



**Lakeview Condominium Association, Inc.
Financial Packet
April 30, 2021**

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
April 30, 2021

Balance Sheet

Due to/from Reserve/Operating	Reserve dues net reserve projects transfer amount.	\$7,609.00
Other Recievable	Starting trial balance at 9/30/20.	\$373.53
Prepaid Insurance	Kinser Insurance Umbrella Policy (February '20 - October '21) - \$27.58/mo. Farmer Insurance 6 mo. Installment (March '21 - August '21) - \$880.58/mo.	\$137.94 \$3,522.34
Prepaid Assessments	Prepaid homeowner dues for future dues.	\$9,462.27

Income Statement

		MTD Actual	MTD Budget	MTD Variance
Water Utility Expense	Town of Dillon April water invoice.	\$2,115.72	\$2,412.00	\$296.28
Repairs & Maintenance Labor Exp	Comfort Systems USA Design Mechanical - invoices for April, fix main bldg pipe leaking into a unit, contract billing, and fix pipe leak behind washer/dryer and behind toilet remove two old 90's and replace.	\$4,419.23	\$1,250.00	-\$3,169.23
Snow Removal Expense	No snow removal invoices for April.	\$0.00	\$400.00	\$400.00

Summary Notes

Overall Financial Position:

MTD Operating Shortfall = (\$2,548.58) (Unfavorable to budget by \$1,976.92)

YTD Operating Shortfall = (\$8,846.24) (Unfavorable to budget by \$7,087.22)

Other:

Assessments Receivable are \$542.04 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 \$8K.

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

Reserve expenses are \$0 YTD.

Balance Sheet

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

As of: 04/30/2021

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	7,688.05
1001	Reserve Account #1	89,128.65
Total Cash		96,816.70
ASSESSMENTS RECEIVABLE		
1101	Operating Assessments Receivable	542.04
Total ASSESSMENTS RECEIVABLE		542.04
INTERCOMPANY		
1114	Due From Operating Fund	-7,609.00
1115	Due From Reserve Fund	7,609.00
Total INTERCOMPANY		0.00
1145	Other Receivable	-373.53
1201	Prepaid Insurance	3,660.28
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		142,286.49
LIABILITIES & CAPITAL		
Liabilities		
2000	Accounts Payable	4,906.48
2300	Prepaid Assessments	9,462.27
Total Liabilities		14,368.75
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		939.16
Total Capital		127,917.74
TOTAL LIABILITIES & CAPITAL		142,286.49

Annual Budget - Comparative

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

Period Basis: Calendar

As of: Apr 2021

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	103,574.75	103,572.00	2.75	138,096.00
4200	Other Revenue	121.55	150.00	-28.45	1,186.82	1,350.00	-163.18	1,800.00
4300	Late Fees & Penalty Revenue	1.70	0.00	1.70	5.96	0.00	5.96	0.00
8010	Interest Income	0.87	0.00	0.87	6.18	0.00	6.18	0.00
Total Operating Income		11,632.53	11,658.00	-25.47	104,773.71	104,922.00	-148.29	139,896.00
Expense								
5000 UTILITIES EXPENSE								
5001	Cable TV Expense	1,911.32	1,935.00	23.68	16,686.54	16,755.00	68.46	22,560.00
5003	Electricity Utility Expense	1,416.07	1,429.00	12.93	14,341.11	12,488.00	-1,853.11	16,216.00
5004	Trash Utility Expense	424.90	442.00	17.10	4,108.70	3,893.00	-215.70	5,219.00
5005	Water Utility Expense	2,115.72	2,412.00	296.28	19,303.43	18,107.00	-1,196.43	23,816.00
5006	Telephone Expense	50.12	44.00	-6.12	424.37	396.00	-28.37	528.00
5007	Natural Gas/Propane Expense	1,281.59	1,321.00	39.41	10,829.36	10,690.00	-139.36	14,290.00
Total UTILITIES EXPENSE		7,199.72	7,583.00	383.28	65,693.51	62,329.00	-3,364.51	82,629.00
5100 REPAIRS AND MAINTENANCE EXPENSE								
5101	Repairs & Maintenance Labor Expense	4,419.23	1,250.00	-3,169.23	21,250.51	11,250.00	-10,000.51	15,000.00
5111	Building Maintenance	0.00	200.00	200.00	0.00	1,000.00	1,000.00	1,400.00
Total REPAIRS AND MAINTENANCE EXPENSE		4,419.23	1,450.00	-2,969.23	21,250.51	12,250.00	-9,000.51	16,400.00
5200 SERVICES								
5202	Snow Removal Expense	0.00	400.00	400.00	2,607.00	4,600.00	1,993.00	4,600.00
Total SERVICES		0.00	400.00	400.00	2,607.00	4,600.00	1,993.00	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	1,000.00	1,000.00	1,000.00
	Total PROFESSIONAL EXPENSE	0.00	0.00	0.00	550.00	1,500.00	950.00	1,500.00
5400	OFFICE EXPENSE							
5404	Postage & Delivery Expense	0.00	10.00	10.00	134.59	90.00	-44.59	120.00
	Total OFFICE EXPENSE	0.00	10.00	10.00	134.59	90.00	-44.59	120.00
5500	ADMINISTRATION EXPENSE							
5504	Property Management Fee Expense	1,755.00	1,866.00	111.00	15,939.52	16,716.00	776.48	22,314.00
5510	Insurance Expense	908.16	895.66	-12.50	7,026.22	8,061.02	1,034.80	10,748.00
5513	Taxes, Licenses, Registration Expense	0.00	0.00	0.00	162.25	205.00	42.75	205.00
	Total ADMINISTRATION EXPENSE	2,663.16	2,761.66	98.50	23,127.99	24,982.02	1,854.03	33,267.00
5600	POOL/HOT TUB EXPENSE							
5602	Pool/Hot Tub Maintenance Expense	0.00	25.00	25.00	8.02	225.00	216.98	300.00
	Total POOL/HOT TUB EXPENSE	0.00	25.00	25.00	8.02	225.00	216.98	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	-101.00	0.00	101.00	209.00	330.00	121.00	330.00
	Total Operating Expense	14,181.11	12,229.66	-1,951.45	113,619.95	106,681.02	-6,938.93	139,896.00
	Total Operating Income	11,632.53	11,658.00	-25.47	104,773.71	104,922.00	-148.29	139,896.00
	Total Operating Expense	14,181.11	12,229.66	-1,951.45	113,619.95	106,681.02	-6,938.93	139,896.00
	NOI - Net Operating Income	-2,548.58	-571.66	-1,976.92	-8,846.24	-1,759.02	-7,087.22	0.00
	Other Income							
7000	RESERVE INCOME	787.00	787.00	0.00	5,509.00	7,083.00	-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	2,700.00	2,700.00	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	9.00	-7.54	12.00
Total Other Income		1,087.00	1,088.00	-1.00	9,785.40	9,792.00	-6.60	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	9,785.40	9,792.00	-6.60	-46,023.00
Total Income		12,719.53	12,746.00	-26.47	114,559.11	114,714.00	-154.89	152,952.00
Total Expense		14,181.11	12,229.66	-1,951.45	113,619.95	106,681.02	-6,938.93	198,975.00
Net Income		-1,461.58	516.34	-1,977.92	939.16	8,032.98	-7,093.82	-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: 04/01/2021 to 04/30/2021

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					7,746.15	
04/01/2021	Kelly O'Connell	eCheck receipt	466.04		8,212.19	April 2021 - Monthly Dues
04/01/2021	Steve Hartsock	eCheck receipt	541.60		8,753.79	April 2021 - Monthly Dues
04/01/2021	Donald Schroeder	eCheck receipt	541.60		9,295.39	April 2021 - Monthly Dues
04/01/2021	Igor Modlin	eCheck receipt	541.60		9,836.99	March 2021 - Monthly Dues
04/02/2021	Mike McAlpine	eCheck receipt	541.60		10,378.59	April 2021 - Monthly Dues
04/02/2021	George Bruce Mitchell Jr	Receipt	541.60		10,920.19	Monthly Dues
04/02/2021	Pinnacol Assurance	Receipt	101.00		11,021.19	Dividend from period of 11/01/2018 thru 11/01/2019 Policy # 4094676
04/03/2021	Kevin Stefanik	eCheck receipt	541.60		11,562.79	April 2021 - Monthly Dues
04/03/2021	Donald Schroeder	eCheck receipt	540.92		12,103.71	April 2021 - Monthly Dues
04/03/2021	Donald Schroeder	eCheck receipt	0.68		12,104.39	Online Payment
04/03/2021	Oelker Investments LLC	eCheck receipt	541.60		12,645.99	April 2021 - Monthly Dues
04/05/2021	Scott James Doolittle	eCheck receipt	541.60		13,187.59	April 2021 - Monthly Dues
04/05/2021	Bernie Romero	Bill Pay Check		1,050.00	12,137.59	Bernie Romero - Current Month Maintenance
04/06/2021	Corrie Kristina Woloshan	eCheck receipt	541.60		12,679.19	April 2021 - Monthly Dues
04/06/2021	Paul Desrosiers	eCheck receipt	466.04		13,145.23	April 2021 - Monthly Dues
04/06/2021	Craig Garrett	eCheck receipt	541.60		13,686.83	Bldg B Unit C - April Dues Refund
04/07/2021	Clark Cole LLC	eCheck receipt	541.60		14,228.43	April 2021 - Monthly Dues
04/09/2021	Carolyn Hime	eCheck receipt	541.60		14,770.03	April 2021 - Monthly Dues
04/14/2021	CSC ServiceWorks	Receipt	121.55		14,891.58	Commission 01/04 thru 02/01
04/15/2021	Comcast	Payment		1,911.32	12,980.26	Service 04/01 thru 04/30 Cable
04/16/2021	CenturyLink	Payment		50.12	12,930.14	03/28 thru 04/27 Service
04/19/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check		1,158.00	11,772.14	Contract Billing
04/22/2021	Xcel Energy	Payment		959.81	10,812.33	March Electric Utility 02/26 thru 03/29 Service

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
04/23/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check		821.59	9,990.74	Breck Mechanical
04/23/2021	Vacasa Community Association Management	eCheck		1,755.00	8,235.74	Property Management Fee Expense for 04/2021
04/23/2021	Xcel Energy	Payment		499.99	7,735.75	03/02 thru 03/31 Electric Service
04/25/2021	Kenneth David Martin	eCheck receipt	541.60		8,277.35	April 2021 - Monthly Dues
04/26/2021	Thomas A. Covotsos	eCheck receipt	352.67		8,630.02	Online Payment
04/26/2021	Tiger Natural Gas, Inc.	Payment		1,377.50	7,252.52	Service 03/01 thru 03/31 Gas
04/27/2021	Town of Dillon	Payment		2,115.72	5,136.80	April Water/Sewer Bill
04/28/2021	Adam Kaeli	eCheck receipt	466.04		5,602.84	Online Payment
04/29/2021	Thomas J Brennan Jr	eCheck receipt	541.60		6,144.44	Online Payment
04/29/2021	Kevin Keegan	eCheck receipt	0.50		6,144.94	March 2021 - Monthly Dues
04/29/2021	Kevin Keegan	eCheck receipt	465.54		6,610.48	Online Payment
04/29/2021	Robert Terry Miller	CC receipt	535.88		7,146.36	Prepaid Any
04/30/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt	541.60		7,687.96	Online Payment
04/30/2021		JE	0.09		7,688.05	Interest Earned
Net Change						-58.10
			11,640.95	11,699.05	7,688.05	

1001 - Reserve Account #1

Starting Balance					89,127.87	
04/30/2021		JE	0.78		89,128.65	Interest Earned
Net Change						0.78
			0.78	0.00	89,128.65	

1101 - Operating Assessments Receivable

Starting Balance					-1,167.68	
04/01/2021	Adam Kaeli	Charge	466.04		-701.64	April 2021 - Monthly Dues
04/01/2021	Adam Kaeli	Receipt		466.04	-1,167.68	
04/01/2021	Steve Hartssock	Charge	541.60		-626.08	April 2021 - Monthly Dues
04/01/2021	Kevin Keegan	Charge	466.04		-160.04	April 2021 - Monthly Dues
04/01/2021	Kevin Keegan	Receipt		2.30	-162.34	
04/01/2021	Kevin Keegan	Receipt		463.74	-626.08	
04/01/2021	Clark Cole LLC	Charge	541.60		-84.48	April 2021 - Monthly Dues
04/01/2021	Kelly O'Connell	Charge	466.04		381.56	April 2021 - Monthly Dues

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
04/01/2021	Carolyn Hime	Charge	541.60		923.16	April 2021 - Monthly Dues
04/01/2021	George Bruce Mitchell Jr	Charge	541.60		1,464.76	April 2021 - Monthly Dues
04/01/2021	Normax LLC	Charge	352.67		1,817.43	April 2021 - Monthly Dues
04/01/2021	Paul Desrosiers	Charge	466.04		2,283.47	April 2021 - Monthly Dues
04/01/2021	Thomas J Brennan Jr	Charge	541.60		2,825.07	April 2021 - Monthly Dues
04/01/2021	Thomas J Brennan Jr	Receipt		541.60	2,283.47	
04/01/2021	Brandon Thomas Maki	Charge	352.67		2,636.14	April 2021 - Monthly Dues
04/01/2021	Brandon Thomas Maki	Receipt		352.67	2,283.47	
04/01/2021	Normax LLC	Charge	466.04		2,749.51	April 2021 - Monthly Dues
04/01/2021	Corrie Kristina Woloshan	Charge	541.60		3,291.11	April 2021 - Monthly Dues
04/01/2021	Kevin Stefanik	Charge	541.60		3,832.71	April 2021 - Monthly Dues
04/01/2021	Scott James Doolittle	Charge	541.60		4,374.31	April 2021 - Monthly Dues
04/01/2021	Donald Schroeder	Charge	541.60		4,915.91	April 2021 - Monthly Dues
04/01/2021	Donald Schroeder	Receipt		0.68	4,915.23	
04/01/2021	Donald Schroeder	Charge	541.60		5,456.83	April 2021 - Monthly Dues
04/01/2021	Craig Garrett	Charge	541.60		5,998.43	April 2021 - Monthly Dues
04/01/2021	Robert Terry Miller	Charge	541.60		6,540.03	April 2021 - Monthly Dues
04/01/2021	Robert Terry Miller	Receipt		3.20	6,536.83	
04/01/2021	Kenneth David Martin	Charge	541.60		7,078.43	April 2021 - Monthly Dues
04/01/2021	Mike McAlpine	Charge	541.60		7,620.03	April 2021 - Monthly Dues
04/01/2021	Igor Modlin	Charge	541.60		8,161.63	April 2021 - Monthly Dues
04/01/2021	Igor Modlin	Receipt		541.60	7,620.03	
04/01/2021	Oelker Investments LLC	Charge	541.60		8,161.63	April 2021 - Monthly Dues
04/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge	541.60		8,703.23	April 2021 - Monthly Dues
04/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Receipt		541.60	8,161.63	
04/01/2021	Thomas A. Covotsos	Charge	352.67		8,514.30	April 2021 - Monthly Dues
04/01/2021	Thomas A. Covotsos	Receipt		352.67	8,161.63	
04/01/2021	Kelly O'Connell	eCheck receipt		466.04	7,695.59	April 2021 - Monthly Dues
04/01/2021	Steve Hartsock	eCheck receipt		541.60	7,153.99	April 2021 - Monthly Dues
04/01/2021	Donald Schroeder	eCheck receipt		541.60	6,612.39	April 2021 - Monthly Dues

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
04/01/2021	Igor Modlin	eCheck receipt		541.60	6,070.79	March 2021 - Monthly Dues
04/01/2021	Karleigh Schurr	Charge	352.67		6,423.46	Overpaid February Dues
04/02/2021	Mike McAlpine	eCheck receipt		541.60	5,881.86	April 2021 - Monthly Dues
04/02/2021	George Bruce Mitchell Jr	Receipt		541.60	5,340.26	Monthly Dues
04/02/2021	Pinnacol Assurance	Charge	101.00		5,441.26	Dividend from period of 11/01/2018 thru 11/01/2019 Policy # 4094676
04/02/2021	Pinnacol Assurance	Receipt		101.00	5,340.26	Dividend from period of 11/01/2018 thru 11/01/2019 Policy # 4094676
04/03/2021	Kevin Stefanik	eCheck receipt		541.60	4,798.66	April 2021 - Monthly Dues
04/03/2021	Donald Schroeder	eCheck receipt		540.92	4,257.74	April 2021 - Monthly Dues
04/03/2021	Oelker Investments LLC	eCheck receipt		541.60	3,716.14	April 2021 - Monthly Dues
04/05/2021	Scott James Doolittle	eCheck receipt		541.60	3,174.54	April 2021 - Monthly Dues
04/05/2021	Craig Garrett	Charge	541.60		3,716.14	Bldg B Unit C - April Dues Refund
04/06/2021	Corrie Kristina Woloshan	eCheck receipt		541.60	3,174.54	April 2021 - Monthly Dues
04/06/2021	Paul Desrosiers	eCheck receipt		466.04	2,708.50	April 2021 - Monthly Dues
04/06/2021	Craig Garrett	eCheck receipt		541.60	2,166.90	Bldg B Unit C - April Dues Refund
04/07/2021	Clark Cole LLC	eCheck receipt		541.60	1,625.30	April 2021 - Monthly Dues
04/09/2021	Carolyn Hime	eCheck receipt		541.60	1,083.70	April 2021 - Monthly Dues
04/14/2021	CSC ServiceWorks	Charge	121.55		1,205.25	Commission 01/04 thru 02/01
04/14/2021	CSC ServiceWorks	Receipt		121.55	1,083.70	Commission 01/04 thru 02/01
04/25/2021	Kenneth David Martin	eCheck receipt		541.60	542.10	April 2021 - Monthly Dues
04/29/2021	Kevin Keegan	eCheck receipt		0.50	541.60	March 2021 - Monthly Dues
Net Change					1,709.28	
			13,712.23	12,002.95	541.60	

1114 - Due From Operating Fund

Starting Balance					-6,522.00	
04/30/2021		JE		1,087.00	-7,609.00	Reserve Assessments April
Net Change					-1,087.00	
			0.00	1,087.00	-7,609.00	

1115 - Due From Reserve Fund

Starting Balance					6,522.00	
04/30/2021		JE	1,087.00		7,609.00	Reserve Assessments April
Net Change					1,087.00	
			1,087.00	0.00	7,609.00	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
1145 - Other Receivable						
Starting Balance					-373.53	
Net Change					0.00	
			0.00	0.00	-373.53	
1201 - Prepaid Insurance						
Starting Balance					4,568.44	
04/30/2021		JE		27.58	4,540.86	Recognize April Umbrella Insurance
04/30/2021		JE		880.58	3,660.28	Recognize April Insurance Installment
Net Change					-908.16	
			0.00	908.16	3,660.28	
1502 - Fixed Assets - HOA Properties						
Starting Balance					140,577.40	
Net Change					0.00	
			0.00	0.00	140,577.40	
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					-2,337.31	
04/01/2021	Comcast	Bill		1,911.32	-4,248.63	Service 04/01 thru 04/30 Cable
04/01/2021	Bernie Romero	Bill		1,050.00	-5,298.63	Bernie Romero - Current Month Maintenance
04/01/2021	Xcel Energy	Bill		499.99	-5,798.62	03/02 thru 03/31 Electric Service
04/01/2021	CenturyLink	Bill		50.12	-5,848.74	03/28 thru 04/27 Service
04/01/2021	Town of Dillon	Bill		2,115.72	-7,964.46	April Water/Sewer Bill
04/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill		1,158.00	-9,122.46	Contract Billing
04/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill		821.59	-9,944.05	Breck Mechanical
04/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill		1,389.64	-11,333.69	Issue with Main Bldg Pipes Leaking into Unit
04/01/2021	Karleigh Schurr	Bill		352.67	-11,686.36	Overpaid February Dues
04/05/2021	Bernie Romero	Bill Pay Check	1,050.00		-10,636.36	Bernie Romero - Current Month Maintenance

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
04/15/2021	Comcast	Payment	1,911.32		-8,725.04	Service 04/01 thru 04/30 Cable
04/16/2021	CenturyLink	Payment	50.12		-8,674.92	03/28 thru 04/27 Service
04/19/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check	1,158.00		-7,516.92	Contract Billing
04/19/2021	Summit Yacht Club	Bill		424.90	-7,941.82	Trash
04/22/2021	Xcel Energy	Payment	959.81		-6,982.01	March Electric Utility 02/26 thru 03/29 Service
04/23/2021	Vacasa Community Association Management	Bill		1,755.00	-8,737.01	Property Management Fee Expense for 04/2021
04/23/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check	821.59		-7,915.42	Breck Mechanical
04/23/2021	Vacasa Community Association Management	eCheck	1,755.00		-6,160.42	Property Management Fee Expense for 04/2021
04/23/2021	Xcel Energy	Payment	499.99		-5,660.43	03/02 thru 03/31 Electric Service
04/26/2021	Tiger Natural Gas, Inc.	Payment	1,377.50		-4,282.93	Service 03/01 thru 03/31 Gas
04/27/2021	Town of Dillon	Payment	2,115.72		-2,167.21	April Water/Sewer Bill
04/30/2021	Xcel Energy	Bill		916.08	-3,083.29	April Electric Utility 03/29 thru 04/30 Service
04/30/2021	Craig & Cynthia Garrett	Bill		541.60	-3,624.89	Bldg B Unit C - April Dues Refund
04/30/2021	Tiger Natural Gas, Inc.	Bill		1,281.59	-4,906.48	04/01 thru 04/30 Gas
Net Change					-2,569.17	
			11,699.05	14,268.22	-4,906.48	

2300 - Prepaid Assessments

Starting Balance					-9,825.62	
04/01/2021	Adam Kaeli	Receipt	466.04		-9,359.58	
04/01/2021	Kevin Keegan	Receipt	2.30		-9,357.28	
04/01/2021	Kevin Keegan	Receipt	463.74		-8,893.54	
04/01/2021	Thomas J Brennan Jr	Receipt	541.60		-8,351.94	
04/01/2021	Brandon Thomas Maki	Receipt	352.67		-7,999.27	
04/01/2021	Donald Schroeder	Receipt	0.68		-7,998.59	
04/01/2021	Robert Terry Miller	Receipt	3.20		-7,995.39	
04/01/2021	Igor Modlin	Receipt	541.60		-7,453.79	
04/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Receipt	541.60		-6,912.19	
04/01/2021	Thomas A. Covotsos	Receipt	352.67		-6,559.52	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
04/03/2021	Donald Schroeder	eCheck receipt		0.68	-6,560.20	Online Payment
04/26/2021	Thomas A. Covotsos	eCheck receipt		352.67	-6,912.87	Online Payment
04/28/2021	Adam Kaeli	eCheck receipt		466.04	-7,378.91	Online Payment
04/29/2021	Thomas J Brennan Jr	eCheck receipt		541.60	-7,920.51	Online Payment
04/29/2021	Kevin Keegan	eCheck receipt		465.54	-8,386.05	Online Payment
04/29/2021	Robert Terry Miller	CC receipt		535.88	-8,921.93	Prepaid Any
04/30/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt		541.60	-9,463.53	Online Payment
Net Change					362.09	
			3,266.10	2,904.01	-9,463.53	

2710 - Clearing Account

Starting Balance					0.00	
04/01/2021	Karleigh Schurr	Bill	352.67		352.67	Overpaid February Dues
04/01/2021	Karleigh Schurr	Charge		352.67	0.00	Overpaid February Dues
04/05/2021	Craig Garrett	Charge		541.60	-541.60	Bldg B Unit C - April Dues Refund
04/30/2021	Craig & Cynthia Garrett	Bill	541.60		0.00	Bldg B Unit C - April Dues Refund
Net Change					0.00	
			894.27	894.27	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					-92,066.34	
04/01/2021	Adam Kaeli	Charge		466.04	-92,532.38	April 2021 - Monthly Dues
04/01/2021	Steve Hartsock	Charge		541.60	-93,073.98	April 2021 - Monthly Dues
04/01/2021	Kevin Keegan	Charge		466.04	-93,540.02	April 2021 - Monthly Dues
04/01/2021	Clark Cole LLC	Charge		541.60	-94,081.62	April 2021 - Monthly Dues
04/01/2021	Kelly O'Connell	Charge		466.04	-94,547.66	April 2021 - Monthly Dues

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
04/01/2021	Carolyn Hime	Charge		541.60	-95,089.26	April 2021 - Monthly Dues
04/01/2021	George Bruce Mitchell Jr	Charge		541.60	-95,630.86	April 2021 - Monthly Dues
04/01/2021	Normax LLC	Charge		352.67	-95,983.53	April 2021 - Monthly Dues
04/01/2021	Paul Desrosiers	Charge		466.04	-96,449.57	April 2021 - Monthly Dues
04/01/2021	Thomas J Brennan Jr	Charge		541.60	-96,991.17	April 2021 - Monthly Dues
04/01/2021	Brandon Thomas Maki	Charge		352.67	-97,343.84	April 2021 - Monthly Dues
04/01/2021	Normax LLC	Charge		466.04	-97,809.88	April 2021 - Monthly Dues
04/01/2021	Corrie Kristina Woloshan	Charge		541.60	-98,351.48	April 2021 - Monthly Dues
04/01/2021	Kevin Stefanik	Charge		541.60	-98,893.08	April 2021 - Monthly Dues
04/01/2021	Scott James Doolittle	Charge		541.60	-99,434.68	April 2021 - Monthly Dues
04/01/2021	Donald Schroeder	Charge		541.60	-99,976.28	April 2021 - Monthly Dues
04/01/2021	Donald Schroeder	Charge		541.60	-100,517.88	April 2021 - Monthly Dues
04/01/2021	Craig Garrett	Charge		541.60	-101,059.48	April 2021 - Monthly Dues
04/01/2021	Robert Terry Miller	Charge		541.60	-101,601.08	April 2021 - Monthly Dues
04/01/2021	Kenneth David Martin	Charge		541.60	-102,142.68	April 2021 - Monthly Dues
04/01/2021	Mike McAlpine	Charge		541.60	-102,684.28	April 2021 - Monthly Dues
04/01/2021	Igor Modlin	Charge		541.60	-103,225.88	April 2021 - Monthly Dues
04/01/2021	Oelker Investments LLC	Charge		541.60	-103,767.48	April 2021 - Monthly Dues
04/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge		541.60	-104,309.08	April 2021 - Monthly Dues
04/01/2021	Thomas A. Covotsos	Charge		352.67	-104,661.75	April 2021 - Monthly Dues
04/30/2021		JE	787.00		-103,874.75	April Reserve Revenue
04/30/2021		JE	300.00		-103,574.75	April Reserve Revenue
Net Change						-11,508.41
			1,087.00	12,595.41	-103,574.75	
4200 - Other Revenue						
Starting Balance						-1,065.27
04/14/2021	CSC ServiceWorks	Charge		121.55	-1,186.82	Commission 01/04 thru 02/01
Net Change						-121.55
			0.00	121.55	-1,186.82	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
4300 - Late Fees & Penalty Revenue						
Starting Balance					-4.26	
Net Change					0.00	
			0.00	0.00	-4.26	
5001 - Cable TV Expense						
Starting Balance					14,775.22	
04/01/2021	Comcast	Bill	1,911.32		16,686.54	Service 04/01 thru 04/30 Cable
Net Change					1,911.32	
			1,911.32	0.00	16,686.54	
5003 - Electricity Utility Expense						
Starting Balance					12,925.04	
04/01/2021	Xcel Energy	Bill	499.99		13,425.03	03/02 thru 03/31 Electric Service
04/30/2021	Xcel Energy	Bill	916.08		14,341.11	April Electric Utility 03/29 thru 04/30 Service
Net Change					1,416.07	
			1,416.07	0.00	14,341.11	
5004 - Trash Utility Expense						
Starting Balance					3,683.80	
04/19/2021	Summit Yacht Club	Bill	424.90		4,108.70	Trash
Net Change					424.90	
			424.90	0.00	4,108.70	
5005 - Water Utility Expense						
Starting Balance					17,187.71	
04/01/2021	Town of Dillon	Bill	2,115.72		19,303.43	April Water/Sewer Bill
Net Change					2,115.72	
			2,115.72	0.00	19,303.43	
5006 - Telephone Expense						
Starting Balance					374.25	
04/01/2021	CenturyLink	Bill	50.12		424.37	03/28 thru 04/27 Service
Net Change					50.12	
			50.12	0.00	424.37	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
5007 - Natural Gas/Propane Expense						
Starting Balance					9,547.77	
04/30/2021	Tiger Natural Gas, Inc.	Bill	1,281.59		10,829.36	04/01 thru 04/30 Gas
Net Change					1,281.59	
			1,281.59	0.00	10,829.36	
5101 - Repairs & Maintenance Labor Expense						
Starting Balance					16,831.28	
04/01/2021	Bernie Romero	Bill	1,050.00		17,881.28	Bernie Romero - Current Month Maintenance
04/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill	1,158.00		19,039.28	Contract Billing
04/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill	821.59		19,860.87	Breck Mechanical
04/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill	1,389.64		21,250.51	Issue with Main Bldg Pipes Leaking into Unit
Net Change					4,419.23	
			4,419.23	0.00	21,250.51	
5202 - Snow Removal Expense						
Starting Balance					2,607.00	
Net Change					0.00	
			0.00	0.00	2,607.00	
5301 - Accounting Expense						
Starting Balance					550.00	
Net Change					0.00	
			0.00	0.00	550.00	
5404 - Postage & Delivery Expense						
Starting Balance					134.59	
Net Change					0.00	
			0.00	0.00	134.59	
5504 - Property Management Fee Expense						
Starting Balance					14,184.52	
04/23/2021	Vacasa Community Association Management	Bill	1,755.00		15,939.52	Property Management Fee Expense for 04/2021
Net Change					1,755.00	
			1,755.00	0.00	15,939.52	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
5510 - Insurance Expense						
Starting Balance					6,118.06	
04/30/2021		JE	27.58		6,145.64	Recognize April Umbrella Insurance
04/30/2021		JE	880.58		7,026.22	Recognize April Insurance Installment
Net Change					908.16	
			908.16	0.00	7,026.22	
5513 - Taxes, Licenses, Registration Expense						
Starting Balance					162.25	
Net Change					0.00	
			0.00	0.00	162.25	
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	
7000 - RESERVE INCOME						
Starting Balance					-4,722.00	
04/30/2021		JE		787.00	-5,509.00	April Reserve Revenue
Net Change					-787.00	
			0.00	787.00	-5,509.00	
7005 - Workers Comp Insurance						
Starting Balance					310.00	
04/02/2021	Pinnacol Assurance	Charge		101.00	209.00	Dividend from period of 11/01/2018 thru 11/01/2019 Policy # 4094676
Net Change					-101.00	
			0.00	101.00	209.00	
7010 - Association Dues - Reserves Revenue						
Starting Balance					-74.94	
Net Change					0.00	
			0.00	0.00	-74.94	

General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
7012 - Reserve Revenue #2						
Starting Balance					-2,400.00	
04/30/2021		JE		300.00	-2,700.00	April Reserve Revenue
Net Change					-300.00	
			0.00	300.00	-2,700.00	
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					-5.31	
04/30/2021		JE		0.09	-5.40	Interest Earned
04/30/2021		JE		0.78	-6.18	Interest Earned
Net Change					-0.87	
			0.00	0.87	-6.18	
Total			57,669.49	57,669.49	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: 04/30/2021

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	04/02/2021	4300	Late Fees & Penalty Revenue	0.44	0.44	0.00	0.00	0.00
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435 - Unit Bldg B Unit C - Garrett, Craig								
Garrett, Craig	04/01/2021	4000	Association Dues - Operating Revenue	541.60	541.60	0.00	0.00	0.00
Total				542.04	542.04	0.00	0.00	0.00

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: 04/30/2021

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	466.04
Bldg A Unit 304	Modlin, Igor	Current	0.68
Bldg A Unit 305	Normax LLC	Current	2,822.29
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 501	Normax LLC	Current	3,729.07
Bldg A Unit 505	Covotsos, Thomas A.	Current	352.67
Bldg B Unit A	Schroeder, Donald	Current	0.68
Bldg B Unit D	Miller, Robert Terry	Current	541.60
			9,462.27
Total			9,462.27

Aged Payables Summary

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

As of: 04/30/2021

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						
Garrett, Craig & Cynthia	541.60	0.00	541.60	0.00	0.00	0.00
Summit Yacht Club	424.90	0.00	424.90	0.00	0.00	0.00
Comfort Systems USA Design Mechanical Inc.	1,389.64	0.00	1,389.64	0.00	0.00	0.00
Schurr, Karleigh	352.67	0.00	352.67	0.00	0.00	0.00
Xcel Energy	916.08	916.08	0.00	0.00	0.00	0.00
Tiger Natural Gas, Inc.	1,281.59	0.00	1,281.59	0.00	0.00	0.00
	4,906.48	916.08	3,990.40	0.00	0.00	0.00
Total	4,906.48	916.08	3,990.40	0.00	0.00	0.00

Reconciliation Report

Alpine Bank

Account Name	Lakeview Checking
Account Number	3350000590
Ending Statement Date	04/30/2021

Summary

Bank Statement Starting Balance on 03/31/2021	7,776.33
Cleared Deposits and other Increases	11,646.67
Cleared Checks and other Decreases	10,280.17
Cleared ACH Batches and Reversals	1,755.00
Cleared Balance	7,387.83

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 (4 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
Total		3,101.01

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 (2 Items)

Receipt #C3E9-BC60 - Robert Terry Miller	04/29/2021	535.88
Receipt #87CE-1B10 - Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	04/30/2021	541.60
Total		1,077.48

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
--------------	--	-------------

Cleared Transactions

Cleared Deposits and other Increases (14 Items)

Deposit #Automatic ACH Deposit	04/01/2021	1,083.20
Deposit #Automatic ACH Deposit	04/02/2021	2,090.84
Deposit #Automatic ACH Deposit	04/05/2021	541.60
Deposit #Automatic ACH Deposit	04/05/2021	1,624.80
Deposit #22	04/05/2021	642.60
Deposit #Automatic ACH Deposit	04/06/2021	541.60
Deposit #Automatic ACH Deposit	04/07/2021	1,549.24
Deposit #Automatic ACH Deposit	04/08/2021	541.60
Deposit #Automatic ACH Deposit	04/12/2021	541.60
Deposit #23	04/19/2021	121.55
Deposit #Automatic ACH Deposit	04/27/2021	894.27
Deposit #Automatic ACH Deposit	04/29/2021	466.04
Deposit #Automatic ACH Deposit	04/30/2021	1,007.64
Journal Entry - Interest Earned	04/30/2021	0.09

Total **11,646.67**

Cleared Checks and other Decreases (10 Items)

Check #3000000026 - Summit Yacht Club	03/26/2021	336.12
Check #3000000027 - Bernie Romero	04/05/2021	1,050.00
Check #3000000028 - Comfort Systems USA Design Mechanical Inc.	04/19/2021	1,158.00
Check #3000000029 - Comfort Systems USA Design Mechanical Inc.	04/23/2021	821.59
Payment Ref Bank ACH - Xcel Energy	04/22/2021	959.81
Payment Ref Bank ACH - Tiger Natural Gas, Inc.	04/26/2021	1,377.50
Payment Ref Bank ACH - Comcast	04/15/2021	1,911.32
Payment Ref Bank ACH - Xcel Energy	04/23/2021	499.99
Payment Ref Bank ACH - CenturyLink	04/16/2021	50.12
Payment Ref Bank ACH - Town of Dillon	04/27/2021	2,115.72

Total **10,280.17**

Cleared ACH Batches and Reversals (1 Item)

ACH Batch - 1 payment	04/26/2021	1,755.00
-----------------------	------------	----------

Total **1,755.00**

Cash Accounts

1000: Operating Checking Account	7,688.05
Less Unreconciled Deposits	-2,323.75
Less Unreconciled Receipts Deposited after Reconciliation Period	-1,077.48
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	3,101.01
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 **7,387.83**

Bank Statement Balance on 04/30/2021	7,387.83
--------------------------------------	----------

In Balance

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

Date 4/30/21 Page 1
 Primary Account @XXXXXXXXX@000590
 Enclosures 6

Make every day Earth Day! Help local environmental
 causes with the ENVIRONMENT Loyalty Debit Card.
 With every transaction we gift 10 cents on your behalf.

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

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

Account Name: LAKEVIEW CONDO ASSOCIATION INC
 OPERATING ACCOUNT

You can bank from home, work or the hills with Alpine Bank! Take advantage
 of our wide array of banking services by using Alpine Online and
 AlpineMobile. They're secure, easy to use and always available on any
 internet-connected device with any Alpine account. Access estatements, view
 account balances, transfer funds, make payments and much more. For more
 information, go to www.alpinebank.com or visit any Alpine Bank.

ALPINE HIGH YIELD CHECKING		Number of Enclosures	6
Account Number	@XXXXXXXXX@000590	Statement Dates	4/01/21 thru 5/02/21
Previous Balance	7,776.33	Days In The Statement Period	32
13 + Deposits	11,646.58	Average Ledger Bal.	12,274.09
11 - Checks/Charges	12,035.17	Average Collected Bal.	12,274.09
Service Charge	.00	Interest Earned	.09
Interest Paid	.09	Annual Percentage Yield Earned	0.01%
Current Balance	7,387.83	2021 Interest Paid	.67

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

Date	Description	Amount
4/01	Settlement Vacasa Associati CCD 000010873913386	1,083.20
4/02	Settlement Vacasa Associati CCD 000010891096682	2,090.84
4/05	Settlement Vacasa Associati CCD 000010912294342	541.60
4/05	Settlement Vacasa Associati CCD 000010928477910	1,624.80
4/05	Deposit	642.60
4/06	Settlement Vacasa Associati CCD 000010938548662	541.60
4/07	Settlement Vacasa Associati CCD 000010955205926	1,549.24
4/08	Settlement Vacasa Associati CCD 000010967065262	541.60

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

Date 4/30/21 Page 2
 Primary Account @XXXXXXXX@000590
 Enclosures 6

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
4/12	Settlement Vacasa Associati CCD 000010986138986	541.60
4/19	Deposit	121.55
4/27	Settlement Vacasa Associati CCD 000011108864050	894.27
4/29	Settlement Vacasa Associati CCD 000011129727078	466.04
4/30	Settlement Vacasa Associati CCD 000011140404706	1,007.64
5/02	Interest Paid	.09

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

Date	Description	Amount
4/15	700000350 COMCAST 8497505 PPD	1,911.32-
4/16	AUTO PAY CENTURYLINK CCD 14469832925	50.12-
4/22	XCELENERGY XCEL ENERGY-PSCO PPD	959.81-
4/23	XCELENERGY XCEL ENERGY-PSCO PPD	499.99-
4/26	UTILITY TIGER NATURAL CCD 0321347525	1,377.50-
4/26	Settlement Vacasa Associati CCD 000011102848262	1,755.00-
4/27	DEBITS TOWN OF DILLON	2,115.72-

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
4/06	3000000026	336.12	4/27	3000000028	1,158.00
4/12	3000000027	1,050.00	4/30	3000000029	821.59

* Denotes missing check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
4/01	8,859.53	4/05	13,759.37	4/07	15,514.09
4/02	10,950.37	4/06	13,964.85	4/08	16,055.69

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

Date 4/30/21 Page 3
Primary Account @XXXXXXXX@000590
Enclosures 6

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

ALPINE HIGH YIELD CHECKING @XXXXXXXX@000590 (Continued)

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
4/12	15,547.29	4/22	12,747.59	4/29	7,201.69
4/15	13,635.97	4/23	12,247.60	4/30	7,387.74
4/16	13,585.85	4/26	9,115.10	5/02	7,387.83
4/19	13,707.40	4/27	6,735.65		

Reconciliation Report

Alpine Bank

Account Name	Lakeview Reserve
Account Number	3350005924
Ending Statement Date	04/30/2021

Summary

Bank Statement Starting Balance on 03/31/2021	89,127.87
Cleared Deposits and other Increases	0.78
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	89,128.65

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

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

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
--------------	-------------

Cleared Transactions

Cleared Deposits and other Increases (1 Item)

Journal Entry - Interest Earned	04/30/2021	0.78
---------------------------------	------------	------

Total	0.78
--------------	-------------

Cleared Checks and other Decreases (0 Items)

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

Cleared ACH Batches and Reversals (0 Items)

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

Cash Accounts

1001: Reserve Account #1	89,128.65
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	89,128.65
Bank Statement Balance on 04/30/2021	89,128.65
	In Balance

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

Date 4/30/21 Page 1
Primary Account @XXXXXXXX@005924
Enclosures

Make every day Earth Day! Help local environmental
causes with the ENVIRONMENT Loyalty Debit Card.
With every transaction we gift 10 cents on your behalf.

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

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

Account Name: LAKEVIEW CONDO ASSOCIATION INC
RESERVE

You can bank from home, work or the hills with Alpine Bank! Take advantage
of our wide array of banking services by using Alpine Online and
AlpineMobile. They're secure, easy to use and always available on any
internet-connected device with any Alpine account. Access estatements, view
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	4/01/21 thru 5/02/21
Previous Balance	89,127.87	Days In The Statement Period	32
+ Deposits	.00	Average Ledger Bal.	89,127.87
- Checks/Charges	.00	Average Collected Bal.	89,127.87
Service Charge	.00	Interest Earned	.78
Interest Paid	.78	Annual Percentage Yield Earned	0.01%
Current Balance	89,128.65	2021 Interest Paid	2.98

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

Date	Description	Amount
5/02	Interest Paid	.78

Daily Balance Information			
Date	Balance	Date	Balance
4/01	89,127.87	5/02	89,128.65