



**Lakeview Condominium Association, Inc.**  
**Financial Packet**  
**February 28, 2021**

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**Lakeview Condominium Association, Inc.**  
**Financial Highlights**  
**February 28, 2021**

**Balance Sheet**

Due to/from Reserve/Operating	Reserve dues net reserve projects transfer amount.	\$5,435.00
Other Recievable	Starting trial balance at 9/30/20.	\$373.53
Prepaid Insurance	Kinser Insurance Umbrella Policy (February '20 - October '21) - \$27.58/mo.	193.1
Fixed Assets - HOA Properties	Starting trial balance at 9/30/20.	\$140,577.40
Accrued Payable	Accrued February Water Expense.	\$7,474.00
Prepaid Assessments	Prepaid homeowner dues for future dues.	\$12,190.95
Operating Assessments Recievable	New owner of unit 505 prepaid March dues therefore prepaid assessments are (\$352.67) since no fee is posted.	-\$352.67

**Income Statement**

		MTD Actual	MTD Budget	MTD Variance
Natural Gas/Propane Expense	January natural gas/propane expense.	\$1,397.40	\$1,799.00	\$401.60
Repairs & Maintenance Labor Expense	Comfort Systems USA Design mechanical - boiler repairs & hot surface ignitors and Bernie Romero	\$7,055.51	\$1,250.00	-\$5,805.51
Snow Removal Expense	February snow removal expense.	\$1,694.00	\$2,000.00	\$306.00
Insurance Expense	Farmers paid prior to Vacasa management.	\$27.58	\$895.67	\$868.09

**Summary Notes**

**Overall Financial Position:**

MTD Operating Shortfall = (\$5,940.40) (Unfavorable to budget by \$3,590.73)

YTD Operating Shortfall = \$3,003.96 (Unfavorable to budget by \$2,626.27)

**Other:**

Assessments Receivable are \$-352.67 which are < 10% of annual assessments of \$13,810.

Recommendation is to have 3 months operating dues in the operating account ~ \$14K based on your annual budget. Current balance is \$24K.

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

Reserve expenses are \$0 YTD.

## Balance Sheet

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

As of: 02/28/2021

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
1000	Operating Checking Account	23,887.93
1001	Reserve Account #1	89,127.12
<b>Total Cash</b>		<b>113,015.05</b>
<b>ASSESSMENTS RECEIVABLE</b>		
1101	Operating Assessments Receivable	-352.67
<b>Total ASSESSMENTS RECEIVABLE</b>		<b>-352.67</b>
<b>INTERCOMPANY</b>		
1114	Due From Operating Fund	-5,435.00
1115	Due From Reserve Fund	5,435.00
<b>Total INTERCOMPANY</b>		<b>0.00</b>
1145	Other Receivable	-373.53
1201	Prepaid Insurance	193.10
<b>FIXED ASSETS</b>		
1502	Fixed Assets - HOA Properties	140,577.40
<b>Total FIXED ASSETS</b>		<b>140,577.40</b>
<b>ACCUMULATED DEPRECIATION</b>		
1602	Accumulated Depreciation - HOA Properties	-98,936.40
<b>Total ACCUMULATED DEPRECIATION</b>		<b>-98,936.40</b>
<b>TOTAL ASSETS</b>		<b>154,122.95</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
2000	Accounts Payable	2,871.98
2100	Other Accrued Payables	7,474.00
2300	Prepaid Assessments	12,190.95
<b>Total Liabilities</b>		<b>22,536.93</b>
<b>Capital</b>		
<b>RETAINED EARNINGS</b>		
3510	Retained Earnings - Reserve #1	84,447.03
3517	Retained Earnings - Operating #1	42,531.55
<b>Total RETAINED EARNINGS</b>		<b>126,978.58</b>
Calculated Retained Earnings		4,607.44
<b>Total Capital</b>		<b>131,586.02</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>154,122.95</b>

## Annual Budget - Comparative

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

**Period Basis:** Calendar

**As of:** Feb 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
<b>Income</b>								
4000	Association Dues - Operating Revenue	11,508.41	11,508.00	0.41	80,557.93	80,556.00	1.93	138,096.00
4200	Other Revenue	220.64	150.00	70.64	927.45	1,050.00	-122.55	1,800.00
4300	Late Fees & Penalty Revenue	0.09	0.00	0.09	3.68	0.00	3.68	0.00
8010	Interest Income	0.95	0.00	0.95	4.40	0.00	4.40	0.00
<b>Total Operating Income</b>		<b>11,730.09</b>	<b>11,658.00</b>	<b>72.09</b>	<b>81,493.46</b>	<b>81,606.00</b>	<b>-112.54</b>	<b>139,896.00</b>
<b>Expense</b>								
<b>5000 UTILITIES EXPENSE</b>								
5001	Cable TV Expense	1,911.32	1,935.00	23.68	12,863.90	12,885.00	21.10	22,560.00
5003	Electricity Utility Expense	1,474.58	1,617.00	142.42	11,411.16	9,522.00	-1,889.16	16,216.00
5004	Trash Utility Expense	331.08	442.00	110.92	3,326.33	3,009.00	-317.33	5,219.00
5005	Water Utility Expense	1,974.00	1,974.00	0.00	12,106.49	13,789.00	1,682.51	23,816.00
5006	Telephone Expense	50.02	44.00	-6.02	324.13	308.00	-16.13	528.00
5007	Natural Gas/Propane Expense	1,397.40	1,799.00	401.60	8,170.27	7,712.00	-458.27	14,290.00
<b>Total UTILITIES EXPENSE</b>		<b>7,138.40</b>	<b>7,811.00</b>	<b>672.60</b>	<b>48,202.28</b>	<b>47,225.00</b>	<b>-977.28</b>	<b>82,629.00</b>
<b>5100 REPAIRS AND MAINTENANCE EXPENSE</b>								
5101	Repairs & Maintenance Labor Expense	7,055.51	1,250.00	-5,805.51	15,583.77	8,750.00	-6,833.77	15,000.00
5111	Building Maintenance	0.00	100.00	100.00	0.00	800.00	800.00	1,400.00
<b>Total REPAIRS AND MAINTENANCE EXPENSE</b>		<b>7,055.51</b>	<b>1,350.00</b>	<b>-5,705.51</b>	<b>15,583.77</b>	<b>9,550.00</b>	<b>-6,033.77</b>	<b>16,400.00</b>
<b>5200 SERVICES</b>								
5202	Snow Removal Expense	1,694.00	2,000.00	306.00	2,040.50	3,800.00	1,759.50	4,600.00
<b>Total SERVICES</b>		<b>1,694.00</b>	<b>2,000.00</b>	<b>306.00</b>	<b>2,040.50</b>	<b>3,800.00</b>	<b>1,759.50</b>	<b>4,600.00</b>

## Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>5300</b>	<b>PROFESSIONAL EXPENSE</b>							
5301	Accounting Expense	0.00	0.00	0.00	550.00	500.00	-50.00	500.00
5302	Legal Expense	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
	<b>Total PROFESSIONAL EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>550.00</b>	<b>1,000.00</b>	<b>450.00</b>	<b>1,500.00</b>
<b>5400</b>	<b>OFFICE EXPENSE</b>							
5404	Postage & Delivery Expense	0.00	10.00	10.00	124.10	70.00	-54.10	120.00
	<b>Total OFFICE EXPENSE</b>	<b>0.00</b>	<b>10.00</b>	<b>10.00</b>	<b>124.10</b>	<b>70.00</b>	<b>-54.10</b>	<b>120.00</b>
<b>5500</b>	<b>ADMINISTRATION EXPENSE</b>							
5504	Property Management Fee Expense	1,755.00	1,866.00	111.00	12,429.52	12,984.00	554.48	22,314.00
5510	Insurance Expense	27.58	895.67	868.09	5,209.90	6,269.69	1,059.79	10,748.00
5513	Taxes, Licenses, Registration Expense	0.00	50.00	50.00	0.00	205.00	205.00	205.00
	<b>Total ADMINISTRATION EXPENSE</b>	<b>1,782.58</b>	<b>2,811.67</b>	<b>1,029.09</b>	<b>17,639.42</b>	<b>19,458.69</b>	<b>1,819.27</b>	<b>33,267.00</b>
<b>5600</b>	<b>POOL/HOT TUB EXPENSE</b>							
5602	Pool/Hot Tub Maintenance Expense	0.00	25.00	25.00	8.02	175.00	166.98	300.00
	<b>Total POOL/HOT TUB EXPENSE</b>	<b>0.00</b>	<b>25.00</b>	<b>25.00</b>	<b>8.02</b>	<b>175.00</b>	<b>166.98</b>	<b>300.00</b>
<b>5700</b>	<b>SUPPLIES EXPENSE</b>							
5704	Landscaping/Grounds Supplies Expense	0.00	0.00	0.00	39.33	375.00	335.67	750.00
	<b>Total SUPPLIES EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>39.33</b>	<b>375.00</b>	<b>335.67</b>	<b>750.00</b>
7005	Workers Comp Insurance	0.00	0.00	0.00	310.00	330.00	20.00	330.00
	<b>Total Operating Expense</b>	<b>17,670.49</b>	<b>14,007.67</b>	<b>-3,662.82</b>	<b>84,497.42</b>	<b>81,983.69</b>	<b>-2,513.73</b>	<b>139,896.00</b>
	Total Operating Income	11,730.09	11,658.00	72.09	81,493.46	81,606.00	-112.54	139,896.00
	Total Operating Expense	17,670.49	14,007.67	-3,662.82	84,497.42	81,983.69	-2,513.73	139,896.00
	<b>NOI - Net Operating Income</b>	<b>-5,940.40</b>	<b>-2,349.67</b>	<b>-3,590.73</b>	<b>-3,003.96</b>	<b>-377.69</b>	<b>-2,626.27</b>	<b>0.00</b>
	<b>Other Income</b>							
7000	RESERVE INCOME	787.00	787.00	0.00	3,935.00	5,509.00	-1,574.00	9,444.00

## Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7010	Association Dues - Reserves Revenue	0.00	0.00	0.00	74.94	0.00	74.94	0.00
7012	Reserve Revenue #2	300.00	300.00	0.00	2,100.00	2,100.00	0.00	3,600.00
7013	Reserve Revenue #3	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00
7700	Reserve Interest Income	0.00	1.00	-1.00	1.46	7.00	-5.54	12.00
<b>Total Other Income</b>		<b>1,087.00</b>	<b>1,088.00</b>	<b>-1.00</b>	<b>7,611.40</b>	<b>7,616.00</b>	<b>-4.60</b>	<b>13,056.00</b>
<b>Other Expense</b>								
<b>7100</b>	<b>RESERVE REPAIRS AND MAINTENANCE EXPENSE</b>							
7103	Reserve Roof Expense	0.00	0.00	0.00	0.00	0.00	0.00	32,400.00
7104	Reserve Siding/Exterior Expense	0.00	0.00	0.00	0.00	0.00	0.00	17,450.00
7106	Reserve Flooring/Interior Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,229.00
<b>Total RESERVE REPAIRS AND MAINTENANCE EXPENSE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>59,079.00</b>
<b>Total Other Expense</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>59,079.00</b>
<b>Net Other Income</b>		<b>1,087.00</b>	<b>1,088.00</b>	<b>-1.00</b>	<b>7,611.40</b>	<b>7,616.00</b>	<b>-4.60</b>	<b>-46,023.00</b>
Total Income		12,817.09	12,746.00	71.09	89,104.86	89,222.00	-117.14	152,952.00
Total Expense		17,670.49	14,007.67	-3,662.82	84,497.42	81,983.69	-2,513.73	198,975.00
<b>Net Income</b>		<b>-4,853.40</b>	<b>-1,261.67</b>	<b>-3,591.73</b>	<b>4,607.44</b>	<b>7,238.31</b>	<b>-2,630.87</b>	<b>-46,023.00</b>

## 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:** 02/01/2021 to 02/28/2021

**Accounting Basis:** Accrual

**Show Reversed Transactions:** No

**GL Account Map:** None - use master chart of accounts

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
<b>1000 - Operating Checking Account</b>						
Starting Balance					13,278.35	
02/01/2021	Kelly O'Connell	eCheck receipt	466.04		13,744.39	February 2021 - Monthly Dues
02/01/2021	Steve Hartsock	eCheck receipt	541.60		14,285.99	February 2021 - Monthly Dues
02/01/2021	Donald Schroeder	eCheck receipt	541.60		14,827.59	February 2021 - Monthly Dues
02/01/2021	Karleigh Schurr	eCheck receipt	352.67		15,180.26	February 2021 - Monthly Dues
02/01/2021	George Bruce Mitchell Jr	Receipt	541.60		15,721.86	Monthly Dues
02/02/2021	Steve Kelton	eCheck receipt	541.60		16,263.46	February 2021 - Monthly Dues
02/02/2021	Bernie Romero	Bill Pay Check		1,050.00	15,213.46	Bernie Romero - Current Month Maintenance
02/03/2021	Kevin Stefanik	eCheck receipt	541.60		15,755.06	February 2021 - Monthly Dues
02/03/2021	Donald Schroeder	eCheck receipt	540.92		16,295.98	February 2021 - Monthly Dues
02/03/2021	Donald Schroeder	eCheck receipt	0.68		16,296.66	Online Payment
02/03/2021	Oelker Investments LLC	eCheck receipt	541.60		16,838.26	December - 2020
02/03/2021	Oelker Investments LLC	eCheck receipt	541.60		17,379.86	January 2021 - Monthly Dues
02/03/2021	Oelker Investments LLC	eCheck receipt	0.68		17,380.54	Interest January 2021
02/03/2021	Oelker Investments LLC	eCheck receipt	541.60		17,922.14	February 2021 - Monthly Dues
02/03/2021	Oelker Investments LLC	eCheck receipt	1.35		17,923.49	Interest February 2021
02/05/2021	Scott James Doolittle	eCheck receipt	541.60		18,465.09	February 2021 - Monthly Dues
02/06/2021	Craig Garrett	eCheck receipt	541.60		19,006.69	February 2021 - Monthly Dues
02/06/2021	Corrie Kristina Woloshan	eCheck receipt	541.60		19,548.29	February 2021 - Monthly Dues
02/06/2021	Paul Desrosiers	eCheck receipt	466.04		20,014.33	February 2021 - Monthly Dues
02/07/2021	Clark Cole LLC	eCheck receipt	541.60		20,555.93	February 2021 - Monthly Dues
02/09/2021	Carolyn Hime	eCheck receipt	541.60		21,097.53	February 2021 - Monthly Dues
02/12/2021	Brandon Thomas Maki	eCheck receipt	352.67		21,450.20	February 2021 - Monthly Dues
02/12/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check		5,006.28	16,443.92	Boiler Repairs
02/16/2021	Comcast	Payment		1,911.32	14,532.60	Service 02/01 thru 02/28 Cable

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
02/16/2021	CenturyLink	Payment		50.02	14,482.58	01/28 thru 02/27 Service
02/17/2021	Normax LLC	Receipt	36.70		14,519.28	Monthly Dues
02/17/2021	Normax LLC	Receipt	0.44		14,519.72	Interest December 2020
02/17/2021	Normax LLC	Receipt	352.67		14,872.39	Monthly Dues
02/17/2021	Normax LLC	Receipt	352.67		15,225.06	Monthly Dues
02/17/2021	Normax LLC	Receipt	3,527.63		18,752.69	Prepaid Any
02/17/2021	Normax LLC	Receipt	136.95		18,889.64	December 2020 - Monthly Dues
02/17/2021	Normax LLC	Receipt	0.58		18,890.22	Interest December 2020
02/17/2021	Normax LLC	Receipt	466.04		19,356.26	January 2021 - Monthly Dues
02/17/2021	Normax LLC	Receipt	466.04		19,822.30	February 2021 - Monthly Dues
02/17/2021	Normax LLC	Receipt	4,661.73		24,484.03	Prepaid Any
02/18/2021	Karleigh Schurr	Receipt	352.67		24,836.70	Prepaid Clearing Account
02/22/2021	Xcel Energy	Payment		1,048.32	23,788.38	January Electric Utility12/28-01/27 Service
02/23/2021	Igor Modlin	eCheck receipt	541.60		24,329.98	January 2021 - Monthly Dues
02/23/2021	Igor Modlin	eCheck receipt	541.60		24,871.58	February 2021 - Monthly Dues
02/23/2021	Igor Modlin	eCheck receipt	542.28		25,413.86	Prepaid Any
02/24/2021	Tiger Natural Gas, Inc.	Payment		1,583.83	23,830.03	Service 01/01 Thru 01/31 Gas
02/24/2021	Thomas A. Covotsos	eCheck receipt	352.67		24,182.70	Monthly Dues
02/25/2021	Kenneth David Martin	eCheck receipt	541.60		24,724.30	February 2021 - Monthly Dues
02/25/2021	Vacasa Community Association Management	eCheck		1,755.00	22,969.30	Property Management Fee Expense for 02/2021
02/25/2021	Robert Terry Miller	Receipt	541.60		23,510.90	Monthly Dues
02/25/2021	Robert Terry Miller	Receipt	541.60		24,052.50	Monthly Dues
02/25/2021	Robert Terry Miller	Receipt	3.20		24,055.70	Prepaid Any
02/25/2021	Robert Terry Miller	Receipt	1,086.40		25,142.10	Prepaid Any
02/26/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check		999.23	24,142.87	Change (3) hot surface ignitors
02/26/2021	Hilco Maintenance Co.	eCheck		1,309.00	22,833.87	December Snow Removal
02/26/2021	Hilco Maintenance Co.	eCheck		385.00	22,448.87	January Snow Removal
02/26/2021	Summit Yacht Club	Bill Pay Check		331.08	22,117.79	Trash Service
02/26/2021	CSC ServiceWorks	Receipt	103.71		22,221.50	
02/26/2021	CSC ServiceWorks	Receipt	116.93		22,338.43	
02/27/2021	Thomas J Brennan Jr	eCheck receipt	541.60		22,880.03	Online Payment
02/28/2021	Adam Kaeli	eCheck receipt	466.04		23,346.07	Online Payment



## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
02/28/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt	541.60		23,887.67	Online Payment
02/28/2021		JE	0.26		23,887.93	Interest Earned
Net Change					10,609.58	
			<b>26,038.66</b>	<b>15,429.08</b>	<b>23,887.93</b>	

### 1001 - Reserve Account #1

Starting Balance					89,126.43	
02/28/2021		JE	0.69		89,127.12	Interest Earned
Net Change					0.69	
			<b>0.69</b>	<b>0.00</b>	<b>89,127.12</b>	

### 1101 - Operating Assessments Receivable

Starting Balance					2,154.08	
02/01/2021	Adam Kaeli	Charge	466.04		2,620.12	February 2021 - Monthly Dues
02/01/2021	Adam Kaeli	Receipt		466.04	2,154.08	
02/01/2021	Steve Hartsock	Charge	541.60		2,695.68	February 2021 - Monthly Dues
02/01/2021	Kevin Keegan	Charge	466.04		3,161.72	February 2021 - Monthly Dues
02/01/2021	Clark Cole LLC	Charge	541.60		3,703.32	February 2021 - Monthly Dues
02/01/2021	Kelly O'Connell	Charge	466.04		4,169.36	February 2021 - Monthly Dues
02/01/2021	Carolyn Hime	Charge	541.60		4,710.96	February 2021 - Monthly Dues
02/01/2021	George Bruce Mitchell Jr	Charge	541.60		5,252.56	February 2021 - Monthly Dues
02/01/2021	Normax LLC	Charge	352.67		5,605.23	February 2021 - Monthly Dues
02/01/2021	Paul Desrosiers	Charge	466.04		6,071.27	February 2021 - Monthly Dues
02/01/2021	Thomas J Brennan Jr	Charge	541.60		6,612.87	February 2021 - Monthly Dues
02/01/2021	Thomas J Brennan Jr	Receipt		541.60	6,071.27	
02/01/2021	Brandon Thomas Maki	Charge	352.67		6,423.94	February 2021 - Monthly Dues
02/01/2021	Normax LLC	Charge	466.04		6,889.98	February 2021 - Monthly Dues
02/01/2021	Corrie Kristina Woloshan	Charge	541.60		7,431.58	February 2021 - Monthly Dues
02/01/2021	Kevin Stefanik	Charge	541.60		7,973.18	February 2021 - Monthly Dues
02/01/2021	Scott James Doolittle	Charge	541.60		8,514.78	February 2021 - Monthly Dues
02/01/2021	Karleigh Schurr	Charge	352.67		8,867.45	February 2021 - Monthly Dues
02/01/2021	Donald Schroeder	Charge	541.60		9,409.05	February 2021 - Monthly Dues
02/01/2021	Donald Schroeder	Receipt		0.68	9,408.37	
02/01/2021	Donald Schroeder	Charge	541.60		9,949.97	February 2021 - Monthly Dues

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
02/01/2021	Craig Garrett	Charge	541.60		10,491.57	February 2021 - Monthly Dues
02/01/2021	Robert Terry Miller	Charge	541.60		11,033.17	February 2021 - Monthly Dues
02/01/2021	Kenneth David Martin	Charge	541.60		11,574.77	February 2021 - Monthly Dues
02/01/2021	Steve Kelton	Charge	541.60		12,116.37	February 2021 - Monthly Dues
02/01/2021	Igor Modlin	Charge	541.60		12,657.97	February 2021 - Monthly Dues
02/01/2021	Oelker Investments LLC	Charge	541.60		13,199.57	February 2021 - Monthly Dues
02/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge	541.60		13,741.17	February 2021 - Monthly Dues
02/01/2021	Kelly O'Connell	eCheck receipt		466.04	13,275.13	February 2021 - Monthly Dues
02/01/2021	Steve Hartsock	eCheck receipt		541.60	12,733.53	February 2021 - Monthly Dues
02/01/2021	Donald Schroeder	eCheck receipt		541.60	12,191.93	February 2021 - Monthly Dues
02/01/2021	Karleigh Schurr	eCheck receipt		352.67	11,839.26	February 2021 - Monthly Dues
02/01/2021	George Bruce Mitchell Jr	Receipt		541.60	11,297.66	Monthly Dues
02/02/2021	Oelker Investments LLC	Charge	1.35		11,299.01	Interest February 2021
02/02/2021	Steve Kelton	eCheck receipt		541.60	10,757.41	February 2021 - Monthly Dues
02/03/2021	Kevin Stefanik	eCheck receipt		541.60	10,215.81	February 2021 - Monthly Dues
02/03/2021	Donald Schroeder	eCheck receipt		540.92	9,674.89	February 2021 - Monthly Dues
02/03/2021	Oelker Investments LLC	eCheck receipt		541.60	9,133.29	December - 2020
02/03/2021	Oelker Investments LLC	eCheck receipt		541.60	8,591.69	January 2021 - Monthly Dues
02/03/2021	Oelker Investments LLC	eCheck receipt		0.68	8,591.01	Interest January 2021
02/03/2021	Oelker Investments LLC	eCheck receipt		541.60	8,049.41	February 2021 - Monthly Dues
02/03/2021	Oelker Investments LLC	eCheck receipt		1.35	8,048.06	Interest February 2021
02/05/2021	Scott James Doolittle	eCheck receipt		541.60	7,506.46	February 2021 - Monthly Dues
02/06/2021	Craig Garrett	eCheck receipt		541.60	6,964.86	February 2021 - Monthly Dues
02/06/2021	Corrie Kristina Woloshan	eCheck receipt		541.60	6,423.26	February 2021 - Monthly Dues
02/06/2021	Paul Desrosiers	eCheck receipt		466.04	5,957.22	February 2021 - Monthly Dues
02/07/2021	Clark Cole LLC	eCheck receipt		541.60	5,415.62	February 2021 - Monthly Dues
02/09/2021	Carolyn Hime	eCheck receipt		541.60	4,874.02	February 2021 - Monthly Dues
02/12/2021	Brandon Thomas Maki	eCheck receipt		352.67	4,521.35	February 2021 - Monthly Dues
02/17/2021	Normax LLC	Receipt		36.70	4,484.65	Monthly Dues
02/17/2021	Normax LLC	Receipt		0.44	4,484.21	Interest December 2020
02/17/2021	Normax LLC	Receipt		352.67	4,131.54	Monthly Dues
02/17/2021	Normax LLC	Receipt		352.67	3,778.87	Monthly Dues

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
02/17/2021	Normax LLC	Receipt		136.95	3,641.92	December 2020 - Monthly Dues
02/17/2021	Normax LLC	Receipt		0.58	3,641.34	Interest December 2020
02/17/2021	Normax LLC	Receipt		466.04	3,175.30	January 2021 - Monthly Dues
02/17/2021	Normax LLC	Receipt		466.04	2,709.26	February 2021 - Monthly Dues
02/23/2021	Igor Modlin	eCheck receipt		541.60	2,167.66	January 2021 - Monthly Dues
02/23/2021	Igor Modlin	eCheck receipt		541.60	1,626.06	February 2021 - Monthly Dues
02/24/2021	Thomas A. Covotsos	eCheck receipt		352.67	1,273.39	Monthly Dues
02/25/2021	Kenneth David Martin	eCheck receipt		541.60	731.79	February 2021 - Monthly Dues
02/25/2021	Robert Terry Miller	Receipt		541.60	190.19	Monthly Dues
02/25/2021	Robert Terry Miller	Receipt		541.60	-351.41	Monthly Dues
02/26/2021	CSC ServiceWorks	Charge	103.71		-247.70	
02/26/2021	CSC ServiceWorks	Receipt		103.71	-351.41	
02/26/2021	CSC ServiceWorks	Charge	116.93		-234.48	
02/26/2021	CSC ServiceWorks	Receipt		116.93	-351.41	
Net Change					-2,505.49	
			<b>12,817.40</b>	<b>15,322.89</b>	<b>-351.41</b>	
<b>1114 - Due From Operating Fund</b>						
Starting Balance					-4,348.00	
02/28/2021		JE		1,087.00	-5,435.00	Reserve Assessments February
Net Change					-1,087.00	
			<b>0.00</b>	<b>1,087.00</b>	<b>-5,435.00</b>	
<b>1115 - Due From Reserve Fund</b>						
Starting Balance					4,348.00	
02/28/2021		JE	1,087.00		5,435.00	Reserve Assessments February
Net Change					1,087.00	
			<b>1,087.00</b>	<b>0.00</b>	<b>5,435.00</b>	
<b>1145 - Other Receivable</b>						
Starting Balance					-373.53	
Net Change					0.00	
			<b>0.00</b>	<b>0.00</b>	<b>-373.53</b>	

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
<b>1201 - Prepaid Insurance</b>						
Starting Balance					220.68	
02/28/2021		JE		27.58	193.10	Recognize February Umbrella Insurance
Net Change					-27.58	
			<b>0.00</b>	<b>27.58</b>	<b>193.10</b>	
<b>1502 - Fixed Assets - HOA Properties</b>						
Starting Balance					140,577.40	
Net Change					0.00	
			<b>0.00</b>	<b>0.00</b>	<b>140,577.40</b>	
<b>1602 - Accumulated Depreciation - HOA Properties</b>						
Starting Balance					-98,936.40	
Net Change					0.00	
			<b>0.00</b>	<b>0.00</b>	<b>-98,936.40</b>	
<b>2000 - Accounts Payable</b>						
Starting Balance					-2,632.15	
02/01/2021	Bernie Romero	Bill		1,050.00	-3,682.15	Bernie Romero - Current Month Maintenance
02/01/2021	CenturyLink	Bill		50.02	-3,732.17	01/28 thru 02/27 Service
02/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill		999.23	-4,731.40	Change (3) hot surface ignitors
02/01/2021	Hilco Maintenance Co.	Bill		1,309.00	-6,040.40	December Snow Removal
02/01/2021	Hilco Maintenance Co.	Bill		385.00	-6,425.40	January Snow Removal
02/01/2021	Comcast	Bill		1,911.32	-8,336.72	Service 02/01 thru 02/28 Cable
02/02/2021	Bernie Romero	Bill Pay Check	1,050.00		-7,286.72	Bernie Romero - Current Month Maintenance
02/02/2021	Comfort Systems USA Design Mechanical Inc.	Bill		5,006.28	-12,293.00	Boiler Repairs
02/05/2021	Xcel Energy	Bill		486.87	-12,779.87	12/29 thru 01/28 Electric Service
02/12/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check	5,006.28		-7,773.59	Boiler Repairs
02/16/2021	Comcast	Payment	1,911.32		-5,862.27	Service 02/01 thru 02/28 Cable
02/16/2021	CenturyLink	Payment	50.02		-5,812.25	01/28 thru 02/27 Service
02/22/2021	Summit Yacht Club	Bill		331.08	-6,143.33	Trash Service
02/22/2021	Xcel Energy	Payment	1,048.32		-5,095.01	January Electric Utility12/28-01/27 Service

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
02/24/2021	Tiger Natural Gas, Inc.	Payment	1,583.83		-3,511.18	Service 01/01 Thru 01/31 Gas
02/25/2021	Vacasa Community Association Management	Bill		1,755.00	-5,266.18	Property Management Fee Expense for 02/2021
02/25/2021	Vacasa Community Association Management	eCheck	1,755.00		-3,511.18	Property Management Fee Expense for 02/2021
02/26/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check	999.23		-2,511.95	Change (3) hot surface ignitors
02/26/2021	Hilco Maintenance Co.	eCheck	1,309.00		-1,202.95	December Snow Removal
02/26/2021	Hilco Maintenance Co.	eCheck	385.00		-817.95	January Snow Removal
02/26/2021	Summit Yacht Club	Bill Pay Check	331.08		-486.87	Trash Service
02/28/2021	Xcel Energy	Bill		987.71	-1,474.58	February Electric Utility 01/27 thru 02/26 Service
02/28/2021	Tiger Natural Gas, Inc.	Bill		1,397.40	-2,871.98	Service 02/01 thru 02/28 Gas
Net Change					-239.83	
			<b>15,429.08</b>	<b>15,668.91</b>	<b>-2,871.98</b>	

### 2100 - Other Accrued Payables

Starting Balance					-5,500.00	
02/28/2021		JE		1,974.00	-7,474.00	Accrue Water Expense for February
Net Change					-1,974.00	
			<b>0.00</b>	<b>1,974.00</b>	<b>-7,474.00</b>	

### 2300 - Prepaid Assessments

Starting Balance					-1,475.44	
02/01/2021	Adam Kaeli	Receipt	466.04		-1,009.40	
02/01/2021	Thomas J Brennan Jr	Receipt	541.60		-467.80	
02/01/2021	Donald Schroeder	Receipt	0.68		-467.12	
02/03/2021	Donald Schroeder	eCheck receipt		0.68	-467.80	Online Payment
02/17/2021	Normax LLC	Receipt		3,527.63	-3,995.43	Prepaid Any
02/17/2021	Normax LLC	Receipt		4,661.73	-8,657.16	Prepaid Any
02/18/2021	Karleigh Schurr	Receipt		352.67	-9,009.83	Prepaid Clearing Account
02/23/2021	Igor Modlin	eCheck receipt		542.28	-9,552.11	Prepaid Any
02/25/2021	Robert Terry Miller	Receipt		3.20	-9,555.31	Prepaid Any
02/25/2021	Robert Terry Miller	Receipt		1,086.40	-10,641.71	Prepaid Any
02/27/2021	Thomas J Brennan Jr	eCheck receipt		541.60	-11,183.31	Online Payment
02/28/2021	Adam Kaeli	eCheck receipt		466.04	-11,649.35	Online Payment
02/28/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre	eCheck receipt		541.60	-12,190.95	Online Payment

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
	Company, A Colorado Nonprofit Corporation PO					
Net Change					-10,715.51	
			1,008.32	11,723.83	-12,190.95	
<b>3510 - Retained Earnings - Reserve #1</b>						
Starting Balance					-84,447.03	
Net Change					0.00	
			0.00	0.00	-84,447.03	
<b>3517 - Retained Earnings - Operating #1</b>						
Starting Balance					-42,531.55	
Net Change					0.00	
			0.00	0.00	-42,531.55	
<b>4000 - Association Dues - Operating Revenue</b>						
Starting Balance					-69,049.52	
02/01/2021	Adam Kaeli	Charge		466.04	-69,515.56	February 2021 - Monthly Dues
02/01/2021	Steve Hartsock	Charge		541.60	-70,057.16	February 2021 - Monthly Dues
02/01/2021	Kevin Keegan	Charge		466.04	-70,523.20	February 2021 - Monthly Dues
02/01/2021	Clark Cole LLC	Charge		541.60	-71,064.80	February 2021 - Monthly Dues
02/01/2021	Kelly O'Connell	Charge		466.04	-71,530.84	February 2021 - Monthly Dues
02/01/2021	Carolyn Hime	Charge		541.60	-72,072.44	February 2021 - Monthly Dues
02/01/2021	George Bruce Mitchell Jr	Charge		541.60	-72,614.04	February 2021 - Monthly Dues
02/01/2021	Normax LLC	Charge		352.67	-72,966.71	February 2021 - Monthly Dues
02/01/2021	Paul Desrosiers	Charge		466.04	-73,432.75	February 2021 - Monthly Dues
02/01/2021	Thomas J Brennan Jr	Charge		541.60	-73,974.35	February 2021 - Monthly Dues
02/01/2021	Brandon Thomas Maki	Charge		352.67	-74,327.02	February 2021 - Monthly Dues
02/01/2021	Normax LLC	Charge		466.04	-74,793.06	February 2021 - Monthly Dues
02/01/2021	Corrie Kristina Woloshan	Charge		541.60	-75,334.66	February 2021 - Monthly Dues
02/01/2021	Kevin Stefanik	Charge		541.60	-75,876.26	February 2021 - Monthly Dues
02/01/2021	Scott James Doolittle	Charge		541.60	-76,417.86	February 2021 - Monthly Dues
02/01/2021	Karleigh Schurr	Charge		352.67	-76,770.53	February 2021 - Monthly Dues
02/01/2021	Donald Schroeder	Charge		541.60	-77,312.13	February 2021 - Monthly Dues
02/01/2021	Donald Schroeder	Charge		541.60	-77,853.73	February 2021 - Monthly Dues
02/01/2021	Craig Garrett	Charge		541.60	-78,395.33	February 2021 - Monthly Dues
02/01/2021	Robert Terry Miller	Charge		541.60	-78,936.93	February 2021 - Monthly Dues

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
02/01/2021	Kenneth David Martin	Charge		541.60	-79,478.53	February 2021 - Monthly Dues
02/01/2021	Steve Kelton	Charge		541.60	-80,020.13	February 2021 - Monthly Dues
02/01/2021	Igor Modlin	Charge		541.60	-80,561.73	February 2021 - Monthly Dues
02/01/2021	Oelker Investments LLC	Charge		541.60	-81,103.33	February 2021 - Monthly Dues
02/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge		541.60	-81,644.93	February 2021 - Monthly Dues
02/28/2021		JE	787.00		-80,857.93	February Reserve Revenue
02/28/2021		JE	300.00		-80,557.93	February Reserve Revenue
Net Change					-11,508.41	
			<b>1,087.00</b>	<b>12,595.41</b>	<b>-80,557.93</b>	

### 4200 - Other Revenue

Starting Balance					-706.81	
02/26/2021	CSC ServiceWorks	Charge		103.71	-810.52	
02/26/2021	CSC ServiceWorks	Charge		116.93	-927.45	
Net Change					-220.64	
			<b>0.00</b>	<b>220.64</b>	<b>-927.45</b>	

### 4300 - Late Fees & Penalty Revenue

Starting Balance					-3.59	
02/02/2021	Oelker Investments LLC	Charge		1.35	-4.94	Interest February 2021
Net Change					-1.35	
			<b>0.00</b>	<b>1.35</b>	<b>-4.94</b>	

### 5001 - Cable TV Expense

Starting Balance					10,952.58	
02/01/2021	Comcast	Bill	1,911.32		12,863.90	Service 02/01 thru 02/28 Cable
Net Change					1,911.32	
			<b>1,911.32</b>	<b>0.00</b>	<b>12,863.90</b>	

### 5003 - Electricity Utility Expense

Starting Balance					9,936.58	
02/05/2021	Xcel Energy	Bill	486.87		10,423.45	12/29 thru 01/28 Electric Service
02/28/2021	Xcel Energy	Bill	987.71		11,411.16	February Electric Utility 01/27 thru 02/26 Service
Net Change					1,474.58	
			<b>1,474.58</b>	<b>0.00</b>	<b>11,411.16</b>	

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
<b>5004 - Trash Utility Expense</b>						
Starting Balance					2,995.25	
02/22/2021	Summit Yacht Club	Bill	331.08		3,326.33	Trash Service
Net Change					331.08	
			<b>331.08</b>	<b>0.00</b>	<b>3,326.33</b>	
<b>5005 - Water Utility Expense</b>						
Starting Balance					10,132.49	
02/28/2021		JE	1,974.00		12,106.49	Accrue Water Expense for February
Net Change					1,974.00	
			<b>1,974.00</b>	<b>0.00</b>	<b>12,106.49</b>	
<b>5006 - Telephone Expense</b>						
Starting Balance					274.11	
02/01/2021	CenturyLink	Bill	50.02		324.13	01/28 thru 02/27 Service
Net Change					50.02	
			<b>50.02</b>	<b>0.00</b>	<b>324.13</b>	
<b>5007 - Natural Gas/Propane Expense</b>						
Starting Balance					6,772.87	
02/28/2021	Tiger Natural Gas, Inc.	Bill	1,397.40		8,170.27	Service 02/01 thru 02/28 Gas
Net Change					1,397.40	
			<b>1,397.40</b>	<b>0.00</b>	<b>8,170.27</b>	
<b>5101 - Repairs &amp; Maintenance Labor Expense</b>						
Starting Balance					8,528.26	
02/01/2021	Bernie Romero	Bill	1,050.00		9,578.26	Bernie Romero - Current Month Maintenance
02/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill	999.23		10,577.49	Change (3) hot surface ignitors
02/02/2021	Comfort Systems USA Design Mechanical Inc.	Bill	5,006.28		15,583.77	Boiler Repairs
Net Change					7,055.51	
			<b>7,055.51</b>	<b>0.00</b>	<b>15,583.77</b>	
<b>5202 - Snow Removal Expense</b>						
Starting Balance					346.50	
02/01/2021	Hilco Maintenance Co.	Bill	1,309.00		1,655.50	December Snow Removal



## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
02/01/2021	Hilco Maintenance Co.	Bill	385.00		2,040.50	January Snow Removal
Net Change					1,694.00	
			<b>1,694.00</b>	<b>0.00</b>	<b>2,040.50</b>	
<b>5301 - Accounting Expense</b>						
Starting Balance					550.00	
Net Change					0.00	
			<b>0.00</b>	<b>0.00</b>	<b>550.00</b>	
<b>5404 - Postage &amp; Delivery Expense</b>						
Starting Balance					124.10	
Net Change					0.00	
			<b>0.00</b>	<b>0.00</b>	<b>124.10</b>	
<b>5504 - Property Management Fee Expense</b>						
Starting Balance					10,674.52	
02/25/2021	Vacasa Community Association Management	Bill	1,755.00		12,429.52	Property Management Fee Expense for 02/2021
Net Change					1,755.00	
			<b>1,755.00</b>	<b>0.00</b>	<b>12,429.52</b>	
<b>5510 - Insurance Expense</b>						
Starting Balance					5,182.32	
02/28/2021		JE	27.58		5,209.90	Recognize February Umbrella Insurance
Net Change					27.58	
			<b>27.58</b>	<b>0.00</b>	<b>5,209.90</b>	
<b>5602 - Pool/Hot Tub Maintenance Expense</b>						
Starting Balance					8.02	
Net Change					0.00	
			<b>0.00</b>	<b>0.00</b>	<b>8.02</b>	
<b>5704 - Landscaping/Grounds Supplies Expense</b>						
Starting Balance					39.33	
Net Change					0.00	
			<b>0.00</b>	<b>0.00</b>	<b>39.33</b>	

## General Ledger

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
<b>7000 - RESERVE INCOME</b>						
Starting Balance					-3,148.00	
02/28/2021		JE		787.00	-3,935.00	February Reserve Revenue
Net Change					-787.00	
			0.00	787.00	-3,935.00	
<b>7005 - Workers Comp Insurance</b>						
Starting Balance					310.00	
Net Change					0.00	
			0.00	0.00	310.00	
<b>7010 - Association Dues - Reserves Revenue</b>						
Starting Balance					-74.94	
Net Change					0.00	
			0.00	0.00	-74.94	
<b>7012 - Reserve Revenue #2</b>						
Starting Balance					-1,800.00	
02/28/2021		JE		300.00	-2,100.00	February Reserve Revenue
Net Change					-300.00	
			0.00	300.00	-2,100.00	
<b>7013 - Reserve Revenue #3</b>						
Starting Balance					-1,500.00	
Net Change					0.00	
			0.00	0.00	-1,500.00	
<b>7700 - Reserve Interest Income</b>						
Starting Balance					-1.46	
Net Change					0.00	
			0.00	0.00	-1.46	
<b>8010 - Interest Income</b>						
Starting Balance					-3.45	
02/28/2021		JE		0.26	-3.71	Interest Earned
02/28/2021		JE		0.69	-4.40	Interest Earned
Net Change					-0.95	
			0.00	0.95	-4.40	

**General Ledger**

Date	Payee / Payer	Type	Debit	Credit	Balance	Description
<b>Total</b>			75,138.64	75,138.64	0.00	

**Aged Receivable Detail**

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

**Amount Receivable:** Exclude 0.00

**Tenant Status:** Current and Notice

**As of:** 02/28/2021

**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

<b>Total</b>				0.00	0.00	0.00	0.00	0.00
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## Homeowner Prepayment Balance

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

**Homeowners:** All

**Homeowner Status:** Current

**Prepayment Account:** 2300: Prepaid Assessments

**As of:** 02/28/2021

**Accounting Basis:** Cash

Unit	Homeowner	Status	Amount
<b>Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435</b>			
Bldg A Unit 101	Kaeli, Adam	Current	466.04
Bldg A Unit 201	Keegan, Kevin	Current	467.12
Bldg A Unit 304	Modlin, Igor	Current	542.28
Bldg A Unit 305	Normax LLC	Current	3,527.63
Bldg A Unit 403	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Current	541.60
Bldg A Unit 404	Brennan Jr, Thomas J	Current	541.60
Bldg A Unit 501	Normax LLC	Current	4,661.73
Bldg A Unit 505	Covotsos, Thomas A.	Current	352.67
Bldg B Unit A	Schroeder, Donald	Current	0.68
Bldg B Unit D	Miller, Robert Terry	Current	1,089.60
			<b>12,190.95</b>
<b>Total</b>			<b>12,190.95</b>

## Aged Payables Summary

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

**As of:** 02/28/2021

**Payees:** All

**Balance:** Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
<b>Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435</b>						
Tiger Natural Gas, Inc.	1,397.40	0.00	1,397.40	0.00	0.00	0.00
Xcel Energy	1,474.58	987.71	486.87	0.00	0.00	0.00
	<b>2,871.98</b>	<b>987.71</b>	<b>1,884.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total</b>	<b>2,871.98</b>	<b>987.71</b>	<b>1,884.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

## Reconciliation Report

### Alpine Bank

Account Name	Lakeview Checking
Account Number	3350000590
Ending Statement Date	02/28/2021

### Summary

Bank Statement Starting Balance on 01/31/2021	13,627.27
Cleared Deposits and other Increases	23,179.18
Cleared Checks and other Decreases	11,304.63
Cleared ACH Batches and Reversals	1,755.00
Cleared Balance	23,746.82

### Unreconciled Transactions

#### Unreconciled Deposits and other Increases (1 Item)

Deposit #2	11/03/2020	2,323.75
<b>Total</b>		<b>2,323.75</b>

#### 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 #3000000021 - Comfort Systems USA Design Mechanical Inc.	02/26/2021	999.23
Check #3000000022 - Summit Yacht Club	02/26/2021	331.08
<b>Total</b>		<b>4,431.32</b>

#### Unreconciled ACH Batches and Reversals (0 Items)

<b>Total</b>		<b>0.00</b>
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#### Unreconciled Payments from ACH Batches Generated after Reconciliation Period (1 Item)

ACH #5A5D-762C - Hilco Maintenance Co.	02/26/2021	1,694.00
<b>Total</b>		<b>1,694.00</b>

#### Unreconciled Checks Voided after Reconciliation Period (0 Items)

<b>Total</b>		<b>0.00</b>
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#### Unreconciled Receipts Deposited after Reconciliation Period (7 Items)

Receipt #13630845 - CSC ServiceWorks	02/26/2021	116.93
Receipt #13660667 - CSC ServiceWorks	02/26/2021	103.71
Receipt #90E8-3470 - Thomas J Brennan Jr	02/27/2021	541.60
Receipt #963D-FDE0 - Adam Kaeli	02/28/2021	466.04
Receipt #9DD6-0640 - Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	02/28/2021	541.60

Receipt #1342 - Robert Terry Miller	02/25/2021	1,086.40
Receipt #1266 - Robert Terry Miller	02/25/2021	1,086.40
<b>Total</b>		<b>3,942.68</b>
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)		
<b>Total</b>		<b>0.00</b>
Pending Online Receipts Which Have Not Been Deposited (0 Items)		
<b>Total</b>		<b>0.00</b>
<b>Cleared Transactions</b>		
Cleared Deposits and other Increases (15 Items)		
Deposit #Automatic ACH Deposit	02/01/2021	541.60
Deposit #Automatic ACH Deposit	02/01/2021	541.60
Deposit #Automatic ACH Deposit	02/02/2021	1,901.91
Deposit #14	02/02/2021	541.60
Deposit #Automatic ACH Deposit	02/03/2021	541.60
Deposit #Automatic ACH Deposit	02/04/2021	2,710.03
Deposit #Automatic ACH Deposit	02/08/2021	541.60
Deposit #Automatic ACH Deposit	02/09/2021	2,090.84
Deposit #Automatic ACH Deposit	02/10/2021	541.60
Deposit #Automatic ACH Deposit	02/16/2021	352.67
Deposit #15	02/18/2021	10,354.12
Deposit #Automatic ACH Deposit	02/24/2021	1,625.48
Deposit #Automatic ACH Deposit	02/25/2021	352.67
Deposit #Automatic ACH Deposit	02/26/2021	541.60
Journal Entry - Interest Earned	02/28/2021	0.26
<b>Total</b>		<b>23,179.18</b>
Cleared Checks and other Decreases (7 Items)		
Check #3000000018 - Summit Yacht Club	01/25/2021	654.86
Check #3000000019 - Bernie Romero	02/02/2021	1,050.00
Check #3000000020 - Comfort Systems USA Design Mechanical Inc.	02/12/2021	5,006.28
Payment Ref Bank ACH - Xcel Energy	02/22/2021	1,048.32
Payment Ref Bank ACH - Tiger Natural Gas, Inc.	02/24/2021	1,583.83
Payment Ref Bank ACH - Comcast	02/16/2021	1,911.32
Payment Ref Bank ACH - CenturyLink	02/16/2021	50.02
<b>Total</b>		<b>11,304.63</b>
Cleared ACH Batches and Reversals (1 Item)		
ACH Batch - 1 payment	02/26/2021	1,755.00
<b>Total</b>		<b>1,755.00</b>
<b>Cash Accounts</b>		
1000: Operating Checking Account		23,887.93
Less Unreconciled Deposits		-2,323.75
Less Unreconciled Receipts Deposited after Reconciliation Period		-3,942.68
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		4,431.32



Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	1,694.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
<b>Adjusted Cash Balance</b>	<b>23,746.82</b>
Bank Statement Balance on 02/28/2021	23,746.82
	In Balance

ALPINE BANK, DILLON  
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Date 2/26/21 Page 1  
 Primary Account @XXXXXXXX@000590  
 Enclosures 5

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LAKEVIEW CONDO ASSOCIATION INC  
 OPERATING ACCOUNT  
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.....CHECKING ACCOUNT.....

Account Name: LAKEVIEW CONDO ASSOCIATION INC  
 OPERATING ACCOUNT

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ALPINE HIGH YIELD CHECKING		Number of Enclosures	5
Account Number	@XXXXXXXX@000590	Statement Dates	2/01/21 thru 2/28/21
Previous Balance	13,627.27	Days In The Statement Period	28
14 + Deposits	23,178.92	Average Ledger Bal.	22,971.42
8 - Checks/Charges	13,059.63	Average Collected Bal.	22,971.42
Service Charge	.00	Interest Earned	.26
Interest Paid	.26	Annual Percentage Yield Earned	0.01%
Current Balance	23,746.82	2021 Interest Paid	.42

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

Date	Description	Amount
2/01	Settlement Vacasa Associati CCD 000010341412770	541.60
2/01	Settlement Vacasa Associati CCD 000010355623514	541.60
2/02	Settlement Vacasa Associati CCD 000010364850326	1,901.91
2/02	Deposit	541.60
2/03	Settlement Vacasa Associati CCD 000010388128162	541.60
2/04	Settlement Vacasa Associati CCD 000010403580994	2,710.03
2/08	Settlement Vacasa Associati CCD 000010430736034	541.60
2/09	Settlement Vacasa Associati CCD 000010449289402	2,090.84

ALPINE BANK, DILLON  
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Date 2/26/21 Page 2  
 Primary Account @XXXXXXXX@000590  
 Enclosures 5

LAKEVIEW CONDO ASSOCIATION INC  
 OPERATING ACCOUNT  
 PO BOX 2337  
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ALPINE HIGH YIELD CHECKING @XXXXXXXX@000590 (Continued)

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

Date	Description	Amount
2/10	Settlement Vacasa Associati CCD 000010462014246	541.60
2/16	Settlement Vacasa Associati CCD 000010488093698	352.67
2/18	Deposit	10,354.12
2/24	Settlement Vacasa Associati CCD 000010561781414	1,625.48
2/25	Settlement Vacasa Associati CCD 000010569598854	352.67
2/26	Settlement Vacasa Associati CCD 000010571884074	541.60
2/28	Interest Paid	.26

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

Date	Description	Amount
2/16	AUTO PAY CENTURYLINK CCD 14457036872	50.02-
2/16	700000350 COMCAST 8497505 PPD	1,911.32-
2/22	XCELENERGY XCEL ENERGY-PSCO PPD	1,048.32-
2/24	UTILITY TIGER NATURAL CCD 0121337115	1,583.83-
2/26	Settlement Vacasa Associati CCD 000010578679054	1,755.00-

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
2/05	300000018	654.86	2/23	300000020	5,006.28
2/12	300000019	1,050.00			

\* Denotes missing check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/01	14,710.47	2/04	20,405.61	2/09	22,383.19
2/02	17,153.98	2/05	19,750.75	2/10	22,924.79
2/03	17,695.58	2/08	20,292.35	2/12	21,874.79

ALPINE BANK, DILLON  
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Date 2/26/21 Page 3  
Primary Account @XXXXXXXX@000590  
Enclosures 5

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

ALPINE HIGH YIELD CHECKING @XXXXXXXX@000590 (Continued)

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/16	20,266.12	2/23	24,565.64	2/26	23,746.56
2/18	30,620.24	2/24	24,607.29	2/28	23,746.82
2/22	29,571.92	2/25	24,959.96		

## Reconciliation Report

### Alpine Bank

Account Name	Lakeview Reserve
Account Number	3350005924
Ending Statement Date	02/28/2021

### Summary

Bank Statement Starting Balance on 01/31/2021	89,126.43
Cleared Deposits and other Increases	0.69
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	89,127.12

### Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

---

<b>Total</b>	<b>0.00</b>
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Unreconciled Checks and other Decreases (0 Items)

---

<b>Total</b>	<b>0.00</b>
--------------	-------------

Unreconciled ACH Batches and Reversals (0 Items)

---

<b>Total</b>	<b>0.00</b>
--------------	-------------

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

---

<b>Total</b>	<b>0.00</b>
--------------	-------------

Unreconciled Checks Voided after Reconciliation Period (0 Items)

---

<b>Total</b>	<b>0.00</b>
--------------	-------------

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

---

<b>Total</b>	<b>0.00</b>
--------------	-------------

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

---

<b>Total</b>	<b>0.00</b>
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

---

<b>Total</b>	<b>0.00</b>
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### Cleared Transactions

Cleared Deposits and other Increases (1 Item)

Journal Entry - Interest Earned	02/28/2021	0.69
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<b>Total</b>	<b>0.69</b>
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Cleared Checks and other Decreases (0 Items)

---

<b>Total</b>	<b>0.00</b>
--------------	-------------

Cleared ACH Batches and Reversals (0 Items)

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**Total** **0.00**

**Cash Accounts**

1001: Reserve Account #1 89,127.12

Less Unreconciled Deposits 0.00

Less Unreconciled Receipts Deposited after Reconciliation Period 0.00

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited 0.00

Less Pending Online Receipts Which Have Not Been Deposited 0.00

Plus Unreconciled Checks 0.00

Plus Unreconciled ACH Batches and Reversals 0.00

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period 0.00

Plus Unreconciled Checks Voided after Reconciliation Period 0.00

---

**Adjusted Cash Balance** **89,127.12**

Bank Statement Balance on 02/28/2021 89,127.12

In Balance

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Date 2/26/21 Page 1  
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RESERVE  
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.....CHECKING ACCOUNT.....

Account Name: LAKEVIEW CONDO ASSOCIATION INC  
RESERVE

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ALPINE MONEY FUND		Number of Enclosures	0
Account Number	@XXXXXXXX@005924	Statement Dates	2/01/21 thru 2/28/21
Previous Balance	89,126.43	Days In The Statement Period	28
+ Deposits	.00	Average Ledger Bal.	89,126.43
- Checks/Charges	.00	Average Collected Bal.	89,126.43
Service Charge	.00	Interest Earned	.69
Interest Paid	.69	Annual Percentage Yield Earned	0.01%
Current Balance	89,127.12	2021 Interest Paid	1.45

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

Date	Description	Amount
2/28	Interest Paid	.69

Daily Balance Information			
Date	Balance	Date	Balance
2/01	89,126.43	2/28	89,127.12