



Lakeview Condominium Association, Inc.
Financial Packet
January 31, 2022

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Lakeview Condominium Association, Inc.

Financial Highlights

January 31, 2022

Balance Sheet

Due to/from Reserve/Operating	Reserve dues net reserve projects transfer amount.			\$22,870.06	
Other Recievable	Starting trial balance at 9/30/20.			\$373.53	
Prepaid Insurance	Kinser Insurance Umbrella Policy (October '21 - September '22) - \$36.16/mo.			\$289.36	
	Pinnacol Insurance - (August 2021 - August 2022) - \$58.25/mo.			\$349.50	\$2,400.04
	Farmer's Habitational Insurance - (October 21' - March 22') - \$880.58			\$1,761.18	
Prepaid Assessments	Prepaid homeowner dues for future dues.			\$14,160.03	

Income Statement

		MTD Actual	MTD Budget	MTD Variance	
Trash Utility Expense	No January Invoice	\$0.00	\$458.34	\$458.34	
Natural Gas/Propane Expense	January Invoice	\$1,722.20	\$2,640.00	\$917.80	
Repairs & Maintenance Labor Expense	Monthly Maintenance, Shower Head Plumbing - includes Reimbursement by Homeowner	\$1,050.00	\$2,083.33	\$1,033.33	
Building Maintenance	Tile for Shower, Paint Unit #301 - Reimbursed by Homeowner	-\$622.79	\$58.33	\$681.12	
Snow Removal Expense	Hilco January Invoice	\$288.75	\$766.67	\$477.92	

Summary Notes

Overall Financial Position:

MTD Operating Surplus = \$1,524.40 (Favorable to budget by \$2,913.90)

YTD Operating Surplus = \$1,933.42 (Favorable to budget by \$2,827.87)

Other:

Assessments Receivable are \$781.29 which are < 10% of annual assessments of \$18,449.

Recommendation is to have 3 months operating dues in the operating account ~ \$38K based on your annual budget. Current balance is \$28K.

Operating expense categories with the largest YTD unfavorable variance include: Water Utility, Other Professional Fees Expense, Building Maintenance, & R&M Labor Expense

Reserve expenses are \$9,400 YTD.

LVCA - Balance Sheet

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

As of: 01/31/2022

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
1000	Operating Checking Account	28,291.83
1001	Reserve Account #1	79,735.18
Total Cash		108,027.01
ASSESSMENTS RECEIVABLE		
1101	Operating Assessments Receivable	781.29
Total ASSESSMENTS RECEIVABLE		781.29
INTERCOMPANY		
1114	Due From Operating Fund	-20,870.05
1115	Due From Reserve Fund	20,870.05
Total INTERCOMPANY		0.00
1145	Other Receivable	-373.53
1201	Prepaid Insurance	2,400.04
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		152,475.81
LIABILITIES & CAPITAL		
Liabilities		
2000	Accounts Payable	4,159.64
2300	Prepaid Assessments	14,160.03
Total Liabilities		18,319.67
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		4,537.76
Calculated Prior Years Retained Earnings		2,639.80
Total Capital		134,156.14
TOTAL LIABILITIES & CAPITAL		152,475.81

LVCA - Annual Budget - Comparative

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

Period Basis: Calendar

As of: Jan 2022

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	12,874.64	12,874.70	-0.06	77,247.80	77,248.22	-0.42	154,496.42
4200	Other Revenue	103.06	129.17	-26.11	611.69	775.02	-163.33	1,550.00
4300	Late Fees & Penalty Revenue	0.00	0.00	0.00	0.14	0.00	0.14	0.00
8010	Interest Income	0.60	0.00	0.60	1.24	0.00	1.24	0.00
Total Operating Income		12,978.30	13,003.87	-25.57	77,860.87	78,023.24	-162.37	156,046.42
Expense								
5000 UTILITIES EXPENSE								
5001	Cable TV Expense	1,865.93	1,880.00	14.07	11,117.54	11,280.00	162.46	22,560.00
5003	Electricity Utility Expense	1,773.69	1,662.00	-111.69	8,460.78	10,306.33	1,845.55	18,700.00
5004	Trash Utility Expense	0.00	458.33	458.33	1,621.76	2,750.02	1,128.26	5,500.00
5005	Water Utility Expense	2,061.02	1,850.00	-211.02	12,565.58	10,137.49	-2,428.09	25,600.00
5006	Telephone Expense	49.83	47.92	-1.91	299.85	287.52	-12.33	575.00
5007	Natural Gas/Propane Expense	1,722.20	2,640.00	917.80	6,392.96	7,350.00	957.04	13,000.00
Total UTILITIES EXPENSE		7,472.67	8,538.25	1,065.58	40,458.47	42,111.36	1,652.89	85,935.00
5100 REPAIRS AND MAINTENANCE EXPENSE								
5101	Repairs & Maintenance Labor Expense	1,050.00	2,083.33	1,033.33	12,654.11	12,500.02	-154.09	25,000.00
5102	Repairs & Maintenance Supplies Expense	0.00	0.00	0.00	-158.50	0.00	158.50	0.00
5111	Building Maintenance	-622.79	58.33	681.12	518.21	350.02	-168.19	700.00
Total REPAIRS AND MAINTENANCE EXPENSE		427.21	2,141.66	1,714.45	13,013.82	12,850.04	-163.78	25,700.00
5200 SERVICES								
5202	Snow Removal Expense	288.75	766.67	477.92	288.75	2,300.01	2,011.26	4,600.00

LVCA - Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total SERVICES	288.75	766.67	477.92	288.75	2,300.01	2,011.26	4,600.00
5300	PROFESSIONAL EXPENSE							
5301	Accounting Expense	375.00	0.00	-375.00	375.00	3,550.00	3,175.00	3,550.00
5302	Legal Expense	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00
5303	Other Professional Fees Expense	0.00	0.00	0.00	1,950.00	0.00	-1,950.00	0.00
5308	Website	0.00	0.00	0.00	28.68	0.00	-28.68	0.00
	Total PROFESSIONAL EXPENSE	375.00	83.33	-291.67	2,353.68	4,050.02	1,696.34	4,550.00
5400	OFFICE EXPENSE							
5404	Postage & Delivery Expense	0.00	0.00	0.00	312.85	0.00	-312.85	150.00
	Total OFFICE EXPENSE	0.00	0.00	0.00	312.85	0.00	-312.85	150.00
5500	ADMINISTRATION EXPENSE							
5504	Property Management Fee Expense	1,915.28	1,915.29	0.01	11,491.68	11,491.74	0.06	22,983.42
5510	Insurance Expense	974.99	895.67	-79.32	4,979.76	5,374.02	394.26	10,748.00
5513	Taxes, Licenses, Registration Expense	0.00	0.00	0.00	143.88	200.00	56.12	200.00
	Total ADMINISTRATION EXPENSE	2,890.27	2,810.96	-79.31	16,615.32	17,065.76	450.44	33,931.42
5600	POOL/HOT TUB EXPENSE							
5602	Pool/Hot Tub Maintenance Expense	0.00	25.00	25.00	2,132.62	150.00	-1,982.62	300.00
	Total POOL/HOT TUB EXPENSE	0.00	25.00	25.00	2,132.62	150.00	-1,982.62	300.00
5700	SUPPLIES EXPENSE							
5704	Landscaping/Grounds Supplies Expense	0.00	0.00	0.00	751.94	225.50	-526.44	550.00
	Total SUPPLIES EXPENSE	0.00	0.00	0.00	751.94	225.50	-526.44	550.00
7005	Workers Comp Insurance	0.00	27.50	27.50	0.00	165.00	165.00	330.00
	Total Operating Expense	11,453.90	14,393.37	2,939.47	75,927.45	78,917.69	2,990.24	156,046.42
	Total Operating Income	12,978.30	13,003.87	-25.57	77,860.87	78,023.24	-162.37	156,046.42
	Total Operating Expense	11,453.90	14,393.37	2,939.47	75,927.45	78,917.69	2,990.24	156,046.42
	NOI - Net Operating Income	1,524.40	-1,389.50	2,913.90	1,933.42	-894.45	2,827.87	0.00

LVCA - Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income								
7010	Association Dues - Reserves Revenue	1,166.67	1,166.67	0.00	7,000.02	7,000.02	0.00	14,000.00
7012	Reserve Revenue #2	833.33	833.33	0.00	5,000.02	5,000.02	0.00	10,000.00
7700	Reserve Interest Income	0.67	0.00	0.67	4.30	0.00	4.30	0.00
Total Other Income		2,000.67	2,000.00	0.67	12,004.34	12,000.04	4.30	24,000.00
Other Expense								
7100	RESERVE REPAIRS AND MAINTENANCE EXPENSE							
7104	Reserve Siding/Exterior Expense	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00
7113	Reserve Building maintenance	0.00	0.00	0.00	9,400.00	0.00	-9,400.00	0.00
Total RESERVE REPAIRS AND MAINTENANCE EXPENSE		0.00	0.00	0.00	9,400.00	30,000.00	20,600.00	30,000.00
Total Other Expense		0.00	0.00	0.00	9,400.00	30,000.00	20,600.00	30,000.00
Net Other Income		2,000.67	2,000.00	0.67	2,604.34	-17,999.96	20,604.30	-6,000.00
Total Income		14,978.97	15,003.87	-24.90	89,865.21	90,023.28	-158.07	180,046.42
Total Expense		11,453.90	14,393.37	2,939.47	85,327.45	108,917.69	23,590.24	186,046.42
Net Income		3,525.07	610.50	2,914.57	4,537.76	-18,894.41	23,432.17	-6,000.00

LVCA - 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: 01/01/2022 to 01/31/2022

Accounting Basis: Accrual

Show Reversed Transactions: Yes

GL Account Map: None - use master chart of accounts

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1000 - Operating Checking Account							
Starting Balance						12,159.91	
01/01/2022	Kelly O'Connell	eCheck receipt	A207-65A0	550.36		12,710.27	Shower Tile Unit #301
01/01/2022	Steve Hartsock	eCheck receipt	A50E-6F20	639.61		13,349.88	January 2022 - Monthly Dues
01/01/2022	Donald Schroeder	eCheck receipt	B85C-3030	639.61		13,989.49	January 2022 - Monthly Dues
01/01/2022	Igor Modlin	eCheck receipt	5089-9FA0	639.61		14,629.10	January 2022 - Monthly Dues
01/01/2022	The L&PD Living Trust	eCheck receipt	86FB-C230	639.61		15,268.71	January 2022 - Monthly Dues
01/02/2022	Mike McAlpine	eCheck receipt	6892-72F0	639.61		15,908.32	January 2022 - Monthly Dues
01/02/2022	Greg Wible	eCheck receipt	9316-0C50	416.49		16,324.81	January 2022 - Monthly Dues
01/03/2022	Donald Schroeder	eCheck receipt	05E5-F520	639.61		16,964.42	January 2022 - Monthly Dues
01/04/2022	Allison Huck	eCheck receipt	54CF-8AA0	550.36		17,514.78	January 2022 - Monthly Dues
01/05/2022	Scott James Doolittle	eCheck receipt	0EC5-C2F0	639.61		18,154.39	January 2022 - Monthly Dues
01/05/2022	Kevin Stefanik	eCheck receipt	5CB2-B5D0	639.61		18,794.00	January 2022 - Monthly Dues
01/06/2022	Corrie Kristina Woloshan	eCheck receipt	B9DB-78A0	639.61		19,433.61	January 2022 - Monthly Dues
01/06/2022	Paul Desrosiers	eCheck receipt	BA5D-2580	466.04		19,899.65	January 2022 - Monthly Dues
01/06/2022	Ivete M. Liliensteins	eCheck receipt	CA1D-E110	639.00		20,538.65	Online Payment
01/07/2022	Clark Cole LLC	eCheck receipt	5427-C690	639.61		21,178.26	January 2022 - Monthly Dues
01/07/2022	Normax LLC	Receipt	2125	550.36		21,728.62	Monthly Dues
01/07/2022	Normax LLC	Receipt	2125	6,053.96		27,782.58	Prepaid Association Dues - Operating Revenue
01/07/2022	Normax LLC	Receipt	2125	416.49		28,199.07	Monthly Dues
01/07/2022	Normax LLC	Receipt	2125	4,581.39		32,780.46	Prepaid Association Dues - Operating Revenue
01/07/2022	Heatmeister	Bill Pay Check	3000000077		125.00	32,655.46	#503 Zone Valve Assessment
01/07/2022	Bernie Romero	Bill Pay Check	3000000076		1,050.00	31,605.46	Bernie Romero - Current Month Maintenance
01/07/2022	Vacasa Community Association Management	eCheck	9347-D9E4		158.50	31,446.96	11/16 Bath Faucet for Lakeview #301
01/08/2022	Paul Desrosiers	Receipt	10268	84.32		31,531.28	Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
01/09/2022	Carolyn Hime	eCheck receipt	3ECC-01D0	639.61		32,170.89	January 2022 - Monthly Dues
01/12/2022	Corrie Kristina Woloshan	Bill Pay Check	3000000078		143.88	32,027.01	HOA Website Renewal
01/14/2022	Comcast	Payment	Bank ACH		1,865.93	30,161.08	Service 01/01 thru 01/31 Cable
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90	158.50		30,319.58	Return of Tub Faucet for LVCA 301 Repairs
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90		8.66	30,310.92	USPS PO 0709900142
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90		35.47	30,275.45	Paint for LVCA #301
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90		143.86	30,131.59	Tile for LVCA #301
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90		4.34	30,127.25	LKVW Master Key for New Employee
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90		443.46	29,683.79	Tile for LVCA #301 Shower
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90		41.68	29,642.11	Contractor Lock Box
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90		1,915.28	27,726.83	Property Management Fee Expense for 01/2022
01/17/2022	CSC ServiceWorks	Receipt	13992821	103.06		27,829.89	Commission 10/04 thru 11/01
01/20/2022	Premier Plumbing & Heating Summit, LLC	Bill Pay Check	3000000079		195.00	27,634.89	Shower Head Plumbing
01/21/2022	Tiger Natural Gas, Inc.	Payment	Bank ACH		1,297.30	26,337.59	12/01/21 thru 12/31/21 Gas
01/21/2022	Xcel Energy	Payment	Bank ACH		1,304.40	25,033.19	December Electric Expense 11/23 thru 12/28 Service
01/21/2022	Xcel Energy	Payment	Bank ACH		351.76	24,681.43	Service 11/29 thru 12/29 Electric Expense
01/21/2022	CenturyLink	Payment	Bank ACH		49.83	24,631.60	12/28 thru 01/27 Service
01/24/2022	Thomas A. Covotsos	eCheck receipt	64C8-3EC0	416.49		25,048.09	Online Payment
01/25/2022	Kenneth David Martin	eCheck receipt	B1FA-AD80	639.61		25,687.70	January 2022 - Monthly Dues
01/26/2022	Kevin Keegan	eCheck receipt	4F8C-06E0	550.36		26,238.06	January 2022 - Monthly Dues
01/26/2022	Kevin Keegan	eCheck receipt	4F8C-06E0	550.36		26,788.42	Online Payment
01/26/2022	Kelly O'Connell	eCheck receipt	DDFB-4540	195.00		26,983.42	Shower Tile Unit #301
01/26/2022	Kelly O'Connell	eCheck receipt	0EDE-0F90	704.64		27,688.06	Shower Tile Unit #301
01/26/2022	Kelly O'Connell	eCheck receipt	0EDE-0F90	550.36		28,238.42	January 2022 - Monthly Dues
01/26/2022	Kelly O'Connell	eCheck receipt	0EDE-0F90	36.50		28,274.92	Shower Head Plumbing
01/26/2022	Kelly O'Connell	eCheck receipt	0EDE-0F90	158.50		28,433.42	Bath faucet
01/28/2022	Town of Dillon	Payment	Bank ACH		2,061.02	26,372.40	January Water/Sewer Bill

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
01/28/2022	Vacasa Community Association Management	eCheck	3276-8212		90.00	26,282.40	Completed on 1/13/22
01/29/2022	Robert Terry Miller	CC receipt	1164-7750	639.61		26,922.01	Online Payment
01/31/2022	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt	6725-DDC0	639.61		27,561.62	Online Payment
01/31/2022	Thomas J Brennan Jr	eCheck receipt	EF48-36D0	639.61		28,201.23	Online Payment
01/31/2022	Kelly O'Connell	eCheck receipt	1A56-5EF0	90.00		28,291.23	Shower Head Plumbing
01/31/2022		JE	31408	0.60		28,291.83	Interest Earned
Net Change						16,131.92	
				27,417.29	11,285.37	28,291.83	

1001 - Reserve Account #1

Starting Balance						79,734.51	
01/31/2022		JE	31407	0.67		79,735.18	Interest Earned
Net Change						0.67	
				0.67	0.00	79,735.18	

1101 - Operating Assessments Receivable

Starting Balance						1,608.50	
01/01/2022	Allison Huck	Charge		550.36		2,158.86	January 2022 - Monthly Dues
01/01/2022	Steve Hartsock	Charge		639.61		2,798.47	January 2022 - Monthly Dues
01/01/2022	Kevin Keegan	Charge		550.36		3,348.83	January 2022 - Monthly Dues
01/01/2022	Clark Cole LLC	Charge		639.61		3,988.44	January 2022 - Monthly Dues
01/01/2022	Kelly O'Connell	Charge		550.36		4,538.80	January 2022 - Monthly Dues
01/01/2022	Carolyn Hime	Charge		639.61		5,178.41	January 2022 - Monthly Dues
01/01/2022	George Bruce Mitchell Jr	Charge		639.61		5,818.02	January 2022 - Monthly Dues
01/01/2022	George Bruce Mitchell Jr	Receipt			639.61	5,178.41	
01/01/2022	Igor Modlin	Charge		639.61		5,818.02	January 2022 - Monthly Dues
01/01/2022	Normax LLC	Charge		416.49		6,234.51	January 2022 - Monthly Dues
01/01/2022	Paul Desrosiers	Charge		550.36		6,784.87	January 2022 - Monthly Dues
01/01/2022	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge		639.61		7,424.48	January 2022 - Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
01/01/2022	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Receipt			639.61	6,784.87	
01/01/2022	Thomas J Brennan Jr	Charge		639.61		7,424.48	January 2022 - Monthly Dues
01/01/2022	Thomas J Brennan Jr	Receipt			639.61	6,784.87	
01/01/2022	Normax LLC	Charge		550.36		7,335.23	January 2022 - Monthly Dues
01/01/2022	Corrie Kristina Woloshan	Charge		639.61		7,974.84	January 2022 - Monthly Dues
01/01/2022	Kevin Stefanik	Charge		639.61		8,614.45	January 2022 - Monthly Dues
01/01/2022	Scott James Doolittle	Charge		639.61		9,254.06	January 2022 - Monthly Dues
01/01/2022	Thomas A. Covotsos	Charge		416.49		9,670.55	January 2022 - Monthly Dues
01/01/2022	Thomas A. Covotsos	Receipt			416.49	9,254.06	
01/01/2022	Donald Schroeder	Charge		639.61		9,893.67	January 2022 - Monthly Dues
01/01/2022	Donald Schroeder	Charge		639.61		10,533.28	January 2022 - Monthly Dues
01/01/2022	Ivete M. Liliensteins	Charge		639.61		11,172.89	January 2022 - Monthly Dues
01/01/2022	Ivete M. Liliensteins	Receipt			637.38	10,535.51	
01/01/2022	Ivete M. Liliensteins	Receipt			2.23	10,533.28	
01/01/2022	Robert Terry Miller	Charge		639.61		11,172.89	January 2022 - Monthly Dues
01/01/2022	Robert Terry Miller	Receipt			639.61	10,533.28	
01/01/2022	Kenneth David Martin	Charge		639.61		11,172.89	January 2022 - Monthly Dues
01/01/2022	Mike McAlpine	Charge		639.61		11,812.50	January 2022 - Monthly Dues
01/01/2022	Greg Wible	Charge		416.49		12,228.99	January 2022 - Monthly Dues
01/01/2022	The L&PD Living Trust	Charge		639.61		12,868.60	January 2022 - Monthly Dues
01/01/2022	Kelly O'Connell	eCheck receipt	A207-65A0		550.36	12,318.24	Shower Tile Unit #301
01/01/2022	Steve Hartsock	eCheck receipt	A50E-6F20		639.61	11,678.63	January 2022 - Monthly Dues
01/01/2022	Donald Schroeder	eCheck receipt	B85C-3030		639.61	11,039.02	January 2022 - Monthly Dues
01/01/2022	Igor Modlin	eCheck receipt	5089-9FA0		639.61	10,399.41	January 2022 - Monthly Dues
01/01/2022	The L&PD Living Trust	eCheck receipt	86FB-C230		639.61	9,759.80	January 2022 - Monthly Dues
01/02/2022	Mike McAlpine	eCheck receipt	6892-72F0		639.61	9,120.19	January 2022 - Monthly Dues
01/02/2022	Greg Wible	eCheck receipt	9316-0C50		416.49	8,703.70	January 2022 - Monthly Dues
01/03/2022	Donald Schroeder	eCheck receipt	05E5-F520		639.61	8,064.09	January 2022 - Monthly Dues
01/04/2022	Allison Huck	eCheck receipt	54CF-8AA0		550.36	7,513.73	January 2022 - Monthly Dues
01/04/2022	Kelly O'Connell	Charge		195.00		7,708.73	Shower Head Plumbing
01/05/2022	Scott James Doolittle	eCheck receipt	0EC5-C2F0		639.61	7,069.12	January 2022 - Monthly Dues
01/05/2022	Kevin Stefanik	eCheck receipt	5CB2-B5D0		639.61	6,429.51	January 2022 - Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
01/06/2022	Corrie Kristina Woloshan	eCheck receipt	B9DB-78A0		639.61	5,789.90	January 2022 - Monthly Dues
01/06/2022	Paul Desrosiers	eCheck receipt	BA5D-2580		466.04	5,323.86	January 2022 - Monthly Dues
01/07/2022	Clark Cole LLC	eCheck receipt	5427-C690		639.61	4,684.25	January 2022 - Monthly Dues
01/07/2022	Normax LLC	Receipt	2125		550.36	4,133.89	Monthly Dues
01/07/2022	Normax LLC	Receipt	2125		416.49	3,717.40	Monthly Dues
01/08/2022	Paul Desrosiers	Receipt	10268		84.32	3,633.08	Monthly Dues
01/09/2022	Carolyn Hime	eCheck receipt	3ECC-01D0		639.61	2,993.47	January 2022 - Monthly Dues
01/12/2022	Kelly O'Connell	Charge		443.46		3,436.93	Tile for Shower
01/13/2022	Kelly O'Connell	Charge		35.47		3,472.40	Paint
01/13/2022	Kelly O'Connell	Charge		143.86		3,616.26	Tile
01/17/2022	CSC ServiceWorks	Charge	13992821	103.06		3,719.32	Commission 10/04 thru 11/01
01/17/2022	CSC ServiceWorks	Receipt	13992821		103.06	3,616.26	Commission 10/04 thru 11/01
01/25/2022	Kenneth David Martin	eCheck receipt	B1FA-AD80		639.61	2,976.65	January 2022 - Monthly Dues
01/26/2022	Kevin Keegan	eCheck receipt	4F8C-06E0		550.36	2,426.29	January 2022 - Monthly Dues
01/26/2022	Kelly O'Connell	eCheck receipt	DDFB-4540		195.00	2,231.29	Shower Tile Unit #301
01/26/2022	Kelly O'Connell	eCheck receipt	0EDE-0F90		704.64	1,526.65	Shower Tile Unit #301
01/26/2022	Kelly O'Connell	eCheck receipt	0EDE-0F90		550.36	976.29	January 2022 - Monthly Dues
01/26/2022	Kelly O'Connell	eCheck receipt	0EDE-0F90		36.50	939.79	Shower Head Plumbing
01/26/2022	Kelly O'Connell	eCheck receipt	0EDE-0F90		158.50	781.29	Bath faucet
01/27/2022	Kelly O'Connell	Charge		90.00		871.29	
01/31/2022	Kelly O'Connell	eCheck receipt	1A56-5EF0		90.00	781.29	Shower Head Plumbing
Net Change						-827.21	
				15,885.49	16,712.70	781.29	

1114 - Due From Operating Fund

Starting Balance						-16,870.03	
01/28/2022		JE	31041		4,000.02	-20,870.05	Reserve Assessments November and December 2021
Net Change						-4,000.02	
				0.00	4,000.02	-20,870.05	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1115 - Due From Reserve Fund							
Starting Balance						16,870.03	
01/28/2022		JE	31041	4,000.02		20,870.05	Reserve Assessments November and December 2021
Net Change						4,000.02	
				4,000.02	0.00	20,870.05	
1145 - Other Receivable							
Starting Balance						-373.53	
Net Change						0.00	
				0.00	0.00	-373.53	
1201 - Prepaid Insurance							
Starting Balance						3,375.03	
01/31/2022		JE	32367		36.16	3,338.87	Recognize January Umbrella Insurance
01/31/2022		JE	32368		58.25	3,280.62	Recognize January Pinnacol Insurance
01/31/2022		JE	32369		880.58	2,400.04	Recognize January Habitational Insurance Installment
Net Change						-974.99	
				0.00	974.99	2,400.04	
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						-3,899.81	
01/01/2022	Comcast	Bill	8497505700000350		1,865.93	-5,765.74	Service 01/01 thru 01/31 Cable

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
01/01/2022	Bernie Romero	Bill			1,050.00	-6,815.74	Bernie Romero - Current Month Maintenance
01/01/2022	CenturyLink	Bill	970-468-6625		49.83	-6,865.57	12/28 thru 01/27 Service
01/01/2022	Town of Dillon	Bill	1.0812.000.01 - Auto Debit		2,061.02	-8,926.59	January Water/Sewer Bill
01/04/2022	Premier Plumbing & Heating Summit, LLC	Bill	9099		195.00	-9,121.59	Shower Head Plumbing
01/05/2022	Hilco Maintenance Co.	Bill	039722		288.75	-9,410.34	December Snow Removal
01/07/2022	Heatmeister	Bill Pay Check	3000000077	125.00		-9,285.34	#503 Zone Valve Assessment
01/07/2022	Bernie Romero	Bill Pay Check	3000000076	1,050.00		-8,235.34	Bernie Romero - Current Month Maintenance
01/07/2022	Vacasa Community Association Management	eCheck	9347-D9E4	158.50		-8,076.84	11/16 Bath Faucet for Lakeview #301
01/11/2022	Stuhr & Associates, LLC	Bill	Lakeview Condominium Assoc.		375.00	-8,451.84	2021 Taxes
01/12/2022	Corrie Kristina Woloshan	Bill Pay Check	3000000078	143.88		-8,307.96	HOA Website Renewal
01/14/2022	Vacasa Community Association Management	Bill			1,915.28	-10,223.24	Property Management Fee Expense for 01/2022
01/14/2022	Comcast	Payment	Bank ACH	1,865.93		-8,357.31	Service 01/01 thru 01/31 Cable
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90		158.50	-8,515.81	Return of Tub Faucet for LVCA 301 Repairs
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90	8.66		-8,507.15	USPS PO 0709900142
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90	35.47		-8,471.68	Paint for LVCA #301
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90	143.86		-8,327.82	Tile for LVCA #301
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90	4.34		-8,323.48	LKVW Master Key for New Employee
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90	443.46		-7,880.02	Tile for LVCA #301 Shower
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90	41.68		-7,838.34	Contractor Lock Box
01/14/2022	Vacasa Community Association Management	eCheck	11D9-2C90	1,915.28		-5,923.06	Property Management Fee Expense for 01/2022
01/20/2022	Premier Plumbing & Heating Summit, LLC	Bill Pay Check	3000000079	195.00		-5,728.06	Shower Head Plumbing
01/21/2022	Tiger Natural Gas, Inc.	Payment	Bank ACH	1,297.30		-4,430.76	12/01/21 thru 12/31/21 Gas
01/21/2022	Xcel Energy	Payment	Bank ACH	1,304.40		-3,126.36	December Electric Expense 11/23 thru 12/28 Service

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
01/21/2022	Xcel Energy	Payment	Bank ACH	351.76		-2,774.60	Service 11/29 thru 12/29 Electric Expense
01/21/2022	CenturyLink	Payment	Bank ACH	49.83		-2,724.77	12/28 thru 01/27 Service
01/27/2022	Vacasa Community Association Management	Bill			90.00	-2,814.77	Completed on 1/13/22
01/28/2022	Town of Dillon	Payment	Bank ACH	2,061.02		-753.75	January Water/Sewer Bill
01/28/2022	Vacasa Community Association Management	eCheck	3276-8212	90.00		-663.75	Completed on 1/13/22
01/31/2022	Xcel Energy	Bill	765753113		1,154.70	-1,818.45	January Electric Expense 12/28 thru 01/27 Service
01/31/2022	Xcel Energy	Bill	767489316		618.99	-2,437.44	Service 12/29 thru 01/31 Electric Expense
01/31/2022	Tiger Natural Gas, Inc.	Bill	0122388900		1,722.20	-4,159.64	01/01/22 thru 01/31/22 Gas
Net Change						-259.83	
				11,285.37	11,545.20	-4,159.64	

2300 - Prepaid Assessments

Starting Balance						-3,614.54	
01/01/2022	George Bruce Mitchell Jr	Receipt		639.61		-2,974.93	
01/01/2022	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Receipt		639.61		-2,335.32	
01/01/2022	Thomas J Brennan Jr	Receipt		639.61		-1,695.71	
01/01/2022	Thomas A. Covotsos	Receipt		416.49		-1,279.22	
01/01/2022	Ivete M. Liliensteins	Receipt		637.38		-641.84	
01/01/2022	Ivete M. Liliensteins	Receipt		2.23		-639.61	
01/01/2022	Robert Terry Miller	Receipt		639.61		0.00	
01/06/2022	Ivete M. Liliensteins	eCheck receipt	CA1D-E110		639.00	-639.00	Online Payment
01/07/2022	Normax LLC	Receipt	2125		6,053.96	-6,692.96	Prepaid Association Dues - Operating Revenue
01/07/2022	Normax LLC	Receipt	2125		4,581.39	-11,274.35	Prepaid Association Dues - Operating Revenue
01/24/2022	Thomas A. Covotsos	eCheck receipt	64C8-3EC0		416.49	-11,690.84	Online Payment
01/26/2022	Kevin Keegan	eCheck receipt	4F8C-06E0		550.36	-12,241.20	Online Payment
01/29/2022	Robert Terry Miller	CC receipt	1164-7750		639.61	-12,880.81	Online Payment
01/31/2022	Lake Dillon Foundation for Performing Arts, DBA Lake	eCheck receipt	6725-DDC0		639.61	-13,520.42	Online Payment

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
	Dillon Theatre Company, A Colorado Nonprofit CorporationPO						
01/31/2022	Thomas J Brennan Jr	eCheck receipt	EF48-36D0		639.61	-14,160.03	Online Payment
Net Change						-10,545.49	
				3,614.54	14,160.03	-14,160.03	
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						-64,373.16	
01/01/2022	Allison Huck	Charge			550.36	-64,923.52	January 2022 - Monthly Dues
01/01/2022	Steve Hartsock	Charge			639.61	-65,563.13	January 2022 - Monthly Dues
01/01/2022	Kevin Keegan	Charge			550.36	-66,113.49	January 2022 - Monthly Dues
01/01/2022	Clark Cole LLC	Charge			639.61	-66,753.10	January 2022 - Monthly Dues
01/01/2022	Kelly O'Connell	Charge			550.36	-67,303.46	January 2022 - Monthly Dues
01/01/2022	Carolyn Hime	Charge			639.61	-67,943.07	January 2022 - Monthly Dues
01/01/2022	George Bruce Mitchell Jr	Charge			639.61	-68,582.68	January 2022 - Monthly Dues
01/01/2022	Igor Modlin	Charge			639.61	-69,222.29	January 2022 - Monthly Dues
01/01/2022	Normax LLC	Charge			416.49	-69,638.78	January 2022 - Monthly Dues
01/01/2022	Paul Desrosiers	Charge			550.36	-70,189.14	January 2022 - Monthly Dues
01/01/2022	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge			639.61	-70,828.75	January 2022 - Monthly Dues
01/01/2022	Thomas J Brennan Jr	Charge			639.61	-71,468.36	January 2022 - Monthly Dues
01/01/2022	Normax LLC	Charge			550.36	-72,018.72	January 2022 - Monthly Dues
01/01/2022	Corrie Kristina Woloshan	Charge			639.61	-72,658.33	January 2022 - Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
01/01/2022	Kevin Stefanik	Charge			639.61	-73,297.94	January 2022 - Monthly Dues
01/01/2022	Scott James Doolittle	Charge			639.61	-73,937.55	January 2022 - Monthly Dues
01/01/2022	Thomas A. Covotsos	Charge			416.49	-74,354.04	January 2022 - Monthly Dues
01/01/2022	Donald Schroeder	Charge			639.61	-74,993.65	January 2022 - Monthly Dues
01/01/2022	Donald Schroeder	Charge			639.61	-75,633.26	January 2022 - Monthly Dues
01/01/2022	Ivete M. Liliensteins	Charge			639.61	-76,272.87	January 2022 - Monthly Dues
01/01/2022	Robert Terry Miller	Charge			639.61	-76,912.48	January 2022 - Monthly Dues
01/01/2022	Kenneth David Martin	Charge			639.61	-77,552.09	January 2022 - Monthly Dues
01/01/2022	Mike McAlpine	Charge			639.61	-78,191.70	January 2022 - Monthly Dues
01/01/2022	Greg Wible	Charge			416.49	-78,608.19	January 2022 - Monthly Dues
01/01/2022	The L&PD Living Trust	Charge			639.61	-79,247.80	January 2022 - Monthly Dues
01/31/2022		JE	32365	1,166.67		-78,081.13	January Reserve Revenue
01/31/2022		JE	32366	833.33		-77,247.80	January Reserve Revenue
Net Change						-12,874.64	
				2,000.00	14,874.64	-77,247.80	

4200 - Other Revenue

Starting Balance						-508.63	
01/17/2022	CSC ServiceWorks	Charge	13992821		103.06	-611.69	Commission 10/04 thru 11/01
Net Change						-103.06	
				0.00	103.06	-611.69	

4300 - Late Fees & Penalty Revenue

Starting Balance						-0.14	
Net Change						0.00	
				0.00	0.00	-0.14	

5001 - Cable TV Expense

Starting Balance						9,251.61	
01/01/2022	Comcast	Bill	8497505700000350	1,865.93		11,117.54	Service 01/01 thru 01/31 Cable
Net Change						1,865.93	
				1,865.93	0.00	11,117.54	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5003 - Electricity Utility Expense							
Starting Balance						6,687.09	
01/31/2022	Xcel Energy	Bill	765753113	1,154.70		7,841.79	January Electric Expense 12/28 thru 01/27 Service
01/31/2022	Xcel Energy	Bill	767489316	618.99		8,460.78	Service 12/29 thru 01/31 Electric Expense
Net Change						1,773.69	
				1,773.69	0.00	8,460.78	
5004 - Trash Utility Expense							
Starting Balance						1,621.76	
Net Change						0.00	
				0.00	0.00	1,621.76	
5005 - Water Utility Expense							
Starting Balance						10,504.56	
01/01/2022	Town of Dillon	Bill	1.0812.000.01 - Auto Debit	2,061.02		12,565.58	January Water/Sewer Bill
Net Change						2,061.02	
				2,061.02	0.00	12,565.58	
5006 - Telephone Expense							
Starting Balance						250.02	
01/01/2022	CenturyLink	Bill	970-468-6625	49.83		299.85	12/28 thru 01/27 Service
Net Change						49.83	
				49.83	0.00	299.85	
5007 - Natural Gas/Propane Expense							
Starting Balance						4,670.76	
01/31/2022	Tiger Natural Gas, Inc.	Bill	0122388900	1,722.20		6,392.96	01/01/22 thru 01/31/22 Gas
Net Change						1,722.20	
				1,722.20	0.00	6,392.96	
5101 - Repairs & Maintenance Labor Expense							
Starting Balance						11,604.11	
01/01/2022	Bernie Romero	Bill		1,050.00		12,654.11	Bernie Romero - Current Month

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							Maintenance
01/04/2022	Premier Plumbing & Heating Summit, LLC	Bill	9099	195.00		12,849.11	Shower Head Plumbing
01/04/2022	Kelly O'Connell	Charge			195.00	12,654.11	Shower Head Plumbing
01/27/2022	Vacasa Community Association Management	Bill		90.00		12,744.11	Completed on 1/13/22
01/27/2022	Kelly O'Connell	Charge			90.00	12,654.11	
Net Change						1,050.00	
				1,335.00	285.00	12,654.11	

5102 - Repairs & Maintenance Supplies Expense

Starting Balance						-158.50	
Net Change						0.00	
				0.00	0.00	-158.50	

5111 - Building Maintenance

Starting Balance						1,141.00	
01/12/2022	Kelly O'Connell	Charge			443.46	697.54	Tile for Shower
01/13/2022	Kelly O'Connell	Charge			35.47	662.07	Paint
01/13/2022	Kelly O'Connell	Charge			143.86	518.21	Tile
Net Change						-622.79	
				0.00	622.79	518.21	

5202 - Snow Removal Expense

Starting Balance						0.00	
01/05/2022	Hilco Maintenance Co.	Bill	039722	288.75		288.75	December Snow Removal
Net Change						288.75	
				288.75	0.00	288.75	

5303 - Other Professional Fees Expense

Starting Balance						1,950.00	
Net Change						0.00	
				0.00	0.00	1,950.00	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5308 - Website							
Starting Balance						28.68	
Net Change						0.00	
				0.00	0.00	28.68	
5404 - Postage & Delivery Expense							
Starting Balance						312.85	
Net Change						0.00	
				0.00	0.00	312.85	
5504 - Property Management Fee Expense							
Starting Balance						9,576.40	
01/14/2022	Vacasa Community Association Management	Bill		1,915.28		11,491.68	Property Management Fee Expense for 01/2022
Net Change						1,915.28	
				1,915.28	0.00	11,491.68	
5510 - Insurance Expense							
Starting Balance						4,004.77	
01/31/2022		JE	32367	36.16		4,040.93	Recognize January Umbrella Insurance
01/31/2022		JE	32368	58.25		4,099.18	Recognize January Pinnacol Insurance
01/31/2022		JE	32369	880.58		4,979.76	Recognize January Habitational Insurance Installment
Net Change						974.99	
				974.99	0.00	4,979.76	
5513 - Taxes, Licenses, Registration Expense							
Starting Balance						143.88	
01/11/2022	Stuhr & Associates, LLC	Bill	Lakeview Condominium Assoc.	375.00		518.88	2021 Taxes
Net Change						375.00	
				375.00	0.00	518.88	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5602 - Pool/Hot Tub Maintenance Expense							
Starting Balance						2,132.62	
Net Change						0.00	
				0.00	0.00	2,132.62	
5704 - Landscaping/Grounds Supplies Expense							
Starting Balance						751.94	
Net Change						0.00	
				0.00	0.00	751.94	
7010 - Association Dues - Reserves Revenue							
Starting Balance						-5,833.35	
01/31/2022		JE	32365		1,166.67	-7,000.02	January Reserve Revenue
Net Change						-1,166.67	
				0.00	1,166.67	-7,000.02	
7012 - Reserve Revenue #2							
Starting Balance						-4,166.69	
01/31/2022		JE	32366		833.33	-5,000.02	January Reserve Revenue
Net Change						-833.33	
				0.00	833.33	-5,000.02	
7113 - Reserve Building maintenance							
Starting Balance						9,400.00	
Net Change						0.00	
				0.00	0.00	9,400.00	
7700 - Reserve Interest Income							
Starting Balance						-3.63	
01/31/2022		JE	31407		0.67	-4.30	Interest Earned
Net Change						-0.67	
				0.00	0.67	-4.30	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description	
8010 - Interest Income								
Starting Balance						-0.64		
01/31/2022		JE	31408		0.60	-1.24	Interest Earned	
Net Change						-0.60		
				0.00	0.60	-1.24		
Total				76,565.07	76,565.07	2,639.80		

LVCA - 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: 01/31/2022

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 301 - O'Connell, Kelly								
O'Connell, Kelly	01/04/2022	5101	Repairs & Maintenance Labor Expense	68.50	68.50	0.00	0.00	0.00
O'Connell, Kelly	01/12/2022	5111	Building Maintenance	443.46	443.46	0.00	0.00	0.00
O'Connell, Kelly	01/13/2022	5111	Building Maintenance	35.47	35.47	0.00	0.00	0.00
O'Connell, Kelly	01/13/2022	5111	Building Maintenance	143.86	143.86	0.00	0.00	0.00
O'Connell, Kelly	01/27/2022	5101	Repairs & Maintenance Labor Expense	90.00	90.00	0.00	0.00	0.00
				781.29	781.29	0.00	0.00	0.00
Total				781.29	781.29	0.00	0.00	0.00

LVCA - Homeowner Prepayment Balance

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

Homeowners: All

Homeowner Status: Current and Notice

Prepayment Account: 2300: Prepaid Assessments

As of: 01/31/2022

Unit	Homeowner	Status	Amount
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435			
Bldg A Unit 201	Keegan, Kevin	Current	550.36
Bldg A Unit 305	Normax LLC	Current	4,581.39
Bldg A Unit 403	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Current	639.61
Bldg A Unit 404	Brennan Jr, Thomas J	Current	639.61
Bldg A Unit 501	Normax LLC	Current	6,053.96
Bldg A Unit 505	Covotsos, Thomas A.	Current	416.49
Bldg B Unit C	Liliensteins, Ivete M.	Current	639.00
Bldg B Unit D	Miller, Robert Terry	Current	639.61
			14,160.03
Total			14,160.03

LVCA - Aged Payables Summary

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

As of: 01/31/2022

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						
Stuhr & Associates, LLC	375.00	375.00	0.00	0.00	0.00	0.00
Xcel Energy	1,773.69	1,773.69	0.00	0.00	0.00	0.00
Hilco Maintenance Co.	288.75	0.00	288.75	0.00	0.00	0.00
Tiger Natural Gas, Inc.	1,722.20	1,722.20	0.00	0.00	0.00	0.00
	4,159.64	3,870.89	288.75	0.00	0.00	0.00
Total	4,159.64	3,870.89	288.75	0.00	0.00	0.00

Reconciliation Report

Alpine Bank

Account Name	Lakeview Checking
Account Number	3350000590
Ending Statement Date	01/31/2022

Summary

Bank Statement Starting Balance on 12/31/2021	18,368.23
Cleared Deposits and other Increases	27,168.79
Cleared Checks and other Decreases	15,794.01
Cleared ACH Batches and Reversals	2,682.75
Cleared Balance	27,060.26

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

Total		0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total		0.00
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Unreconciled Receipts Deposited after Reconciliation Period (4 Items)

Receipt #1164-7750 - Robert Terry Miller	01/29/2022	639.61
Receipt #6725-DDC0 - Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	01/31/2022	639.61
Receipt #EF48-36D0 - Thomas J Brennan Jr	01/31/2022	639.61
Receipt #1A56-5EF0 - Kelly O'Connell	01/31/2022	90.00
Total		2,008.83

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 (15 Items)

Deposit #Automatic ACH Deposit	01/03/2022	1,279.22
Deposit #Automatic ACH Deposit	01/03/2022	4,164.90
Deposit #Automatic ACH Deposit	01/04/2022	639.61
Deposit #48	01/04/2022	639.61
Deposit #Automatic ACH Deposit	01/05/2022	550.36
Deposit #Automatic ACH Deposit	01/06/2022	1,279.22
Deposit #Automatic ACH Deposit	01/07/2022	1,744.65
Deposit #49	01/08/2022	11,686.52
Deposit #Automatic ACH Deposit	01/10/2022	639.61
Deposit #Automatic ACH Deposit	01/11/2022	639.61
Deposit #Automatic ACH Deposit	01/25/2022	416.49
Deposit #50	01/25/2022	103.06
Deposit #Automatic ACH Deposit	01/26/2022	639.61
Deposit #Automatic ACH Deposit	01/27/2022	2,745.72
Journal Entry - Interest Earned	01/31/2022	0.60

Total **27,168.79**

Cleared Checks and other Decreases (16 Items)

Check #3000000065 - Summit Yacht Club	11/26/2021	815.92
Check #3000000070 - All Summit Always Professional, LLC	12/10/2021	100.00
Check #3000000073 - Dr, Plumber/ Lennox Generl and Mechanical	12/27/2021	1,030.00
Check #3000000072 - Premier Plumbing & Heating Summit, LLC	12/27/2021	810.00
Check #3000000074 - Comfort Systems USA Design Mechanical Inc.	12/29/2021	693.97
Check #3000000075 - JM Drywall	12/30/2021	3,900.00
Check #3000000077 - Heatmeister	01/07/2022	125.00
Check #3000000076 - Bernie Romero	01/07/2022	1,050.00
Check #3000000078 - Corrie Kristina Woloshan	01/12/2022	143.88
Payment Ref Bank ACH - Comcast	01/14/2022	1,865.93
Check #3000000079 - Premier Plumbing & Heating Summit, LLC	01/20/2022	195.00
Payment Ref Bank ACH - Tiger Natural Gas, Inc.	01/21/2022	1,297.30
Payment Ref Bank ACH - Xcel Energy	01/21/2022	1,304.40
Payment Ref Bank ACH - Xcel Energy	01/21/2022	351.76
Payment Ref Bank ACH - CenturyLink	01/21/2022	49.83
Payment Ref Bank ACH - Town of Dillon	01/28/2022	2,061.02

Total **15,794.01**

Cleared ACH Batches and Reversals (3 Items)

ACH Batch - 1 payment	01/10/2022	158.50
ACH Batch - 1 payment	01/18/2022	2,434.25
ACH Batch - 1 payment	01/31/2022	90.00

Total **2,682.75****Cash Accounts**

1000: Operating Checking Account	28,291.83
Less Unreconciled Deposits	-2,323.75
Less Unreconciled Receipts Deposited after Reconciliation Period	-2,008.83
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	27,060.26
Bank Statement Balance on 01/31/2022	27,060.26
	In Balance

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 Date 1/31/22 Page 1
 Primary Account XXXXXXXXXXXX0590
 Enclosures 13

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

Thanks for being an Alpine Bank customer. However you
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 Holidays - and peace, health and prosperity in 2022!

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

Account Name: LAKEVIEW CONDO ASSOCIATION INC

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 statements, 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	13
Account Number	XXXXXXXXXXXX0590	Statement Dates	1/01/22 thru 1/31/22
Previous Balance	18,368.23	Days In The Statement Period	31
14 + Deposits	27,168.19	Average Ledger Bal.	27,485.29
19 - Checks/Charges	18,476.76	Average Collected Bal.	27,485.29
Service Charge	.00	Interest Earned	.60
Interest Paid	.60	Annual Percentage Yield Earned	0.03%
Current Balance	27,060.26	2022 Interest Paid	.60

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

Date	Description	Amount
1/03	Settlement Vacasa Associati CCD 000013376909097	1,279.22
1/03	Settlement Vacasa Associati CCD 000013397628673	4,164.90
1/04	Settlement Vacasa Associati CCD 000013411408305	639.61
1/04	Deposit	639.61
1/05	Settlement Vacasa Associati CCD 000013432962577	550.36
1/06	Settlement Vacasa Associati CCD 000013448941009	1,279.22
1/07	Settlement Vacasa Associati CCD 000013462157789	1,744.65
1/10	Settlement Vacasa Associati CCD 000013472394093	639.61
1/10	Deposit	11,686.52

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Date 1/31/22 Page 2
 Primary Account XXXXXXXXXXXX0590
 Enclosures 13

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ALPINE HIGH YIELD CHECKING XXXXXXXXXXXX0590 (Continued)

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

Date	Description	Amount
1/11	Settlement Vacasa Associati CCD 000013489285229	639.61
1/25	Settlement Vacasa Associati CCD 000013595916125	416.49
1/25	Deposit	103.06
1/26	Settlement Vacasa Associati CCD 000013603281497	639.61
1/27	Settlement Vacasa Associati CCD 000013614682349	2,745.72
1/31	Interest Paid	.60

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

Date	Description	Amount
1/10	Settlement Vacasa Associati CCD 000013482473405	158.50-
1/18	AUTO PAY CENTURYLINK CCD 14526913078	49.83-
1/18	700000350 COMCAST 8497505 PPD	1,865.93-
1/18	Settlement Vacasa Associati CCD 000013537384981	2,434.25-
1/24	XCELENERGY XCEL ENERGY-PSCO PPD	1,304.40-
1/25	DEBITS TOWN OF DILLON	2,061.02-
1/26	XCELENERGY XCEL ENERGY-PSCO PPD	351.76-
1/27	UTILITY TIGER NATURAL CCD 1221385885	1,297.30-
1/31	Settlement Vacasa Associati CCD 000013638788245	90.00-

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
1/10	3000000065	815.92	1/06	3000000073	1,030.00
1/12	3000000070*	100.00	1/04	3000000074	693.97
1/07	3000000072*	810.00	1/05	3000000075	3,900.00

* Denotes missing check numbers

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Date 1/31/22 Page 3
 Primary Account XXXXXXXXXXXXX0590
 Enclosures 13

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ALPINE HIGH YIELD CHECKING XXXXXXXXXXXXX0590 (Continued)

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
1/18	3000000076	1,050.00	1/24	3000000078	143.88
1/18	3000000077	125.00	1/25	3000000079	195.00

* Denotes missing check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
1/01	18,368.23	1/07	22,231.83	1/24	27,149.86
1/03	23,812.35	1/10	33,583.54	1/25	25,413.39
1/04	24,397.60	1/11	34,223.15	1/26	25,701.24
1/05	21,047.96	1/12	34,123.15	1/27	27,149.66
1/06	21,297.18	1/18	28,598.14	1/31	27,060.26

Reconciliation Report

Alpine Bank

Account Name	Lakeview Reserve
Account Number	3350005924
Ending Statement Date	01/31/2022

Summary

Bank Statement Starting Balance on 12/31/2021	79,734.51
Cleared Deposits and other Increases	0.67
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	79,735.18

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	01/31/2022	0.67
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Total **0.67**

Cleared Checks and other Decreases (0 Items)

Total **0.00**

Cleared ACH Batches and Reversals (0 Items)

Total **0.00**

Total	0.00
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Cash Accounts

1001: Reserve Account #1	79,735.18
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Less Unreconciled Deposits	0.00
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Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
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Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
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Less Pending Online Receipts Which Have Not Been Deposited	0.00
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Plus Unreconciled Checks	0.00
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Plus Unreconciled ACH Batches and Reversals	0.00
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Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
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Plus Unreconciled Checks Voided after Reconciliation Period	0.00
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Adjusted Cash Balance	79,735.18
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Bank Statement Balance on 01/31/2022	79,735.18
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In Balance	
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 Date 1/31/22 Page 1
 Primary Account XXXXXXXXXXXXX5924
 Enclosures

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

Account Name: LAKEVIEW CONDO ASSOCIATION INC

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ALPINE MONEY FUND		Number of Enclosures	0
Account Number	XXXXXXXXXXXX5924	Statement Dates	1/01/22 thru 1/31/22
Previous Balance	79,734.51	Days In The Statement Period	31
+ Deposits	.00	Average Ledger Bal.	79,734.51
- Checks/Charges	.00	Average Collected Bal.	79,734.51
Service Charge	.00	Interest Earned	.67
Interest Paid	.67	Annual Percentage Yield Earned	0.01%
Current Balance	79,735.18	2022 Interest Paid	.67

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

Date	Description	Amount
1/31	Interest Paid	.67

Daily Balance Information			
Date	Balance	Date	Balance
1/01	79,734.51	1/31	79,735.18