,278.35	
5004 - Trash Utility Expense						
Starting Balance					1,843.90	
12/18/2020	Summit Yacht Club	Bill	406.49		2,250.39	Trash Service
12/24/2020	Vacasa Community Association Management	Bill	90.00		2,340.39	Removed oven from the dumpster, and removed mattress, cleaned up around dumpster, took items to dump
Net Change					496.49	
			496.49	0.00	2,340.39	
5005 - Water Utility Expense						
Starting Balance					6,456.49	
12/31/2020		JE	1,829.00		8,285.49	Accrue Water Expense for December
Net Change					1,829.00	
			1,829.00	0.00	8,285.49	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
5006 - Telephone Expense						
Starting Balance					181.91	
12/01/2020	CenturyLink	Bill	46.10		228.01	Charges from 11/28 thru 12/27
Net Change					46.10	
			46.10	0.00	228.01	
5007 - Natural Gas/Propane Expense						
Starting Balance					2,460.12	
12/08/2020	Tiger Natural Gas, Inc.	Bill	1,048.00		3,508.12	Service from 11/01 to 11/30
Net Change					1,048.00	
			1,048.00	0.00	3,508.12	
5101 - Repairs & Maintenance Labor Expense						
Starting Balance					2,827.26	
12/01/2020	Bernie Romero	Bill	1,050.00		3,877.26	Bernie Romero - Current Month Maintenance
12/01/2020	Comfort Systems USA Design Mechanical Inc.	Bill	1,158.00		5,035.26	Contract for 10/20 thru 03/21
12/01/2020	Comfort Systems USA Design Mechanical Inc.	Bill	5,101.00		10,136.26	Work Performed on 09/18/20
12/01/2020	Comfort Systems USA Design Mechanical Inc.	Bill	365.00		10,501.26	Work Performed on 11/05
12/01/2020	Comfort Systems USA Design Mechanical Inc.	Bill	650.00		11,151.26	Work Performed on 11/05
12/08/2020	Blur River Boiler Company, LLC	Bill	618.00		11,769.26	Unit F- Replaced Valves and re-wired
12/10/2020	High Country Waterworks, LLC	Bill	80.00		11,849.26	Backflow Testing
12/29/2020	Rest Assured Home Care and Maintenance. LLC	Bill	500.00		12,349.26	Heating Zone Valve in Unit D Failed and Leaked Into Unit F - Approved by BOD
Net Change					9,522.00	
			9,522.00	0.00	12,349.26	
5202 - Snow Removal Expense						
Starting Balance					0.00	
12/01/2020	Hilco Maintenance Co.	Bill	346.50		346.50	November and December Snow Removal
12/09/2020		JE	3,610.00		3,956.50	Reclassify Snow Removal to Clearing Account - This was YTD 1099 info

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
12/28/2020	Hilco	Charge		3,610.00	346.50	
Net Change					346.50	
			3,956.50	3,610.00	346.50	
5301 - Accounting Expense						
Starting Balance					550.00	
Net Change					0.00	
			0.00	0.00	550.00	
5404 - Postage & Delivery Expense						
Starting Balance					124.10	
Net Change					0.00	
			0.00	0.00	124.10	
5504 - Property Management Fee Expense						
Starting Balance					7,164.52	
12/24/2020	Vacasa Community Association Management	Bill	1,755.00		8,919.52	Property Management Fee Expense for 12/2020
Net Change					1,755.00	
			1,755.00	0.00	8,919.52	
5510 - Insurance Expense						
Starting Balance					5,319.16	
12/03/2020	Farmer's Insurance Group	Charge		192.00	5,127.16	
12/31/2020		JE	27.58		5,154.74	Recognize December Umbrella Insurance
Net Change					-164.42	
			27.58	192.00	5,154.74	
5602 - Pool/Hot Tub Maintenance Expense						
Starting Balance					8.02	
Net Change					0.00	
			0.00	0.00	8.02	
5704 - Landscaping/Grounds Supplies Expense						
Starting Balance					39.33	
Net Change					0.00	
			0.00	0.00	39.33	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
7000 - RESERVE INCOME						
Starting Balance					-1,574.00	
12/31/2020		JE		787.00	-2,361.00	December Reserve Revenue
Net Change					-787.00	
			0.00	787.00	-2,361.00	
7005 - Workers Comp Insurance						
Starting Balance					310.00	
Net Change					0.00	
			0.00	0.00	310.00	
7010 - Association Dues - Reserves Revenue						
Starting Balance					-74.94	
Net Change					0.00	
			0.00	0.00	-74.94	
7012 - Reserve Revenue #2						
Starting Balance					-1,200.00	
12/31/2020		JE		300.00	-1,500.00	December Reserve Revenue
Net Change					-300.00	
			0.00	300.00	-1,500.00	
7013 - Reserve Revenue #3						
Starting Balance					-1,500.00	
Net Change					0.00	
			0.00	0.00	-1,500.00	
7700 - Reserve Interest Income						
Starting Balance					-1.46	
Net Change					0.00	
			0.00	0.00	-1.46	
8010 - Interest Income						
Starting Balance					-1.62	
12/31/2020		JE		0.16	-1.78	Interest Earned
12/31/2020		JE		0.75	-2.53	Interest Earned
Net Change					-0.91	
			0.00	0.91	-2.53	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
Total			180,705.13	180,705.13	0.00	

Aged Receivable Detail

Properties: Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435

Amount Receivable: Exclude 0.00

Tenant Status: All

As of: 12/31/2020

GL Account Map: None - use master chart of accounts

Payer Name	Charge Date	GL Account Number	GL Account Name	Amount Receivable	0-30	31-60	61-90	91+
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435 - Unit Bldg A Unit 305 - Normax LLC								
Normax LLC	10/01/2020	4000	Association Dues - Operating Revenue	352.67	0.00	0.00	0.00	352.67
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435 - Unit Bldg A Unit 402 - Oelker Investments LLC								
Oelker Investments LLC	12/01/2020	4000	Association Dues - Operating Revenue	541.60	541.60	0.00	0.00	0.00
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435 - Unit Bldg A Unit 501 - Normax LLC								
Normax LLC	10/01/2020	4000	Association Dues - Operating Revenue	466.04	0.00	0.00	0.00	466.04
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435 - Unit Bldg A Unit 504 - Doolittle, Scott James								
Doolittle, Scott James	11/01/2020	4000	Association Dues - Operating Revenue	541.60	0.00	541.60	0.00	0.00
Doolittle, Scott James	12/01/2020	4000	Association Dues - Operating Revenue	541.60	541.60	0.00	0.00	0.00
				1,083.20	541.60	541.60	0.00	0.00
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435 - Unit Bldg B Unit D - Miller, Robert Terry								
Miller, Robert Terry	11/01/2020	4000	Association Dues - Operating Revenue	3.20	0.00	3.20	0.00	0.00
Miller, Robert Terry	12/01/2020	4000	Association Dues - Operating Revenue	541.60	541.60	0.00	0.00	0.00
				544.80	541.60	3.20	0.00	0.00
Total				2,988.31	1,624.80	544.80	0.00	818.71

Homeowner Prepayment Balance

Properties: Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435

Homeowners: All

Homeowner Status: All

Prepayment Account: 2300: Prepaid Assessments

As of: 12/31/2020

Accounting Basis: Cash

Unit	Homeowner	Status	Amount
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435			
Bldg A Unit 101	Kaeli, Adam	Current	466.04
Bldg A Unit 201	Keegan, Kevin	Current	1,399.20
Bldg A Unit 305	Normax LLC	Current	315.53
Bldg A Unit 403	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Current	541.60
Bldg A Unit 404	Brennan Jr, Thomas J	Current	541.60
Bldg A Unit 405	Maki, Brandon Thomas	Current	352.67
Bldg A Unit 501	Normax LLC	Current	328.51
Bldg A Unit 504	Doolittle, Scott James	Current	1,083.20
Bldg B Unit A	Schroeder, Donald	Current	0.68
			5,029.03
Total			5,029.03

Aged Payables Summary

Properties: Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435

As of: 12/31/2020

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435						
Xcel Energy	1,098.26	1,098.26	0.00	0.00	0.00	0.00
Rest Assured Home Care and Maintenance. LLC	500.00	0.00	500.00	0.00	0.00	0.00
Comfort Systems USA Design Mechanical Inc.	7,274.00	0.00	7,274.00	0.00	0.00	0.00
	8,872.26	1,098.26	7,774.00	0.00	0.00	0.00
Total	8,872.26	1,098.26	7,774.00	0.00	0.00	0.00

Reconciliation Report

Alpine Bank

Account Name	Lakeview Checking
Account Number	3350000590
Ending Statement Date	12/31/2020

Summary

Bank Statement Starting Balance on 11/30/2020	12,529.08
Cleared Deposits and other Increases	59,150.76
Cleared Checks and other Decreases	48,377.55
Cleared ACH Batches and Reversals	3,956.50
Cleared Balance	19,345.79

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Deposit #2	11/03/2020	2,323.75
Total		2,323.75

Unreconciled Checks and other Decreases (6 Items)

Journal Entry - Clear Prepaid Receipts	09/30/2020	41.27
Journal Entry - Clear Prepaid Receipts	09/30/2020	1,021.31
Journal Entry - Clear Prepaid Receipts	09/30/2020	1,261.17
Journal Entry - Record Outstanding Checks	09/30/2020	777.26
Check #3000000014 - High Country Waterworks, LLC	12/30/2020	80.00
Check #3000000013 - Summit Yacht Club	12/30/2020	406.49
Total		3,587.50

Unreconciled ACH Batches and Reversals (0 Items)

Total		0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (1 Item)

ACH #7D93-8CEA - Vacasa Community Association Management	12/30/2020	3,600.00
Total		3,600.00

Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total		0.00
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Unreconciled Receipts Deposited after Reconciliation Period (1 Item)

Receipt #B479-8CF0 - Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	12/31/2020	541.60
Total		541.60

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total		0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (20 Items)

Deposit #Automatic ACH Deposit	12/01/2020	1,007.64
Deposit #Automatic ACH Deposit	12/02/2020	2,443.51
Deposit #6	12/03/2020	1,071.90
Deposit #7	12/03/2020	192.00
Deposit #Automatic ACH Deposit	12/04/2020	1,083.20
Deposit #Automatic ACH Deposit	12/07/2020	2,090.84
Deposit #Automatic ACH Deposit	12/08/2020	541.60
Deposit #8	12/08/2020	1,083.20
Deposit #Automatic ACH Deposit	12/10/2020	541.60
Deposit #9	12/10/2020	114.36
Deposit #10	12/16/2020	541.60
Deposit #Automatic ACH Deposit	12/24/2020	1,043.20
Deposit #Automatic ACH Deposit	12/29/2020	818.71
Deposit #Automatic ACH Deposit	12/30/2020	541.60
Deposit #11	12/31/2020	3,610.00
Journal Entry - Interest Earned	12/31/2020	0.16
Journal Entry - Outstanding Check Correction - Stur & Associates was \$550 not \$3550	12/01/2020	3,550.00
Journal Entry - Record 2020 1099's for 1.1.20-9.30.20	12/31/2020	31,775.64
Journal Entry - Reverse Journal Entry Refer to correcting JE #7927	12/01/2020	3,550.00
Journal Entry - Refer to correcting JE #7927 (Reversed on 12/01/2020)	12/01/2020	3,550.00

Total	59,150.76
--------------	------------------

Cleared Checks and other Decreases (18 Items)

Check #3000000010 - Bernie Romero	12/04/2020	1,050.00
Check #3000000012 - Blur River Boiler Company, LLC	12/11/2020	618.00
Payment Ref YTD 1099 Reporting - Handy T's	12/17/2020	600.00
Payment Ref YTD 1099 Reporting - Fox Structural Engineering, LLC	12/17/2020	600.00
Payment Ref YTD 1099 Reporting - David Peacock	12/17/2020	800.00
Payment Ref YTD 1099 Reporting - Breckenridge Mechanical	12/17/2020	8,687.80
Payment Ref YTD 1099 Reporting - Nancy's Garden Care	12/17/2020	815.00
Payment Ref YTD 1099 Reporting - Bernie Romero	12/17/2020	9,450.00
Payment Ref YTD 1099 Reporting - Summit HOA Services, Inc.	12/17/2020	7,212.84
Payment Ref Bank ACH - Comcast	12/15/2020	1,825.39
Payment Ref Bank ACH - CenturyLink	12/17/2020	46.10
Payment Ref Bank ACH - Xcel Energy	12/18/2020	900.21
Payment Ref Bank ACH - Tiger Natural Gas, Inc.	12/24/2020	1,048.00
Payment Ref Bank ACH - Xcel Energy	12/28/2020	464.21
Payment Ref YTD 1099 Payments - Hilco Maintenance Co.	12/17/2020	3,610.00
Journal Entry - Refer to correcting JE #7927	12/01/2020	3,550.00
Journal Entry - Refer to correcting JE #7927 (Reversed on 12/01/2020)	12/01/2020	3,550.00
Journal Entry - Reverse Journal Entry Refer to correcting JE #7927	12/01/2020	3,550.00

Total	48,377.55
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Cleared ACH Batches and Reversals (2 Items)

ACH Batch - 1 payment	12/14/2020	346.50
ACH Batch - 1 payment	12/21/2020	3,610.00
Total		3,956.50

Cash Accounts

1000: Operating Checking Account		15,023.64
Less Unreconciled Deposits		-2,323.75
Less Unreconciled Receipts Deposited after Reconciliation Period		-541.60
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited		0.00
Plus Unreconciled Checks		3,587.50
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		3,600.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
Adjusted Cash Balance		19,345.79
Bank Statement Balance on 12/31/2020		19,345.79
		In Balance

ALPINE BANK, DILLON
 PO BOX 739
 DILLON, CO 80435
 (970)468-4701

Date 12/31/20 Page 1
 Primary Account @XXXXXXXX@000590
 Enclosures 8

Warm wishes for a healthy, happy holiday
 season and a prosperous new year from
 your friends at Alpine Bank.

LAKEVIEW CONDO ASSOCIATION INC
 OPERATING ACCOUNT
 PO BOX 2337
 DILLON CO 80435-2337

.....CHECKING ACCOUNT.....

Account Name: LAKEVIEW CONDO ASSOCIATION INC
 OPERATING ACCOUNT

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ALPINE HIGH YIELD CHECKING		Number of Enclosures	8
Account Number	@XXXXXXXX@000590	Statement Dates	12/01/20 thru 12/31/20
Previous Balance	12,529.08	Days In The Statement Period	31
15 + Deposits	16,724.96	Average Ledger Bal.	18,321.23
9 - Checks/Charges	9,908.41	Average Collected Bal.	18,321.23
Service Charge	.00	Interest Earned	.16
Interest Paid	.16	Annual Percentage Yield Earned	0.01%
Current Balance	19,345.79	2020 Interest Paid	.56

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$.00	\$152.00
Total NSF Returned Item Fees	\$.00	\$.00

-----Deposits and Additions-----

Date	Description	Amount
12/01	Settlement Vacasa Associati CCD 000009852262862	1,007.64
12/02	Settlement Vacasa Associati CCD 000009871450262	2,443.51
12/03	Deposit	192.00

ALPINE BANK, DILLON
PO BOX 739
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Date 12/31/20 Page 2
Primary Account @XXXXXXXX@000590
Enclosures 8

LAKEVIEW CONDO ASSOCIATION INC
OPERATING ACCOUNT
PO BOX 2337
DILLON CO 80435-2337

ALPINE HIGH YIELD CHECKING @XXXXXXXX@000590 (Continued)

-----Deposits and Additions-----

Date	Description	Amount
12/03	Deposit	1,071.90
12/04	Settlement Vacasa Associati CCD 000009905221582	1,083.20
12/07	Settlement Vacasa Associati CCD 000009931679338	2,090.84
12/08	Settlement Vacasa Associati CCD 000009939290882	541.60
12/08	Deposit	1,083.20
12/10	Settlement Vacasa Associati CCD 000009960175258	541.60
12/10	Deposit	114.36
12/16	Deposit	541.60
12/24	Settlement Vacasa Associati CCD 000010052373726	1,043.20
12/29	Settlement Vacasa Associati CCD 000010073694946	818.71
12/30	Settlement Vacasa Associati CCD 000010091699274	541.60
12/31	Deposit	3,610.00
12/31	Interest Paid	.16

-----Withdrawals and Other Transactions-----

Date	Description	Amount
12/14	Settlement Vacasa Associati CCD 000009983592118	346.50-
12/15	700000350 COMCAST 8497505 PPD	1,825.39-
12/17	AUTO PAY CENTURYLINK CCD 14443777056	46.10-
12/18	XCELENERGY XCEL ENERGY-PSCO PPD	900.21-
12/21	Settlement Vacasa Associati CCD 000010028852478	3,610.00-
12/24	UTILITY TIGER NATURAL CCD 1120330304	1,048.00-
12/28	XCELENERGY XCEL ENERGY-PSCO PPD	464.21-

ALPINE BANK, DILLON
PO BOX 739
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(970)468-4701

Date 12/31/20 Page 3
Primary Account @XXXXXXXX@000590
Enclosures 8

LAKEVIEW CONDO ASSOCIATION INC
OPERATING ACCOUNT
PO BOX 2337
DILLON CO 80435-2337

ALPINE HIGH YIELD CHECKING @XXXXXXXX@000590 (Continued)

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
12/17	3000000010	1,050.00	12/23	3000000012*	618.00

* Denotes missing check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/01	13,536.72	12/14	22,352.43	12/24	14,839.53
12/02	15,980.23	12/15	20,527.04	12/28	14,375.32
12/03	17,244.13	12/16	21,068.64	12/29	15,194.03
12/04	18,327.33	12/17	19,972.54	12/30	15,735.63
12/07	20,418.17	12/18	19,072.33	12/31	19,345.79
12/08	22,042.97	12/21	15,462.33		
12/10	22,698.93	12/23	14,844.33		

Reconciliation Report

Alpine Bank

Account Name	Lakeview Reserve
Account Number	3350005924
Ending Statement Date	12/31/2020

Summary

Bank Statement Starting Balance on 11/30/2020	89,124.92
Cleared Deposits and other Increases	0.75
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	89,125.67

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (0 Items)

Total	0.00
--------------	-------------

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
--------------	-------------

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
--------------	-------------

Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
--------------	-------------

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total	0.00
--------------	-------------

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
--------------	-------------

Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (1 Item)

Journal Entry - Interest Earned	12/31/2020	0.75
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Total	0.75
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Cleared Checks and other Decreases (0 Items)

Total	0.00
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Cleared ACH Batches and Reversals (0 Items)

Total	0.00
--------------	-------------

Cash Accounts

1001: Reserve Account #1	89,125.67
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	0.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	89,125.67
Bank Statement Balance on 12/31/2020	89,125.67
	In Balance

ALPINE BANK, DILLON
PO BOX 739
DILLON, CO 80435
(970)468-4701

Date 12/31/20 Page 1
Primary Account @XXXXXXXX@005924
Enclosures

Warm wishes for a healthy, happy holiday
season and a prosperous new year from
your friends at Alpine Bank.

LAKEVIEW CONDO ASSOCIATION INC
RESERVE
PO BOX 2337
DILLON CO 80435-2337

.....CHECKING ACCOUNT.....

Account Name: LAKEVIEW CONDO ASSOCIATION INC
RESERVE

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account balances, transfer funds, make payments and much more. For more
information, go to www.alpinebank.com or visit any Alpine Bank.

ALPINE MONEY FUND		Number of Enclosures	0
Account Number	@XXXXXXXX@005924	Statement Dates	12/01/20 thru 12/31/20
Previous Balance	89,124.92	Days In The Statement Period	31
+ Deposits	.00	Average Ledger Bal.	89,124.92
- Checks/Charges	.00	Average Collected Bal.	89,124.92
Service Charge	.00	Interest Earned	.75
Interest Paid	.75	Annual Percentage Yield Earned	0.01%
Current Balance	89,125.67	2020 Interest Paid	10.11

-----Deposits and Additions-----

Date	Description	Amount
12/31	Interest Paid	.75

Daily Balance Information			
Date	Balance	Date	Balance
12/01	89,124.92	12/31	89,125.67