



Lakeview Condominium Association, Inc.
Financial Packet
October 31, 2021

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Lakeview Condominium Association, Inc.
Financial Highlights
October 31, 2021

Balance Sheet

Due to/from Reserve/Operating	Reserve dues net reserve projects transfer amount.	\$16,870.03
Other Recievable	Starting trial balance at 9/30/20.	\$373.53
Prepaid Insurance	Kinser Insurance Umbrella Policy (October '21 - September '22) - \$36.16/mo.	\$397.84
	Pinnacol Insurance - (August 2021 - August 2022) - \$58.25/mo.	\$524.25
	Farmer's Habitational Insurance - (October 21' - March 22') - \$880.58	\$4,402.92
Prepaid Assessments	Prepaid homeowner dues for future dues.	\$5,332.05

\$5,325.01

Income Statement

		MTD Actual	MTD Budget	MTD Variance
Electricity Utility Expense		\$1,117.83	\$1,520.00	\$402.17
Trash Utility Expense	No October Invoice Received	\$0.00	\$458.34	\$458.34
Water Utility Expense	October Invoice	\$2,097.21	\$1,544.17	-\$553.04
Repairs & Maintenance Labor Expense	Maintenance Contract/Monthly Maintenance Charges	\$2,710.00	\$2,083.34	-\$626.66
Other Professional Fees Expense	Reserve Study Installment	\$975.00	\$0.00	-\$975.00

Summary Notes

Overall Financial Position:

MTD Operating Surplus = \$241.32 (Unfavorable to budget by -\$1,046.15.)

YTD Operating Surplus= \$1,838.93 (Favorable to budget by \$1,115.51)

Other:

Assessments Receivable are \$0 which are < 10% of annual assessments of \$15,449.64.

Recommendation is to have 3 months operating dues in the operating account ~ \$38K based on your annual budget. Current balance is \$2K.

Operating expense categories with the largest YTD unfavorable variance include: Water Utility, Other Professional Fees 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: 10/31/2021

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	1,932.71
1001	Reserve Account #1	89,133.10
Total Cash		91,065.81
INTERCOMPANY		
1114	Due From Operating Fund	-16,870.03
1115	Due From Reserve Fund	16,870.03
Total INTERCOMPANY		0.00
1145	Other Receivable	-373.53
1201	Prepaid Insurance	5,325.01
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		137,658.29
LIABILITIES & CAPITAL		
Liabilities		
2000	Accounts Payable	4,266.68
2300	Prepaid Assessments	5,332.05
Total Liabilities		9,598.73
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		-1,558.82
Calculated Prior Years Retained Earnings		2,639.80
Total Capital		128,059.56
TOTAL LIABILITIES & CAPITAL		137,658.29

LVCA - Annual Budget - Comparative

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

Period Basis: Calendar

As of: Oct 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	12,874.63	12,874.71	-0.08	38,623.89	38,624.12	-0.23	154,496.42
4200	Other Revenue	91.29	129.17	-37.88	271.32	387.51	-116.19	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	0.19	0.00	0.19	0.43	0.00	0.43	0.00
Total Operating Income		12,966.11	13,003.88	-37.77	38,895.78	39,011.63	-115.85	156,046.42
Expense								
5000 UTILITIES EXPENSE								
5001	Cable TV Expense	1,851.51	1,880.00	28.49	5,519.75	5,640.00	120.25	22,560.00
5003	Electricity Utility Expense	1,117.83	1,520.00	402.17	3,782.53	4,586.00	803.47	18,700.00
5004	Trash Utility Expense	0.00	458.34	458.34	805.84	1,375.02	569.18	5,500.00
5005	Water Utility Expense	2,097.21	1,544.17	-553.04	6,556.94	4,632.49	-1,924.45	25,600.00
5006	Telephone Expense	50.12	47.92	-2.20	150.36	143.76	-6.60	575.00
5007	Natural Gas/Propane Expense	1,015.85	1,150.00	134.15	2,267.07	2,670.00	402.93	13,000.00
Total UTILITIES EXPENSE		6,132.52	6,600.43	467.91	19,082.49	19,047.27	-35.22	85,935.00
5100 REPAIRS AND MAINTENANCE EXPENSE								
5101	Repairs & Maintenance Labor Expense	2,710.00	2,083.34	-626.66	5,208.46	6,250.02	1,041.56	25,000.00
5111	Building Maintenance	0.00	58.34	58.34	420.00	175.02	-244.98	700.00
Total REPAIRS AND MAINTENANCE EXPENSE		2,710.00	2,141.68	-568.32	5,628.46	6,425.04	796.58	25,700.00
5200 SERVICES								
5202	Snow Removal Expense	0.00	0.00	0.00	0.00	0.00	0.00	4,600.00
Total SERVICES		0.00	0.00	0.00	0.00	0.00	0.00	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
5300	PROFESSIONAL EXPENSE							
5301	Accounting Expense	0.00	0.00	0.00	0.00	3,550.00	3,550.00	3,550.00
5302	Legal Expense	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
5303	Other Professional Fees Expense	975.00	0.00	-975.00	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	975.00	83.34	-891.66	1,978.68	3,800.02	1,821.34	4,550.00
5400	OFFICE EXPENSE							
5404	Postage & Delivery Expense	0.00	0.00	0.00	304.19	0.00	-304.19	150.00
	Total OFFICE EXPENSE	0.00	0.00	0.00	304.19	0.00	-304.19	150.00
5500	ADMINISTRATION EXPENSE							
5504	Property Management Fee Expense	1,915.28	1,915.29	0.01	5,745.84	5,745.87	0.03	22,983.42
5510	Insurance Expense	991.99	895.67	-96.32	2,044.29	2,687.01	642.72	10,748.00
5513	Taxes, Licenses, Registration Expense	0.00	0.00	0.00	0.00	200.00	200.00	200.00
	Total ADMINISTRATION EXPENSE	2,907.27	2,810.96	-96.31	7,790.13	8,632.88	842.75	33,931.42
5600	POOL/HOT TUB EXPENSE							
5602	Pool/Hot Tub Maintenance Expense	0.00	25.00	25.00	2,132.62	75.00	-2,057.62	300.00
	Total POOL/HOT TUB EXPENSE	0.00	25.00	25.00	2,132.62	75.00	-2,057.62	300.00
5700	SUPPLIES EXPENSE							
5704	Landscaping/Grounds Supplies Expense	0.00	27.50	27.50	140.28	225.50	85.22	550.00
	Total SUPPLIES EXPENSE	0.00	27.50	27.50	140.28	225.50	85.22	550.00
7005	Workers Comp Insurance	0.00	27.50	27.50	0.00	82.50	82.50	330.00
	Total Operating Expense	12,724.79	11,716.41	-1,008.38	37,056.85	38,288.21	1,231.36	156,046.42
	Total Operating Income	12,966.11	13,003.88	-37.77	38,895.78	39,011.63	-115.85	156,046.42
	Total Operating Expense	12,724.79	11,716.41	-1,008.38	37,056.85	38,288.21	1,231.36	156,046.42
	NOI - Net Operating Income	241.32	1,287.47	-1,046.15	1,838.93	723.42	1,115.51	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	3,500.01	3,500.01	0.00	14,000.00
7012	Reserve Revenue #2	833.34	833.34	0.00	2,500.02	2,500.02	0.00	10,000.00
7700	Reserve Interest Income	0.76	0.00	0.76	2.22	0.00	2.22	0.00
Total Other Income		2,000.77	2,000.01	0.76	6,002.25	6,000.03	2.22	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		2,000.77	2,000.01	0.76	-3,397.75	-23,999.97	20,602.22	-6,000.00
Total Income		14,966.88	15,003.89	-37.01	44,898.03	45,011.66	-113.63	180,046.42
Total Expense		12,724.79	11,716.41	-1,008.38	46,456.85	68,288.21	21,831.36	186,046.42
Net Income		2,242.09	3,287.48	-1,045.39	-1,558.82	-23,276.55	21,717.73	-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: 10/01/2021 to 10/31/2021

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						14,467.30	
10/01/2021	Kelly O'Connell	eCheck receipt	5C62-4330	550.36		15,017.66	October 2021 - Monthly Dues
10/01/2021	Steve Hartsock	eCheck receipt	60B7-C3B0	639.61		15,657.27	October 2021 - Monthly Dues
10/01/2021	Donald Schroeder	eCheck receipt	773C-30F0	639.61		16,296.88	October 2021 - Monthly Dues
10/01/2021	Igor Modlin	eCheck receipt	1CF6-CBA0	639.61		16,936.49	October 2021 - Monthly Dues
10/01/2021	The L&PD Living Trust	eCheck receipt	582F-B050	639.61		17,576.10	October 2021 - Monthly Dues
10/01/2021	Greg Wible	eCheck receipt	E328-FED0	416.49		17,992.59	October 2021 - Monthly Dues
10/02/2021	Mike McAlpine	eCheck receipt	977D-9B90	639.61		18,632.20	October 2021 - Monthly Dues
10/03/2021	Donald Schroeder	eCheck receipt	B9D6-2B90	639.61		19,271.81	October 2021 - Monthly Dues
10/04/2021	Kevin Stefanik	eCheck receipt	9FA4-D140	639.61		19,911.42	October 2021 - Monthly Dues
10/04/2021	Allison Huck	eCheck receipt	BFAB-C500	550.36		20,461.78	October 2021 - Monthly Dues
10/04/2021	Farmers Insurance	Bill Pay Check	3000000053		5,283.50	15,178.28	Insurance Installment
10/04/2021	Bernie Romero	Bill Pay Check	3000000054		1,050.00	14,128.28	Bernie Romero - Current Month Maintenance
10/04/2021	Corrie Kristina Woloshan	Bill Pay Check	3000000052		28.68	14,099.60	Reimbursement Internet
10/05/2021	Scott James Doolittle	eCheck receipt	07CA-9680	639.61		14,739.21	October 2021 - Monthly Dues
10/05/2021	George Bruce Mitchell Jr	Receipt	9699	639.61		15,378.82	Monthly Dues
10/05/2021	Robert Terry Miller	Receipt	1364	737.62		16,116.44	Prepaid Association Dues - Operating Revenue
10/06/2021	Corrie Kristina Woloshan	eCheck receipt	5090-1990	639.61		16,756.05	October 2021 - Monthly Dues
10/06/2021	Paul Desrosiers	eCheck receipt	510C-BFF0	466.04		17,222.09	October 2021 - Monthly Dues
10/06/2021	Black Bear Services	Bill Pay Check	3000000055		9,400.00	7,822.09	50% Pymnt Bollard Replacement Hall Door Replacement
10/07/2021	Clark Cole LLC	eCheck receipt	15F6-53B0	639.61		8,461.70	October 2021 - Monthly Dues
10/08/2021	Paul Desrosiers	Receipt	10230	84.32		8,546.02	Monthly Dues
10/08/2021	The Hot Tub Company	Reversed Check	1		1,934.00	6,612.02	Hot Tub Repairs
10/08/2021	The Hot Tub Company	Reversed Check	1		198.62	6,413.40	Hot Tub Repairs

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/08/2021	The Hot Tub Company	Reverse Check	1	1,934.00		8,347.40	Hot Tub Repairs
10/08/2021	The Hot Tub Company	Reverse Check	1	198.62		8,546.02	Hot Tub Repairs
10/08/2021	Farmers Insurance	Bill Pay Check	3000000056		17.00	8,529.02	Habitational Insurance
10/08/2021	Philip Huck	Bill Pay Check	3000000058		502.00	8,027.02	Costco Camera/Lock Reimbursement
10/08/2021	Kinser Insurance	Bill Pay Check	3000000057		434.00	7,593.02	Umbrella Policy
10/08/2021	Ivete M. Liliensteins	Receipt	0100	194.61		7,787.63	Prepaid Association Dues - Operating Revenue
10/08/2021	Coeur du Lac Condominium Association	Payment	Bank transfer		0.40	7,787.23	Reimbursement for Incorrect Deposit
10/08/2021		JE	25816	0.40		7,787.63	Reimbursement for Incorrect Deposit
10/09/2021	Carolyn Hime	eCheck receipt	4362-C690	639.61		8,427.24	October 2021 - Monthly Dues
10/12/2021	The Hot Tub Company	Bill Pay Check	3000000059		1,934.00	6,493.24	Hot Tub Repairs
10/12/2021	The Hot Tub Company	Bill Pay Check	3000000059		198.62	6,294.62	Hot Tub Repairs
10/12/2021	Vacasa Community Association Management	eCheck	69EC-477C		50.00	6,244.62	Lakeview Towing (From 08/16)
10/14/2021	CSC ServiceWorks	Receipt	13906912	91.29		6,335.91	Commission 07/06/21 thru 08/03/21
10/22/2021	Xcel Energy	Payment	Bank ACH		1,025.50	5,310.41	September Electric Expense 08/25 thru 09/24 Service
10/22/2021	Xcel Energy	Payment	Bank ACH		293.55	5,016.86	Service 08/27 thru 09/28 Electric Expense
10/22/2021	CenturyLink	Payment	Bank ACH		50.12	4,966.74	09/28 thru 10/27 Service
10/22/2021	Tiger Natural Gas, Inc.	Payment	Bank ACH		662.57	4,304.17	09/01 thru 09/30 Gas
10/22/2021	Summit Yacht Club	Bill Pay Check	3000000060		360.18	3,943.99	Trash
10/22/2021	Vacasa Community Association Management	eCheck	BF1C-A4EC		1,915.28	2,028.71	Property Management Fee Expense for 10/2021
10/25/2021	Kenneth David Martin	eCheck receipt	825F-EA00	639.61		2,668.32	October 2021 - Monthly Dues
10/26/2021	Thomas A. Covotsos	eCheck receipt	552C-DD90	416.49		3,084.81	Online Payment
10/26/2021	Greg Wible	eCheck receipt	7AB5-1630	416.49		3,501.30	Online Payment
10/27/2021	Kevin Keegan	eCheck receipt	0F35-0C90	550.36		4,051.66	October 2021 - Monthly Dues
10/27/2021	Kevin Keegan	eCheck receipt	0F35-0C90	550.36		4,602.02	Online Payment
10/29/2021	Comcast	Payment	Bank ACH		1,851.51	2,750.51	Service 10/01 thru 10/31 Cable
10/29/2021	Town of Dillon	Payment	Bank ACH		2,097.21	653.30	October Water/Sewer Bill
10/30/2021	Thomas J Brennan Jr	eCheck receipt	4D88-A350	639.61		1,292.91	Online Payment
10/31/2021	Lake Dillon Foundation for Performing Arts, DBA Lake	eCheck receipt	1B04-DF50	639.61		1,932.52	Online Payment

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
	Dillon Theatre Company, A Colorado Nonprofit CorporationPO						
10/31/2021		JE	27043	0.19		1,932.71	Interest Earned
Net Change						-12,534.59	
				16,752.15	29,286.74	1,932.71	

1001 - Reserve Account #1

Starting Balance						89,132.34	
10/31/2021		JE	27040	0.76		89,133.10	Interest Earned
Net Change						0.76	
				0.76	0.00	89,133.10	

1101 - Operating Assessments Receivable

Starting Balance						0.00	
10/01/2021	Allison Huck	Charge		550.36		550.36	October 2021 - Monthly Dues
10/01/2021	Steve Hartsock	Charge		639.61		1,189.97	October 2021 - Monthly Dues
10/01/2021	Kevin Keegan	Charge		550.36		1,740.33	October 2021 - Monthly Dues
10/01/2021	Clark Cole LLC	Charge		639.61		2,379.94	October 2021 - Monthly Dues
10/01/2021	Kelly O'Connell	Charge		550.36		2,930.30	October 2021 - Monthly Dues
10/01/2021	Carolyn Hime	Charge		639.61		3,569.91	October 2021 - Monthly Dues
10/01/2021	George Bruce Mitchell Jr	Charge		639.61		4,209.52	October 2021 - Monthly Dues
10/01/2021	Igor Modlin	Charge		639.61		4,849.13	October 2021 - Monthly Dues
10/01/2021	Normax LLC	Charge		416.49		5,265.62	October 2021 - Monthly Dues
10/01/2021	Normax LLC	Receipt			416.49	4,849.13	
10/01/2021	Paul Desrosiers	Charge		550.36		5,399.49	October 2021 - Monthly Dues
10/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge		639.61		6,039.10	October 2021 - Monthly Dues
10/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Receipt			639.61	5,399.49	
10/01/2021	Thomas J Brennan Jr	Charge		639.61		6,039.10	October 2021 - Monthly Dues
10/01/2021	Thomas J Brennan Jr	Receipt			639.61	5,399.49	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/01/2021	Normax LLC	Charge		550.36		5,949.85	October 2021 - Monthly Dues
10/01/2021	Normax LLC	Receipt			550.36	5,399.49	
10/01/2021	Corrie Kristina Woloshan	Charge		639.61		6,039.10	October 2021 - Monthly Dues
10/01/2021	Kevin Stefanik	Charge		639.61		6,678.71	October 2021 - Monthly Dues
10/01/2021	Scott James Doolittle	Charge		639.61		7,318.32	October 2021 - Monthly Dues
10/01/2021	Thomas A. Covotsos	Charge		416.49		7,734.81	October 2021 - Monthly Dues
10/01/2021	Thomas A. Covotsos	Receipt			416.49	7,318.32	
10/01/2021	Donald Schroeder	Charge		639.61		7,957.93	October 2021 - Monthly Dues
10/01/2021	Donald Schroeder	Charge		639.61		8,597.54	October 2021 - Monthly Dues
10/01/2021	Ivete M. Liliensteins	Charge		639.61		9,237.15	October 2021 - Monthly Dues
10/01/2021	Ivete M. Liliensteins	Receipt			639.21	8,597.94	
10/01/2021	Ivete M. Liliensteins	Receipt			0.40	8,597.54	
10/01/2021	Robert Terry Miller	Charge		639.61		9,237.15	October 2021 - Monthly Dues
10/01/2021	Robert Terry Miller	Receipt			98.01	9,139.14	
10/01/2021	Robert Terry Miller	Receipt			541.60	8,597.54	
10/01/2021	Kenneth David Martin	Charge		639.61		9,237.15	October 2021 - Monthly Dues
10/01/2021	Mike McAlpine	Charge		639.61		9,876.76	October 2021 - Monthly Dues
10/01/2021	Greg Wible	Charge		416.49		10,293.25	October 2021 - Monthly Dues
10/01/2021	The L&PD Living Trust	Charge		639.61		10,932.86	October 2021 - Monthly Dues
10/01/2021	Kelly O'Connell	eCheck receipt	5C62-4330		550.36	10,382.50	October 2021 - Monthly Dues
10/01/2021	Steve Hartsock	eCheck receipt	60B7-C3B0		639.61	9,742.89	October 2021 - Monthly Dues
10/01/2021	Donald Schroeder	eCheck receipt	773C-30F0		639.61	9,103.28	October 2021 - Monthly Dues
10/01/2021	Igor Modlin	eCheck receipt	1CF6-CBA0		639.61	8,463.67	October 2021 - Monthly Dues
10/01/2021	The L&PD Living Trust	eCheck receipt	582F-B050		639.61	7,824.06	October 2021 - Monthly Dues
10/01/2021	Greg Wible	eCheck receipt	E328-FED0		416.49	7,407.57	October 2021 - Monthly Dues
10/02/2021	Mike McAlpine	eCheck receipt	977D-9B90		639.61	6,767.96	October 2021 - Monthly Dues
10/03/2021	Donald Schroeder	eCheck receipt	B9D6-2B90		639.61	6,128.35	October 2021 - Monthly Dues
10/04/2021	Kevin Stefanik	eCheck receipt	9FA4-D140		639.61	5,488.74	October 2021 - Monthly Dues
10/04/2021	Allison Huck	eCheck receipt	BFAB-C500		550.36	4,938.38	October 2021 - Monthly Dues
10/05/2021	Scott James Doolittle	eCheck receipt	07CA-9680		639.61	4,298.77	October 2021 - Monthly Dues
10/05/2021	George Bruce Mitchell Jr	Receipt	9699		639.61	3,659.16	Monthly Dues
10/06/2021	Corrie Kristina Woloshan	eCheck receipt	5090-1990		639.61	3,019.55	October 2021 - Monthly Dues
10/06/2021	Paul Desrosiers	eCheck receipt	510C-BFF0		466.04	2,553.51	October 2021 - Monthly Dues
10/07/2021	Clark Cole LLC	eCheck receipt	15F6-53B0		639.61	1,913.90	October 2021 - Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/08/2021	Paul Desrosiers	Receipt	10230		84.32	1,829.58	Monthly Dues
10/09/2021	Carolyn Hime	eCheck receipt	4362-C690		639.61	1,189.97	October 2021 - Monthly Dues
10/14/2021	CSC ServiceWorks	Charge	13906912	91.29		1,281.26	Commission 07/06/21 thru 08/03/21
10/14/2021	CSC ServiceWorks	Receipt	13906912		91.29	1,189.97	Commission 07/06/21 thru 08/03/21
10/25/2021	Kenneth David Martin	eCheck receipt	825F-EA00		639.61	550.36	October 2021 - Monthly Dues
10/27/2021	Kevin Keegan	eCheck receipt	0F35-0C90		550.36	0.00	October 2021 - Monthly Dues
Net Change						0.00	
				14,965.93	14,965.93	0.00	

1114 - Due From Operating Fund

Starting Balance						-14,870.02	
10/31/2021		JE	27802		2,000.01	-16,870.03	Reserve Assessments October
Net Change						-2,000.01	
				0.00	2,000.01	-16,870.03	

1115 - Due From Reserve Fund

Starting Balance						14,870.02	
10/31/2021		JE	27802	2,000.01		16,870.03	Reserve Assessments October
Net Change						2,000.01	
				2,000.01	0.00	16,870.03	

1145 - Other Receivable

Starting Balance						-373.53	
Net Change						0.00	
				0.00	0.00	-373.53	

1201 - Prepaid Insurance

Starting Balance						582.50	
10/01/2021	Kinser Insurance	Bill	PPP7475674 - Lakeview	434.00		1,016.50	Umbrella Policy
10/02/2021	Farmers Insurance	Bill	F006177072-001-00001	5,283.50		6,300.00	Insurance Installment
10/31/2021		JE	27808		58.25	6,241.75	Recognize October Pinnacol Insurance
10/31/2021		JE	27809		36.16	6,205.59	Recognize October Umbrella Insurance

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/31/2021		JE	27810		880.58	5,325.01	Recognize October Habitational Insurance Installment
Net Change						4,742.51	
				5,717.50	974.99	5,325.01	

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						-13,953.10	
10/01/2021	Bernie Romero	Bill			1,050.00	-15,003.10	Bernie Romero - Current Month Maintenance
10/01/2021	CenturyLink	Bill	970-468-6625		50.12	-15,053.22	09/28 thru 10/27 Service
10/01/2021	Farmers Insurance	Bill	045957252		17.00	-15,070.22	Habitational Insurance
10/01/2021	Kinser Insurance	Bill	PPP7475674 - Lakeview		434.00	-15,504.22	Umbrella Policy
10/01/2021	Comcast	Bill	8497505700000350		1,851.51	-17,355.73	Service 10/01 thru 10/31 Cable
10/01/2021	Town of Dillon	Bill	1.0812.000.01 - Auto Debit		2,097.21	-19,452.94	October Water/Sewer Bill
10/01/2021	Philip Huck	Bill	Costco Reimbursement		502.00	-19,954.94	Costco Camera/Lock Reimbursement
10/02/2021	Farmers Insurance	Bill	F006177072-001-00001		5,283.50	-25,238.44	Insurance Installment
10/04/2021	Farmers Insurance	Bill Pay Check	3000000053	5,283.50		-19,954.94	Insurance Installment
10/04/2021	Bernie Romero	Bill Pay Check	3000000054	1,050.00		-18,904.94	Bernie Romero - Current Month Maintenance
10/04/2021	Corrie Kristina Woloshan	Bill Pay Check	3000000052	28.68		-18,876.26	Reimbursement Internet
10/06/2021	Black Bear Services	Bill Pay Check	3000000055	9,400.00		-9,476.26	50% Pymnt Bollard Replacement Hall Door Replacement
10/08/2021	The Hot Tub Company	Reversed Check	1	1,934.00		-7,542.26	Hot Tub Repairs
10/08/2021	The Hot Tub Company	Reversed Check	1	198.62		-7,343.64	Hot Tub Repairs

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/08/2021	The Hot Tub Company	Reverse Check	1		1,934.00	-9,277.64	Hot Tub Repairs
10/08/2021	The Hot Tub Company	Reverse Check	1		198.62	-9,476.26	Hot Tub Repairs
10/08/2021	Farmers Insurance	Bill Pay Check	3000000056	17.00		-9,459.26	Habitational Insurance
10/08/2021	Philip Huck	Bill Pay Check	3000000058	502.00		-8,957.26	Costco Camera/Lock Reimbursement
10/08/2021	Kinser Insurance	Bill Pay Check	3000000057	434.00		-8,523.26	Umbrella Policy
10/08/2021	Coeur du Lac Condominium Association	Bill	Reimbursement for Incorrect Deposit		0.40	-8,523.66	Reimbursement for Incorrect Deposit
10/08/2021	Coeur du Lac Condominium Association	Payment	Bank transfer	0.40		-8,523.26	Reimbursement for Incorrect Deposit
10/11/2021	Comfort Systems USA Design Mechanical Inc.	Bill	81001039		1,158.00	-9,681.26	Maintenance Contract
10/12/2021	The Hot Tub Company	Bill Pay Check	3000000059	1,934.00		-7,747.26	Hot Tub Repairs
10/12/2021	The Hot Tub Company	Bill Pay Check	3000000059	198.62		-7,548.64	Hot Tub Repairs
10/12/2021	Vacasa Community Association Management	eCheck	69EC-477C	50.00		-7,498.64	Lakeview Towing (From 08/16)
10/18/2021	Advanced Reserve Solutions	Bill	211022411		975.00	-8,473.64	2nd Half of Reserve Study
10/19/2021	Vacasa Community Association Management	Bill			1,915.28	-10,388.92	Property Management Fee Expense for 10/2021
10/22/2021	Xcel Energy	Payment	Bank ACH	1,025.50		-9,363.42	September Electric Expense 08/25 thru 09/24 Service
10/22/2021	Xcel Energy	Payment	Bank ACH	293.55		-9,069.87	Service 08/27 thru 09/28 Electric Expense
10/22/2021	CenturyLink	Payment	Bank ACH	50.12		-9,019.75	09/28 thru 10/27 Service
10/22/2021	Tiger Natural Gas, Inc.	Payment	Bank ACH	662.57		-8,357.18	09/01 thru 09/30 Gas
10/22/2021	Summit Yacht Club	Bill Pay Check	3000000060	360.18		-7,997.00	Trash
10/22/2021	Vacasa Community Association Management	eCheck	BF1C-A4EC	1,915.28		-6,081.72	Property Management Fee Expense for 10/2021
10/27/2021	Xcel Energy	Bill	753764932		840.75	-6,922.47	October Electric Expense 09/24 thru 10/25 Service
10/29/2021	Comcast	Payment	Bank ACH	1,851.51		-5,070.96	Service 10/01 thru 10/31 Cable
10/29/2021	Town of Dillon	Payment	Bank ACH	2,097.21		-2,973.75	October Water/Sewer Bill
10/31/2021	Tiger Natural Gas, Inc.	Bill	1021373906		1,015.85	-3,989.60	10/01/21 thru 10/31/21 Gas
10/31/2021	Xcel Energy	Bill	755887667		277.08	-4,266.68	Service 09/28 thru 10/27 Electric Expense
Net Change						9,686.42	
				29,286.74	19,600.32	-4,266.68	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
2300 - Prepaid Assessments							
Starting Balance						-5,679.04	
10/01/2021	Normax LLC	Receipt		416.49		-5,262.55	
10/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Receipt		639.61		-4,622.94	
10/01/2021	Thomas J Brennan Jr	Receipt		639.61		-3,983.33	
10/01/2021	Normax LLC	Receipt		550.36		-3,432.97	
10/01/2021	Thomas A. Covotsos	Receipt		416.49		-3,016.48	
10/01/2021	Ivete M. Liliensteins	Receipt		639.21		-2,377.27	
10/01/2021	Ivete M. Liliensteins	Receipt		0.40		-2,376.87	
10/01/2021	Robert Terry Miller	Receipt		98.01		-2,278.86	
10/01/2021	Robert Terry Miller	Receipt		541.60		-1,737.26	
10/05/2021	Robert Terry Miller	Receipt	1364		737.62	-2,474.88	Prepaid Association Dues - Operating Revenue
10/08/2021	Ivete M. Liliensteins	Receipt	0100		194.61	-2,669.49	Prepaid Association Dues - Operating Revenue
10/26/2021	Thomas A. Covotsos	eCheck receipt	552C-DD90		416.49	-3,085.98	Online Payment
10/26/2021	Greg Wible	eCheck receipt	7AB5-1630		416.49	-3,502.47	Online Payment
10/27/2021	Kevin Keegan	eCheck receipt	0F35-0C90		550.36	-4,052.83	Online Payment
10/30/2021	Thomas J Brennan Jr	eCheck receipt	4D88-A350		639.61	-4,692.44	Online Payment
10/31/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt	1B04-DF50		639.61	-5,332.05	Online Payment
Net Change						346.99	
				3,941.78	3,594.79	-5,332.05	
2710 - Clearing Account							
Starting Balance						0.00	
10/08/2021	Coeur du Lac Condominium Association	Bill	Reimbursement for Incorrect Deposit	0.40		0.40	Reimbursement for Incorrect Deposit

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/08/2021		JE	25816		0.40	0.00	Reimbursement for Incorrect Deposit
Net Change						0.00	
				0.40	0.40	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						-25,749.26	
10/01/2021	Allison Huck	Charge			550.36	-26,299.62	October 2021 - Monthly Dues
10/01/2021	Steve Hartsock	Charge			639.61	-26,939.23	October 2021 - Monthly Dues
10/01/2021	Kevin Keegan	Charge			550.36	-27,489.59	October 2021 - Monthly Dues
10/01/2021	Clark Cole LLC	Charge			639.61	-28,129.20	October 2021 - Monthly Dues
10/01/2021	Kelly O'Connell	Charge			550.36	-28,679.56	October 2021 - Monthly Dues
10/01/2021	Carolyn Hime	Charge			639.61	-29,319.17	October 2021 - Monthly Dues
10/01/2021	George Bruce Mitchell Jr	Charge			639.61	-29,958.78	October 2021 - Monthly Dues
10/01/2021	Igor Modlin	Charge			639.61	-30,598.39	October 2021 - Monthly Dues
10/01/2021	Normax LLC	Charge			416.49	-31,014.88	October 2021 - Monthly Dues
10/01/2021	Paul Desrosiers	Charge			550.36	-31,565.24	October 2021 - Monthly Dues
10/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge			639.61	-32,204.85	October 2021 - Monthly Dues
10/01/2021	Thomas J Brennan Jr	Charge			639.61	-32,844.46	October 2021 - Monthly Dues
10/01/2021	Normax LLC	Charge			550.36	-33,394.82	October 2021 - Monthly Dues
10/01/2021	Corrie Kristina Woloshan	Charge			639.61	-34,034.43	October 2021 - Monthly Dues
10/01/2021	Kevin Stefanik	Charge			639.61	-34,674.04	October 2021 - Monthly Dues
10/01/2021	Scott James Doolittle	Charge			639.61	-35,313.65	October 2021 - Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/01/2021	Thomas A. Covotsos	Charge			416.49	-35,730.14	October 2021 - Monthly Dues
10/01/2021	Donald Schroeder	Charge			639.61	-36,369.75	October 2021 - Monthly Dues
10/01/2021	Donald Schroeder	Charge			639.61	-37,009.36	October 2021 - Monthly Dues
10/01/2021	Ivete M. Liliensteins	Charge			639.61	-37,648.97	October 2021 - Monthly Dues
10/01/2021	Robert Terry Miller	Charge			639.61	-38,288.58	October 2021 - Monthly Dues
10/01/2021	Kenneth David Martin	Charge			639.61	-38,928.19	October 2021 - Monthly Dues
10/01/2021	Mike McAlpine	Charge			639.61	-39,567.80	October 2021 - Monthly Dues
10/01/2021	Greg Wible	Charge			416.49	-39,984.29	October 2021 - Monthly Dues
10/01/2021	The L&PD Living Trust	Charge			639.61	-40,623.90	October 2021 - Monthly Dues
10/31/2021		JE	27800	1,166.67		-39,457.23	October Reserve Revenue
10/31/2021		JE	27801	833.34		-38,623.89	October Reserve Revenue
Net Change						-12,874.63	
				2,000.01	14,874.64	-38,623.89	

4200 - Other Revenue

Starting Balance						-180.03	
10/14/2021	CSC ServiceWorks	Charge	13906912		91.29	-271.32	Commission 07/06/21 thru 08/03/21
Net Change						-91.29	
				0.00	91.29	-271.32	

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						3,668.24	
10/01/2021	Comcast	Bill	8497505700000350	1,851.51		5,519.75	Service 10/01 thru 10/31 Cable
Net Change						1,851.51	
				1,851.51	0.00	5,519.75	

5003 - Electricity Utility Expense

Starting Balance						2,664.70	
10/27/2021	Xcel Energy	Bill	753764932	840.75		3,505.45	October Electric Expense 09/24 thru 10/25 Service

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/31/2021	Xcel Energy	Bill	755887667	277.08		3,782.53	Service 09/28 thru 10/27 Electric Expense
Net Change						1,117.83	
				1,117.83	0.00	3,782.53	

5004 - Trash Utility Expense

Starting Balance						805.84	
Net Change						0.00	
				0.00	0.00	805.84	

5005 - Water Utility Expense

Starting Balance						4,459.73	
10/01/2021	Town of Dillon	Bill	1.0812.000.01 - Auto Debit	2,097.21		6,556.94	October Water/Sewer Bill
Net Change						2,097.21	
				2,097.21	0.00	6,556.94	

5006 - Telephone Expense

Starting Balance						100.24	
10/01/2021	CenturyLink	Bill	970-468-6625	50.12		150.36	09/28 thru 10/27 Service
Net Change						50.12	
				50.12	0.00	150.36	

5007 - Natural Gas/Propane Expense

Starting Balance						1,251.22	
10/31/2021	Tiger Natural Gas, Inc.	Bill	1021373906	1,015.85		2,267.07	10/01/21 thru 10/31/21 Gas
Net Change						1,015.85	
				1,015.85	0.00	2,267.07	

5101 - Repairs & Maintenance Labor Expense

Starting Balance						2,498.46	
10/01/2021	Bernie Romero	Bill		1,050.00		3,548.46	Bernie Romero - Current Month Maintenance
10/01/2021	Philip Huck	Bill	Costco Reimbursement	502.00		4,050.46	Costco Camera/Lock Reimbursement

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/11/2021	Comfort Systems USA Design Mechanical Inc.	Bill	81001039	1,158.00		5,208.46	Maintenance Contract
Net Change						2,710.00	
				2,710.00	0.00	5,208.46	
5111 - Building Maintenance							
Starting Balance						420.00	
Net Change						0.00	
				0.00	0.00	420.00	
5303 - Other Professional Fees Expense							
Starting Balance						975.00	
10/18/2021	Advanced Reserve Solutions	Bill	211022411	975.00		1,950.00	2nd Half of Reserve Study
Net Change						975.00	
				975.00	0.00	1,950.00	
5308 - Website							
Starting Balance						28.68	
Net Change						0.00	
				0.00	0.00	28.68	
5404 - Postage & Delivery Expense							
Starting Balance						304.19	
Net Change						0.00	
				0.00	0.00	304.19	
5504 - Property Management Fee Expense							
Starting Balance						3,830.56	
10/19/2021	Vacasa Community Association Management	Bill		1,915.28		5,745.84	Property Management Fee Expense for 10/2021
Net Change						1,915.28	
				1,915.28	0.00	5,745.84	
5510 - Insurance Expense							
Starting Balance						1,052.30	
10/01/2021	Farmers Insurance	Bill	045957252	17.00		1,069.30	Habitational Insurance

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
10/31/2021		JE	27808	58.25		1,127.55	Recognize October Pinnacol Insurance
10/31/2021		JE	27809	36.16		1,163.71	Recognize October Umbrella Insurance
10/31/2021		JE	27810	880.58		2,044.29	Recognize October Habitational Insurance Installment
Net Change						991.99	
				991.99	0.00	2,044.29	

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						140.28	
Net Change						0.00	
				0.00	0.00	140.28	

7010 - Association Dues - Reserves Revenue

Starting Balance						-2,333.34	
10/31/2021		JE	27800		1,166.67	-3,500.01	October Reserve Revenue
Net Change						-1,166.67	
				0.00	1,166.67	-3,500.01	

7012 - Reserve Revenue #2

Starting Balance						-1,666.68	
10/31/2021		JE	27801		833.34	-2,500.02	October Reserve Revenue
Net Change						-833.34	
				0.00	833.34	-2,500.02	

7113 - Reserve Building maintenance

Starting Balance						9,400.00	
Net Change						0.00	
				0.00	0.00	9,400.00	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
7700 - Reserve Interest Income							
Starting Balance						-1.46	
10/31/2021		JE	27040		0.76	-2.22	Interest Earned
Net Change						-0.76	
				0.00	0.76	-2.22	
8010 - Interest Income							
Starting Balance						-0.24	
10/31/2021		JE	27043		0.19	-0.43	Interest Earned
Net Change						-0.19	
				0.00	0.19	-0.43	
Total				87,390.07	87,390.07	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: 10/31/2021

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+
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No data to display

Total				0.00	0.00	0.00	0.00	0.00
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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: 10/31/2021

Accounting Basis: Cash

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	514.81
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 405	Wible, Greg	Current	416.49
Bldg A Unit 501	Normax LLC	Current	680.45
Bldg A Unit 505	Covotsos, Thomas A.	Current	416.49
Bldg B Unit C	Liliensteins, Ivete M.	Current	638.60
Bldg B Unit D	Miller, Robert Terry	Current	835.63
			5,332.05
Total			5,332.05

LVCA - Aged Payables Summary

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

As of: 10/31/2021

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						
Comfort Systems USA Design Mechanical Inc.	1,158.00	1,158.00	0.00	0.00	0.00	0.00
Xcel Energy	1,117.83	1,117.83	0.00	0.00	0.00	0.00
Advanced Reserve Solutions	975.00	975.00	0.00	0.00	0.00	0.00
Tiger Natural Gas, Inc.	1,015.85	1,015.85	0.00	0.00	0.00	0.00
	4,266.68	4,266.68	0.00	0.00	0.00	0.00
Total	4,266.68	4,266.68	0.00	0.00	0.00	0.00

Reconciliation Report

Alpine Bank

Account Name	Lakeview Checking
Account Number	3350000590
Ending Statement Date	10/31/2021

Summary

Bank Statement Starting Balance on 09/30/2021	16,169.64
Cleared Deposits and other Increases	14,619.53
Cleared Checks and other Decreases	26,163.66
Cleared ACH Batches and Reversals	2,285.84
Cleared Balance	2,339.67

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

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

Unreconciled Checks and other Decreases (6 Items)

Journal Entry - Clear Prepaid Receipts	09/30/2020	41.27
Journal Entry - Clear Prepaid Receipts	09/30/2020	1,021.31
Journal Entry - Clear Prepaid Receipts	09/30/2020	1,261.17
Journal Entry - Record Outstanding Checks	09/30/2020	777.26
Check #3000000047 - Ivete Liliensteins	08/27/2021	548.74
Check #3000000060 - Summit Yacht Club	10/22/2021	360.18
Total		4,009.93

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 (2 Items)

Receipt #4D88-A350 - Thomas J Brennan Jr	10/30/2021	639.61
Receipt #1B04-DF50 - Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	10/31/2021	639.61
Total		1,279.22

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 (16 Items)

Deposit #Automatic ACH Deposit	10/01/2021	1,279.22
Deposit #Automatic ACH Deposit	10/04/2021	3,525.29
Deposit #Automatic ACH Deposit	10/04/2021	1,279.22
Deposit #Automatic ACH Deposit	10/05/2021	1,189.97
Deposit #40	10/05/2021	1,377.23
Deposit #Automatic ACH Deposit	10/06/2021	639.61
Deposit #Automatic ACH Deposit	10/07/2021	1,105.65
Deposit #Automatic ACH Deposit	10/08/2021	639.61
Deposit #41	10/08/2021	278.93
Deposit #Automatic ACH Deposit	10/13/2021	639.61
Deposit #42	10/14/2021	91.29
Deposit #Automatic ACH Deposit	10/26/2021	639.61
Deposit #Automatic ACH Deposit	10/27/2021	832.98
Deposit #Automatic ACH Deposit	10/28/2021	1,100.72
Journal Entry - Reimbursement for Incorrect Deposit	10/08/2021	0.40
Journal Entry - Interest Earned	10/31/2021	0.19

Total **14,619.53**

Cleared Checks and other Decreases (17 Items)

Check #3000000050 - Advanced Reserve Solutions	09/24/2021	975.00
Check #3000000051 - Arapahoe Roofing & Sheet Metal	09/29/2021	360.00
Check #3000000053 - Farmers Insurance	10/04/2021	5,283.50
Check #3000000054 - Bernie Romero	10/04/2021	1,050.00
Check #3000000052 - Corrie Kristina Woloshan	10/04/2021	28.68
Check #3000000055 - Black Bear Services	10/06/2021	9,400.00
Check #3000000056 - Farmers Insurance	10/08/2021	17.00
Check #3000000058 - Philip Huck	10/08/2021	502.00
Check #3000000057 - Kinser Insurance	10/08/2021	434.00
Check #3000000059 - The Hot Tub Company	10/12/2021	2,132.62
Payment Ref Bank transfer - Coeur du Lac Condominium Association	10/08/2021	0.40
Payment Ref Bank ACH - Xcel Energy	10/22/2021	1,025.50
Payment Ref Bank ACH - Xcel Energy	10/22/2021	293.55
Payment Ref Bank ACH - CenturyLink	10/22/2021	50.12
Payment Ref Bank ACH - Tiger Natural Gas, Inc.	10/22/2021	662.57
Payment Ref Bank ACH - Comcast	10/29/2021	1,851.51
Payment Ref Bank ACH - Town of Dillon	10/29/2021	2,097.21

Total **26,163.66**

Cleared ACH Batches and Reversals (3 Items)

ACH Batch - 1 payment	10/01/2021	320.56
ACH Batch - 1 payment	10/13/2021	50.00
ACH Batch - 1 payment	10/25/2021	1,915.28

Total **2,285.84**

Cash Accounts

1000: Operating Checking Account	1,932.71
Less Unreconciled Deposits	-2,323.75

Less Unreconciled Receipts Deposited after Reconciliation Period	-1,279.22
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	4,009.93
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	2,339.67
Bank Statement Balance on 10/31/2021	2,339.67
	In Balance

ALPINE BANK, DILLON
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LAKEVIEW CONDO ASSOCIATION INC
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Please review this statement and report discrepancies
 to our auditors in writing, Dalby, Wendland & Co,
 P.C., P.O. Box 430 Grand Junction, CO 81502.

.....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	14
Account Number	XXXXXXXXXXXX0590	Statement Dates	10/01/21 thru 10/31/21
Previous Balance	16,169.64	Days In The Statement Period	31
15 + Deposits	14,619.34	Average Ledger Bal.	13,862.05
20 - Checks/Charges	28,449.50	Average Collected Bal.	13,862.05
Service Charge	.00	Interest Earned	.19
Interest Paid	.19	Annual Percentage Yield Earned	0.02%
Current Balance	2,339.67	2021 Interest Paid	1.29

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

Date	Description	Amount
10/01	Settlement Vacasa Associati CCD 000012536396969	1,279.22
10/04	Settlement Vacasa Associati CCD 000012575560493	1,279.22
10/04	Settlement Vacasa Associati CCD 000012551251497	3,525.29
10/05	Settlement Vacasa Associati CCD 000012588694537	1,189.97
10/05	Deposit	1,377.23
10/06	Settlement Vacasa Associati CCD 000012608366393	639.61
10/07	Settlement Vacasa Associati CCD 000012622331113	1,105.65
10/08	Settlement Vacasa Associati CCD 000012632964161	639.61
10/08	Deposit	.40
10/08	Deposit	278.93

ALPINE BANK, DILLON
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Date 10/29/21 Page 2
 Primary Account XXXXXXXXXXXX0590
 Enclosures 14

LAKEVIEW CONDO ASSOCIATION INC
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ALPINE HIGH YIELD CHECKING XXXXXXXXXXXX0590 (Continued)

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

Date	Description	Amount
10/13	Settlement Vacasa Associati CCD 000012660676121	639.61
10/14	Deposit	91.29
10/26	Settlement Vacasa Associati CCD 000012763276893	639.61
10/27	Settlement Vacasa Associati CCD 000012776337881	832.98
10/28	Settlement Vacasa Associati CCD 000012788197521	1,100.72
10/31	Interest Paid	.19

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

Date	Description	Amount
10/01	Settlement Vacasa Associati CCD 000012543524541	320.56-
10/08	Transfer from x0590 to x0353	.40-
10/13	Settlement Vacasa Associati CCD 000012674636565	50.00-
10/15	700000350 COMCAST 8497505 PPD	1,851.51-
10/19	AUTO PAY CENTURYLINK CCD 14508400805	50.12-
10/20	XCELENERGY XCEL ENERGY-PSCO PPD	1,025.50-
10/25	XCELENERGY XCEL ENERGY-PSCO PPD	293.55-
10/25	UTILITY TIGER NATURAL CCD 0921371280	662.57-
10/25	Settlement Vacasa Associati CCD 000012753426665	1,915.28-
10/26	DEBITS TOWN OF DILLON	2,097.21-

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
10/12	3000000050	975.00	10/13	3000000052	28.68
10/08	3000000051	360.00	10/12	3000000053	5,283.50

* Denotes missing check numbers

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 Primary Account XXXXXXXXXXXX0590
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LAKEVIEW CONDO ASSOCIATION INC
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ALPINE HIGH YIELD CHECKING XXXXXXXXXXXX0590 (Continued)

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
10/13	3000000054	1,050.00	10/29	3000000057	434.00
10/18	3000000055	9,400.00	10/19	3000000058	502.00
10/19	3000000056	17.00	10/20	3000000059	2,132.62

* Denotes missing check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
10/01	17,128.30	10/13	20,056.24	10/26	839.78
10/04	21,932.81	10/14	20,147.53	10/27	1,672.76
10/05	24,500.01	10/15	18,296.02	10/28	2,773.48
10/06	25,139.62	10/18	8,896.02	10/29	2,339.48
10/07	26,245.27	10/19	8,326.90	10/31	2,339.67
10/08	26,803.81	10/20	5,168.78		
10/12	20,545.31	10/25	2,297.38		

Reconciliation Report

Alpine Bank

Account Name	Lakeview Reserve
Account Number	3350005924
Ending Statement Date	10/31/2021

Summary

Bank Statement Starting Balance on 09/30/2021	89,132.34
Cleared Deposits and other Increases	0.76
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	89,133.10

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	10/31/2021	0.76
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Total **0.76**

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	89,133.10
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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
---	------

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	89,133.10
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Bank Statement Balance on 10/31/2021	89,133.10
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In Balance	
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 Date 10/29/21 Page 1
 Primary Account XXXXXXXXXXXXX5924
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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	10/01/21 thru 10/31/21
Previous Balance	89,132.34	Days In The Statement Period	31
+ Deposits	.00	Average Ledger Bal.	89,132.34
- Checks/Charges	.00	Average Collected Bal.	89,132.34
Service Charge	.00	Interest Earned	.76
Interest Paid	.76	Annual Percentage Yield Earned	0.01%
Current Balance	89,133.10	2021 Interest Paid	7.43

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

Date	Description	Amount
10/31	Interest Paid	.76

Daily Balance Information			
Date	Balance	Date	Balance
10/01	89,132.34	10/31	89,133.10