



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

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Lakeview Condominium Association, Inc.
Financial Highlights
November 30, 2021

Balance Sheet

Due to/from Reserve/Operating	Reserve dues net reserve projects transfer amount.				\$19,044.03	
Other Recievable	Starting trial balance at 9/30/20.				\$373.53	
Prepaid Insurance	Kinser Insurance Umbrella Policy (October '21 - September '22) - \$36.16/mo.				\$361.68	
	Pinnacol Insurance - (August 2021 - August 2022) - \$58.25/mo.				\$466.00	\$4,350.02
	Farmer's Habitational Insurance - (October 21' - March 22') - \$880.58				\$3,522.34	
Prepaid Assessments	Prepaid homeowner dues for future dues.				\$4,356.65	

Income Statement

		MTD Actual	MTD Budget	MTD Variance
Trash Utility Expense	October and November Trash Invoices	\$815.92	\$458.34	-\$357.58
Snow Removal Expense	No November Invoice Received	\$0.00	\$766.67	\$766.67
Landscaping/Grounds Supplies Expense	Reimbursement to Ivete Liliensteins for Community Room Accessories	\$611.66	\$0.00	-\$611.66

Summary Notes

Overall Financial Position:

MTD Operating Surplus = \$201.94 (Unfavorable to budget by -\$147.19)
YTD Operating Surplus = \$2,043.87 (Favorable to budget by \$941.32)

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 \$14K.
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: 11/30/2021

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	13,650.26
1001	Reserve Account #1	79,733.83
Total Cash		93,384.09
INTERCOMPANY		
1114	Due From Operating Fund	-19,044.03
1115	Due From Reserve Fund	19,044.03
Total INTERCOMPANY		0.00
1145	Other Receivable	-373.53
1201	Prepaid Insurance	4,350.02
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		139,001.58
LIABILITIES & CAPITAL		
Liabilities		
2000	Accounts Payable	4,379.69
2300	Prepaid Assessments	4,356.65
Total Liabilities		8,736.34
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		646.86
Calculated Prior Years Retained Earnings		2,639.80
Total Capital		130,265.24
TOTAL LIABILITIES & CAPITAL		139,001.58

LVCA - Annual Budget - Comparative

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

Period Basis: Calendar

As of: Nov 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	12,874.70	-0.07	51,498.52	51,498.82	-0.30	154,496.42
4200	Other Revenue	154.71	129.17	25.54	426.03	516.68	-90.65	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	0.04	0.00	0.04	0.47	0.00	0.47	0.00
Total Operating Income		13,029.38	13,003.87	25.51	51,925.16	52,015.50	-90.34	156,046.42
Expense								
5000 UTILITIES EXPENSE								
5001	Cable TV Expense	1,865.93	1,880.00	14.07	7,385.68	7,520.00	134.32	22,560.00
5003	Electricity Utility Expense	1,248.40	1,558.33	309.93	5,030.93	6,144.33	1,113.40	18,700.00
5004	Trash Utility Expense	815.92	458.34	-357.58	1,621.76	1,833.36	211.60	5,500.00
5005	Water Utility Expense	1,905.94	1,825.00	-80.94	8,462.88	6,457.49	-2,005.39	25,600.00
5006	Telephone Expense	49.83	47.92	-1.91	200.19	191.68	-8.51	575.00
5007	Natural Gas/Propane Expense	1,106.39	1,000.00	-106.39	3,373.46	3,670.00	296.54	13,000.00
Total UTILITIES EXPENSE		6,992.41	6,769.59	-222.82	26,074.90	25,816.86	-258.04	85,935.00
5100 REPAIRS AND MAINTENANCE EXPENSE								
5101	Repairs & Maintenance Labor Expense	2,267.41	2,083.34	-184.07	7,475.87	8,333.36	857.49	25,000.00
5111	Building Maintenance	52.19	58.34	6.15	472.19	233.36	-238.83	700.00
Total REPAIRS AND MAINTENANCE EXPENSE		2,319.60	2,141.68	-177.92	7,948.06	8,566.72	618.66	25,700.00
5200 SERVICES								
5202	Snow Removal Expense	0.00	766.67	766.67	0.00	766.67	766.67	4,600.00
Total SERVICES		0.00	766.67	766.67	0.00	766.67	766.67	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	333.36	333.36	1,000.00
5303	Other Professional Fees Expense	0.00	0.00	0.00	1,950.00	0.00	-1,950.00	0.00
5308	Website	0.00	0.00	0.00	28.68	0.00	-28.68	0.00
	Total PROFESSIONAL EXPENSE	0.00	83.34	83.34	1,978.68	3,883.36	1,904.68	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	7,661.12	7,661.16	0.04	22,983.42
5510	Insurance Expense	985.49	895.67	-89.82	3,029.78	3,582.68	552.90	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	2,900.77	2,810.96	-89.81	10,690.90	11,443.84	752.94	33,931.42
5600	POOL/HOT TUB EXPENSE							
5602	Pool/Hot Tub Maintenance Expense	0.00	25.00	25.00	2,132.62	100.00	-2,032.62	300.00
	Total POOL/HOT TUB EXPENSE	0.00	25.00	25.00	2,132.62	100.00	-2,032.62	300.00
5700	SUPPLIES EXPENSE							
5704	Landscaping/Grounds Supplies Expense	611.66	0.00	-611.66	751.94	225.50	-526.44	550.00
	Total SUPPLIES EXPENSE	611.66	0.00	-611.66	751.94	225.50	-526.44	550.00
7005	Workers Comp Insurance	0.00	27.50	27.50	0.00	110.00	110.00	330.00
	Total Operating Expense	12,824.44	12,624.74	-199.70	49,881.29	50,912.95	1,031.66	156,046.42
	Total Operating Income	13,029.38	13,003.87	25.51	51,925.16	52,015.50	-90.34	156,046.42
	Total Operating Expense	12,824.44	12,624.74	-199.70	49,881.29	50,912.95	1,031.66	156,046.42
	NOI - Net Operating Income	204.94	379.13	-174.19	2,043.87	1,102.55	941.32	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	4,666.68	4,666.68	0.00	14,000.00
7012	Reserve Revenue #2	833.34	833.34	0.00	3,333.36	3,333.36	0.00	10,000.00
7700	Reserve Interest Income	0.73	0.00	0.73	2.95	0.00	2.95	0.00
Total Other Income		2,000.74	2,000.01	0.73	8,002.99	8,000.04	2.95	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		2,000.74	2,000.01	0.73	-1,397.01	-21,999.96	20,602.95	-6,000.00
Total Income		15,030.12	15,003.88	26.24	59,928.15	60,015.54	-87.39	180,046.42
Total Expense		12,824.44	12,624.74	-199.70	59,281.29	80,912.95	21,631.66	186,046.42
Net Income		2,205.68	2,379.14	-173.46	646.86	-20,897.41	21,544.27	-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: 11/01/2021 to 11/30/2021

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						1,932.71	
11/01/2021	Kelly O'Connell	eCheck receipt	5D77-ACD0	550.36		2,483.07	November 2021 - Monthly Dues
11/01/2021	Steve Hartsock	eCheck receipt	5E99-7C00	639.61		3,122.68	November 2021 - Monthly Dues
11/01/2021	Donald Schroeder	eCheck receipt	68AF-7140	639.61		3,762.29	November 2021 - Monthly Dues
11/01/2021	Igor Modlin	eCheck receipt	D236-6110	639.61		4,401.90	November 2021 - Monthly Dues
11/01/2021	The L&PD Living Trust	eCheck receipt	5D3F-EED0	639.61		5,041.51	November 2021 - Monthly Dues
11/01/2021	Normax LLC	Receipt	2118	420.27		5,461.78	Prepaid Association Dues - Operating Revenue
11/01/2021	Normax LLC	Receipt	2118	318.17		5,779.95	Prepaid Association Dues - Operating Revenue
11/01/2021		JE	28016	9,400.00		15,179.95	September Reserve Expense - Bollard Replacement Hall Door Deposit
11/02/2021	Mike McAlpine	eCheck receipt	7C3E-F840	639.61		15,819.56	November 2021 - Monthly Dues
11/02/2021	George Bruce Mitchell Jr	Receipt	9709	639.61		16,459.17	Monthly Dues
11/03/2021	Donald Schroeder	eCheck receipt	DA34-7D80	639.61		17,098.78	November 2021 - Monthly Dues
11/04/2021	Allison Huck	eCheck receipt	35A5-6B80	550.36		17,649.14	November 2021 - Monthly Dues
11/05/2021	Scott James Doolittle	eCheck receipt	BFF9-73F0	639.61		18,288.75	November 2021 - Monthly Dues
11/05/2021	Kevin Stefanik	eCheck receipt	DD82-A010	639.61		18,928.36	November 2021 - Monthly Dues
11/06/2021	Corrie Kristina Woloshan	eCheck receipt	705E-10C0	639.61		19,567.97	November 2021 - Monthly Dues
11/06/2021	Paul Desrosiers	eCheck receipt	7144-5620	466.04		20,034.01	November 2021 - Monthly Dues
11/06/2021	Ivete M. Liliensteins	eCheck receipt	79D3-32D0	1.01		20,035.02	November 2021 - Monthly Dues
11/06/2021	Ivete M. Liliensteins	eCheck receipt	79D3-32D0	637.99		20,673.01	Online Payment
11/07/2021	Clark Cole LLC	eCheck receipt	CB3A-A550	639.61		21,312.62	November 2021 - Monthly Dues
11/07/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check	3000000062		1,158.00	20,154.62	Maintenance Contract
11/07/2021	Farmers Insurance	Bill Pay Check	3000000061		10.50	20,144.12	Habitational Insurance
11/07/2021	Bernie Romero	Bill Pay Check	3000000063		1,050.00	19,094.12	Bernie Romero - Current Month Maintenance

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/09/2021	Carolyn Hime	eCheck receipt	F89E-FE80	639.61		19,733.73	November 2021 - Monthly Dues
11/09/2021	CSC ServiceWorks	Receipt	13934971	154.71		19,888.44	Commission 08/03 thru 09/07
11/09/2021	Paul Desrosiers	Receipt	10239	84.32		19,972.76	Monthly Dues
11/19/2021	Xcel Energy	Payment	Bank ACH		840.75	19,132.01	October Electric Expense 09/24 thru 10/25 Service
11/19/2021	Advanced Reserve Solutions	Bill Pay Check	3000000064		975.00	18,157.01	2nd Half of Reserve Study
11/19/2021	Vacasa Community Association Management	eCheck	8793-C6EE		1,915.28	16,241.73	Property Management Fee Expense for 11/2021
11/23/2021	Greg Wible	eCheck receipt	6BFE-A3D0	416.49		16,658.22	Online Payment
11/25/2021	Kenneth David Martin	eCheck receipt	06AF-2930	639.61		17,297.83	November 2021 - Monthly Dues
11/26/2021	Summit Yacht Club	Bill Pay Check	3000000065		815.92	16,481.91	Trash - October and November
11/26/2021	CenturyLink	Payment	Bank ACH		49.83	16,432.08	10/28 thru 11/27 Service
11/26/2021	Tiger Natural Gas, Inc.	Payment	Bank ACH		1,015.85	15,416.23	10/01/21 thru 10/31/21 Gas
11/26/2021	Comcast	Payment	Bank ACH		1,865.93	13,550.30	Service 11/01 thru 11/30 Cable
11/29/2021	Robert Terry Miller	CC receipt	7FD1-7910	443.59		13,993.89	Online Payment
11/29/2021	Town of Dillon	Payment	Bank ACH		1,905.94	12,087.95	November Water/Sewer Bill
11/29/2021	Lowe's	Bill Pay Check	3000000066		1.82	12,086.13	M & R Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066		8.82	12,077.31	M & R Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066		13.54	12,063.77	M & R Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066		1.61	12,062.16	R & M Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066		11.31	12,050.85	R & M Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066		34.96	12,015.89	R & M Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066		61.38	11,954.51	R & M Supplies
11/30/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt	2256-2940	639.61		12,594.12	Online Payment
11/30/2021	Thomas J Brennan Jr	eCheck receipt	84E2-82B0	639.61		13,233.73	Online Payment
11/30/2021	Thomas A. Covotsos	eCheck receipt	FC0C-C060	416.49		13,650.22	Online Payment
11/30/2021		JE	28370	0.04		13,650.26	Interest Earned
Net Change						11,717.55	
				23,453.99	11,736.44	13,650.26	

1001 - Reserve Account #1

Starting Balance						89,133.10	
11/01/2021		JE	28016		9,400.00	79,733.10	September Reserve Expense -

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							Bollard Replacement Hall Door Deposit
11/30/2021		JE	28369	0.73		79,733.83	Interest Earned
Net Change						-9,399.27	
				0.73	9,400.00	79,733.83	

1101 - Operating Assessments Receivable

Starting Balance						0.00	
11/01/2021	Allison Huck	Charge		550.36		550.36	November 2021 - Monthly Dues
11/01/2021	Steve Hartsock	Charge		639.61		1,189.97	November 2021 - Monthly Dues
11/01/2021	Kevin Keegan	Charge		550.36		1,740.33	November 2021 - Monthly Dues
11/01/2021	Kevin Keegan	Receipt			550.36	1,189.97	
11/01/2021	Clark Cole LLC	Charge		639.61		1,829.58	November 2021 - Monthly Dues
11/01/2021	Kelly O'Connell	Charge		550.36		2,379.94	November 2021 - Monthly Dues
11/01/2021	Carolyn Hime	Charge		639.61		3,019.55	November 2021 - Monthly Dues
11/01/2021	George Bruce Mitchell Jr	Charge		639.61		3,659.16	November 2021 - Monthly Dues
11/01/2021	Igor Modlin	Charge		639.61		4,298.77	November 2021 - Monthly Dues
11/01/2021	Normax LLC	Charge		416.49		4,715.26	November 2021 - Monthly Dues
11/01/2021	Normax LLC	Receipt			416.49	4,298.77	
11/01/2021	Paul Desrosiers	Charge		550.36		4,849.13	November 2021 - Monthly Dues
11/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge		639.61		5,488.74	November 2021 - Monthly Dues
11/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Receipt			639.61	4,849.13	
11/01/2021	Thomas J Brennan Jr	Charge		639.61		5,488.74	November 2021 - Monthly Dues
11/01/2021	Thomas J Brennan Jr	Receipt			639.61	4,849.13	
11/01/2021	Normax LLC	Charge		550.36		5,399.49	November 2021 - Monthly Dues
11/01/2021	Normax LLC	Receipt			550.36	4,849.13	
11/01/2021	Corrie Kristina Woloshan	Charge		639.61		5,488.74	November 2021 - Monthly Dues
11/01/2021	Kevin Stefanik	Charge		639.61		6,128.35	November 2021 - Monthly Dues
11/01/2021	Scott James Doolittle	Charge		639.61		6,767.96	November 2021 - Monthly Dues
11/01/2021	Thomas A. Covotsos	Charge		416.49		7,184.45	November 2021 - Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/01/2021	Thomas A. Covotsos	Receipt			416.49	6,767.96	
11/01/2021	Donald Schroeder	Charge		639.61		7,407.57	November 2021 - Monthly Dues
11/01/2021	Donald Schroeder	Charge		639.61		8,047.18	November 2021 - Monthly Dues
11/01/2021	Ivete M. Liliensteins	Charge		639.61		8,686.79	November 2021 - Monthly Dues
11/01/2021	Ivete M. Liliensteins	Receipt			194.61	8,492.18	
11/01/2021	Ivete M. Liliensteins	Receipt			443.99	8,048.19	
11/01/2021	Robert Terry Miller	Charge		639.61		8,687.80	November 2021 - Monthly Dues
11/01/2021	Robert Terry Miller	Receipt			639.61	8,048.19	
11/01/2021	Kenneth David Martin	Charge		639.61		8,687.80	November 2021 - Monthly Dues
11/01/2021	Mike McAlpine	Charge		639.61		9,327.41	November 2021 - Monthly Dues
11/01/2021	Greg Wible	Charge		416.49		9,743.90	November 2021 - Monthly Dues
11/01/2021	Greg Wible	Receipt			416.49	9,327.41	
11/01/2021	The L&PD Living Trust	Charge		639.61		9,967.02	November 2021 - Monthly Dues
11/01/2021	Kelly O'Connell	eCheck receipt	5D77-ACD0		550.36	9,416.66	November 2021 - Monthly Dues
11/01/2021	Steve Hartsock	eCheck receipt	5E99-7C00		639.61	8,777.05	November 2021 - Monthly Dues
11/01/2021	Donald Schroeder	eCheck receipt	68AF-7140		639.61	8,137.44	November 2021 - Monthly Dues
11/01/2021	Igor Modlin	eCheck receipt	D236-6110		639.61	7,497.83	November 2021 - Monthly Dues
11/01/2021	The L&PD Living Trust	eCheck receipt	5D3F-EED0		639.61	6,858.22	November 2021 - Monthly Dues
11/02/2021	Mike McAlpine	eCheck receipt	7C3E-F840		639.61	6,218.61	November 2021 - Monthly Dues
11/02/2021	George Bruce Mitchell Jr	Receipt	9709		639.61	5,579.00	Monthly Dues
11/03/2021	Donald Schroeder	eCheck receipt	DA34-7D80		639.61	4,939.39	November 2021 - Monthly Dues
11/04/2021	Allison Huck	eCheck receipt	35A5-6B80		550.36	4,389.03	November 2021 - Monthly Dues
11/05/2021	Scott James Doolittle	eCheck receipt	BFF9-73F0		639.61	3,749.42	November 2021 - Monthly Dues
11/05/2021	Kevin Stefanik	eCheck receipt	DD82-A010		639.61	3,109.81	November 2021 - Monthly Dues
11/06/2021	Corrie Kristina Woloshan	eCheck receipt	705E-10C0		639.61	2,470.20	November 2021 - Monthly Dues
11/06/2021	Paul Desrosiers	eCheck receipt	7144-5620		466.04	2,004.16	November 2021 - Monthly Dues
11/06/2021	Ivete M. Liliensteins	eCheck receipt	79D3-32D0		1.01	2,003.15	November 2021 - Monthly Dues
11/07/2021	Clark Cole LLC	eCheck receipt	CB3A-A550		639.61	1,363.54	November 2021 - Monthly Dues
11/09/2021	Carolyn Hime	eCheck receipt	F89E-FE80		639.61	723.93	November 2021 - Monthly Dues
11/09/2021	CSC ServiceWorks	Charge	13934971	154.71		878.64	Commission 08/03 thru 09/07
11/09/2021	CSC ServiceWorks	Receipt	13934971		154.71	723.93	Commission 08/03 thru 09/07
11/09/2021	Paul Desrosiers	Receipt	10239		84.32	639.61	Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/25/2021	Kenneth David Martin	eCheck receipt	06AF-2930		639.61	0.00	November 2021 - Monthly Dues
Net Change						0.00	
				15,029.35	15,029.35	0.00	

1114 - Due From Operating Fund

Starting Balance						-16,870.03	
11/01/2021		Reversed JE	27994	9,400.00		-7,470.03	September Reserve Expense - Bollard Replacement Hall Door Deposit
11/01/2021		Reverse JE	27994-R		9,400.00	-16,870.03	
11/30/2021		JE	27995		2,174.00	-19,044.03	Reserve Assessments - Dec 2020 & Jan 2021
Net Change						-2,174.00	
				9,400.00	11,574.00	-19,044.03	

1115 - Due From Reserve Fund

Starting Balance						16,870.03	
11/01/2021		Reversed JE	27994		9,400.00	7,470.03	September Reserve Expense - Bollard Replacement Hall Door Deposit
11/01/2021		Reverse JE	27994-R	9,400.00		16,870.03	
11/30/2021		JE	27995	2,174.00		19,044.03	Reserve Assessments - Dec 2020 & Jan 2021
Net Change						2,174.00	
				11,574.00	9,400.00	19,044.03	

1145 - Other Receivable

Starting Balance						-373.53	
Net Change						0.00	
				0.00	0.00	-373.53	

1201 - Prepaid Insurance

Starting Balance						5,325.01	
11/30/2021		JE	29142		36.16	5,288.85	Recognize November Umbrella Insurance
11/30/2021		JE	29143		58.25	5,230.60	Recognize November Pinnacol Insurance
11/30/2021		JE	29144		880.58	4,350.02	Recognize November

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							Habitational Insurance Installment
Net Change						-974.99	
				0.00	974.99	4,350.02	
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						-4,266.68	
11/01/2021	Bernie Romero	Bill			1,050.00	-5,316.68	Bernie Romero - Current Month Maintenance
11/01/2021	CenturyLink	Bill	970-468-6625		49.83	-5,366.51	10/28 thru 11/27 Service
11/01/2021	Town of Dillon	Bill	1.0812.000.01 - Auto Debit		1,905.94	-7,272.45	November Water/Sewer Bill
11/01/2021	Comcast	Bill	8497505700000350		1,865.93	-9,138.38	Service 11/01 thru 11/30 Cable
11/01/2021	Summit Yacht Club	Bill	33821		815.92	-9,954.30	Trash - October and November
11/01/2021	Lowe's	Bill	Account # 9900 3864 891		1.82	-9,956.12	M & R Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891		8.82	-9,964.94	M & R Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891		13.54	-9,978.48	M & R Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891		1.61	-9,980.09	R & M Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891		11.31	-9,991.40	R & M Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891		34.96	-10,026.36	R & M Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891		61.38	-10,087.74	R & M Supplies

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill	81001094		290.00	-10,377.74	Boiler Repairs
11/02/2021	Farmers Insurance	Bill	F006177072-001-00001		10.50	-10,388.24	Habitational Insurance
11/07/2021	Comfort Systems USA Design Mechanical Inc.	Bill Pay Check	3000000062	1,158.00		-9,230.24	Maintenance Contract
11/07/2021	Farmers Insurance	Bill Pay Check	3000000061	10.50		-9,219.74	Habitational Insurance
11/07/2021	Bernie Romero	Bill Pay Check	3000000063	1,050.00		-8,169.74	Bernie Romero - Current Month Maintenance
11/15/2021	All Summit Always Professional, LLC	Bill	869		100.00	-8,269.74	#201 Leak Investigation
11/17/2021	Vacasa Community Association Management	Bill			1,915.28	-10,185.02	Property Management Fee Expense for 11/2021
11/19/2021	Xcel Energy	Payment	Bank ACH	840.75		-9,344.27	October Electric Expense 09/24 thru 10/25 Service
11/19/2021	Advanced Reserve Solutions	Bill Pay Check	3000000064	975.00		-8,369.27	2nd Half of Reserve Study
11/19/2021	Vacasa Community Association Management	eCheck	8793-C6EE	1,915.28		-6,453.99	Property Management Fee Expense for 11/2021
11/24/2021	Xcel Energy	Bill	757547152		909.72	-7,363.71	November Electric Expense 10/25 thru 11/23 Service
11/26/2021	Summit Yacht Club	Bill Pay Check	3000000065	815.92		-6,547.79	Trash - October and November
11/26/2021	CenturyLink	Payment	Bank ACH	49.83		-6,497.96	10/28 thru 11/27 Service
11/26/2021	Tiger Natural Gas, Inc.	Payment	Bank ACH	1,015.85		-5,482.11	10/01/21 thru 10/31/21 Gas
11/26/2021	Comcast	Payment	Bank ACH	1,865.93		-3,616.18	Service 11/01 thru 11/30 Cable
11/29/2021	Town of Dillon	Payment	Bank ACH	1,905.94		-1,710.24	November Water/Sewer Bill
11/29/2021	Lowe's	Bill Pay Check	3000000066	1.82		-1,708.42	M & R Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066	8.82		-1,699.60	M & R Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066	13.54		-1,686.06	M & R Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066	1.61		-1,684.45	R & M Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066	11.31		-1,673.14	R & M Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066	34.96		-1,638.18	R & M Supplies
11/29/2021	Lowe's	Bill Pay Check	3000000066	61.38		-1,576.80	R & M Supplies
11/29/2021	Comfort Systems USA Design Mechanical Inc.	Bill	21001582		693.97	-2,270.77	Boiler Repairs, Valve Pipe Replacement
11/30/2021	Ivete Liliensteins	Bill	Reimbursement		193.31	-2,464.08	Community Room Accessories
11/30/2021	Ivete Liliensteins	Bill	Reimbursement		108.86	-2,572.94	Community Room Accessories
11/30/2021	Ivete Liliensteins	Bill	Reimbursement		88.06	-2,661.00	Community Room Accessories
11/30/2021	Ivete Liliensteins	Bill	Reimbursement		52.19	-2,713.19	Paint Supplies
11/30/2021	Ivete Liliensteins	Bill	Reimbursement		121.43	-2,834.62	Community Room Accessories

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/30/2021	Ivete Liliensteins	Bill	Reimbursement		100.00	-2,934.62	Community Room Accessories
11/30/2021	Xcel Energy	Bill	758133274		338.68	-3,273.30	Service 10/27 thru 11/29 Electric Expense
11/30/2021	Tiger Natural Gas, Inc.	Bill	1121380281		1,106.39	-4,379.69	11/01/21 thru 11/30/21 Gas
Net Change						-113.01	
				11,736.44	11,849.45	-4,379.69	

2300 - Prepaid Assessments

Starting Balance						-5,332.05	
11/01/2021	Kevin Keegan	Receipt		550.36		-4,781.69	
11/01/2021	Normax LLC	Receipt		416.49		-4,365.20	
11/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Receipt		639.61		-3,725.59	
11/01/2021	Thomas J Brennan Jr	Receipt		639.61		-3,085.98	
11/01/2021	Normax LLC	Receipt		550.36		-2,535.62	
11/01/2021	Thomas A. Covotsos	Receipt		416.49		-2,119.13	
11/01/2021	Ivete M. Liliensteins	Receipt		194.61		-1,924.52	
11/01/2021	Ivete M. Liliensteins	Receipt		443.99		-1,480.53	
11/01/2021	Robert Terry Miller	Receipt		639.61		-840.92	
11/01/2021	Greg Wible	Receipt		416.49		-424.43	
11/01/2021	Normax LLC	Receipt	2118		420.27	-844.70	Prepaid Association Dues - Operating Revenue
11/01/2021	Normax LLC	Receipt	2118		318.17	-1,162.87	Prepaid Association Dues - Operating Revenue
11/06/2021	Ivete M. Liliensteins	eCheck receipt	79D3-32D0		637.99	-1,800.86	Online Payment
11/23/2021	Greg Wible	eCheck receipt	6BFE-A3D0		416.49	-2,217.35	Online Payment
11/29/2021	Robert Terry Miller	CC receipt	7FD1-7910		443.59	-2,660.94	Online Payment
11/30/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	eCheck receipt	2256-2940		639.61	-3,300.55	Online Payment
11/30/2021	Thomas J Brennan Jr	eCheck receipt	84E2-82B0		639.61	-3,940.16	Online Payment

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/30/2021	Thomas A. Covotsos	eCheck receipt	FC0C-C060		416.49	-4,356.65	Online Payment
Net Change						975.40	
				4,907.62	3,932.22	-4,356.65	

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						-38,623.89	
11/01/2021	Allison Huck	Charge			550.36	-39,174.25	November 2021 - Monthly Dues
11/01/2021	Steve Hartsock	Charge			639.61	-39,813.86	November 2021 - Monthly Dues
11/01/2021	Kevin Keegan	Charge			550.36	-40,364.22	November 2021 - Monthly Dues
11/01/2021	Clark Cole LLC	Charge			639.61	-41,003.83	November 2021 - Monthly Dues
11/01/2021	Kelly O'Connell	Charge			550.36	-41,554.19	November 2021 - Monthly Dues
11/01/2021	Carolyn Hime	Charge			639.61	-42,193.80	November 2021 - Monthly Dues
11/01/2021	George Bruce Mitchell Jr	Charge			639.61	-42,833.41	November 2021 - Monthly Dues
11/01/2021	Igor Modlin	Charge			639.61	-43,473.02	November 2021 - Monthly Dues
11/01/2021	Normax LLC	Charge			416.49	-43,889.51	November 2021 - Monthly Dues
11/01/2021	Paul Desrosiers	Charge			550.36	-44,439.87	November 2021 - Monthly Dues
11/01/2021	Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	Charge			639.61	-45,079.48	November 2021 - Monthly Dues
11/01/2021	Thomas J Brennan Jr	Charge			639.61	-45,719.09	November 2021 - Monthly Dues
11/01/2021	Normax LLC	Charge			550.36	-46,269.45	November 2021 - Monthly Dues
11/01/2021	Corrie Kristina Woloshan	Charge			639.61	-46,909.06	November 2021 - Monthly Dues
11/01/2021	Kevin Stefanik	Charge			639.61	-47,548.67	November 2021 - Monthly Dues
11/01/2021	Scott James Doolittle	Charge			639.61	-48,188.28	November 2021 - Monthly Dues

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/01/2021	Thomas A. Covotsos	Charge			416.49	-48,604.77	November 2021 - Monthly Dues
11/01/2021	Donald Schroeder	Charge			639.61	-49,244.38	November 2021 - Monthly Dues
11/01/2021	Donald Schroeder	Charge			639.61	-49,883.99	November 2021 - Monthly Dues
11/01/2021	Ivete M. Liliensteins	Charge			639.61	-50,523.60	November 2021 - Monthly Dues
11/01/2021	Robert Terry Miller	Charge			639.61	-51,163.21	November 2021 - Monthly Dues
11/01/2021	Kenneth David Martin	Charge			639.61	-51,802.82	November 2021 - Monthly Dues
11/01/2021	Mike McAlpine	Charge			639.61	-52,442.43	November 2021 - Monthly Dues
11/01/2021	Greg Wible	Charge			416.49	-52,858.92	November 2021 - Monthly Dues
11/01/2021	The L&PD Living Trust	Charge			639.61	-53,498.53	November 2021 - Monthly Dues
11/30/2021		JE	29275	1,166.67		-52,331.86	November Reserve Revenue
11/30/2021		JE	29276	833.34		-51,498.52	November Reserve Revenue
Net Change						-12,874.63	
				2,000.01	14,874.64	-51,498.52	

4200 - Other Revenue

Starting Balance						-271.32	
11/09/2021	CSC ServiceWorks	Charge	13934971		154.71	-426.03	Commission 08/03 thru 09/07
Net Change						-154.71	
				0.00	154.71	-426.03	

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						5,519.75	
11/01/2021	Comcast	Bill	8497505700000350	1,865.93		7,385.68	Service 11/01 thru 11/30 Cable
Net Change						1,865.93	
				1,865.93	0.00	7,385.68	

5003 - Electricity Utility Expense

Starting Balance						3,782.53	
11/24/2021	Xcel Energy	Bill	757547152	909.72		4,692.25	November Electric Expense 10/25 thru 11/23 Service

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/30/2021	Xcel Energy	Bill	758133274	338.68		5,030.93	Service 10/27 thru 11/29 Electric Expense
Net Change						1,248.40	
				1,248.40	0.00	5,030.93	
5004 - Trash Utility Expense							
Starting Balance						805.84	
11/01/2021	Summit Yacht Club	Bill	33821	815.92		1,621.76	Trash - October and November
Net Change						815.92	
				815.92	0.00	1,621.76	
5005 - Water Utility Expense							
Starting Balance						6,556.94	
11/01/2021	Town of Dillon	Bill	1.0812.000.01 - Auto Debit	1,905.94		8,462.88	November Water/Sewer Bill
Net Change						1,905.94	
				1,905.94	0.00	8,462.88	
5006 - Telephone Expense							
Starting Balance						150.36	
11/01/2021	CenturyLink	Bill	970-468-6625	49.83		200.19	10/28 thru 11/27 Service
Net Change						49.83	
				49.83	0.00	200.19	
5007 - Natural Gas/Propane Expense							
Starting Balance						2,267.07	
11/30/2021	Tiger Natural Gas, Inc.	Bill	1121380281	1,106.39		3,373.46	11/01/21 thru 11/30/21 Gas
Net Change						1,106.39	
				1,106.39	0.00	3,373.46	
5101 - Repairs & Maintenance Labor Expense							
Starting Balance						5,208.46	
11/01/2021	Bernie Romero	Bill		1,050.00		6,258.46	Bernie Romero - Current Month Maintenance
11/01/2021	Lowe's	Bill	Account # 9900 3864 891	1.82		6,260.28	M & R Supplies
11/01/2021	Lowe's	Bill	Account # 9900	8.82		6,269.10	M & R Supplies

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
			3864 891				
11/01/2021	Lowe's	Bill	Account # 9900 3864 891	13.54		6,282.64	M & R Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891	1.61		6,284.25	R & M Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891	11.31		6,295.56	R & M Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891	34.96		6,330.52	R & M Supplies
11/01/2021	Lowe's	Bill	Account # 9900 3864 891	61.38		6,391.90	R & M Supplies
11/01/2021	Comfort Systems USA Design Mechanical Inc.	Bill	81001094	290.00		6,681.90	Boiler Repairs
11/15/2021	All Summit Always Professional, LLC	Bill	869	100.00		6,781.90	#201 Leak Investigation
11/29/2021	Comfort Systems USA Design Mechanical Inc.	Bill	21001582	693.97		7,475.87	Boiler Repairs, Valve Pipe Replacement
Net Change						2,267.41	
				2,267.41	0.00	7,475.87	

5111 - Building Maintenance

Starting Balance						420.00	
11/30/2021	Ivete Liliensteins	Bill	Reimbursement	52.19		472.19	Paint Supplies
Net Change						52.19	
				52.19	0.00	472.19	

5303 - Other Professional Fees Expense

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

5308 - Website

Starting Balance						28.68	
Net Change						0.00	
				0.00	0.00	28.68	

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
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						5,745.84	
11/17/2021	Vacasa Community Association Management	Bill		1,915.28		7,661.12	Property Management Fee Expense for 11/2021
Net Change						1,915.28	
				1,915.28	0.00	7,661.12	
5510 - Insurance Expense							
Starting Balance						2,044.29	
11/02/2021	Farmers Insurance	Bill	F006177072-001-00001	10.50		2,054.79	Habitational Insurance
11/30/2021		JE	29142	36.16		2,090.95	Recognize November Umbrella Insurance
11/30/2021		JE	29143	58.25		2,149.20	Recognize November Pinnacol Insurance
11/30/2021		JE	29144	880.58		3,029.78	Recognize November Habitational Insurance Installment
Net Change						985.49	
				985.49	0.00	3,029.78	
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	
11/30/2021	Ivete Liliensteins	Bill	Reimbursement	193.31		333.59	Community Room Accessories
11/30/2021	Ivete Liliensteins	Bill	Reimbursement	108.86		442.45	Community Room Accessories
11/30/2021	Ivete Liliensteins	Bill	Reimbursement	88.06		530.51	Community Room Accessories
11/30/2021	Ivete Liliensteins	Bill	Reimbursement	121.43		651.94	Community Room Accessories

LVCA - General Ledger

Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
11/30/2021	Ivete Liliensteins	Bill	Reimbursement	100.00		751.94	Community Room Accessories
Net Change						611.66	
				611.66	0.00	751.94	
7010 - Association Dues - Reserves Revenue							
Starting Balance						-3,500.01	
11/30/2021		JE	29275		1,166.67	-4,666.68	November Reserve Revenue
Net Change						-1,166.67	
				0.00	1,166.67	-4,666.68	
7012 - Reserve Revenue #2							
Starting Balance						-2,500.02	
11/30/2021		JE	29276		833.34	-3,333.36	November Reserve Revenue
Net Change						-833.34	
				0.00	833.34	-3,333.36	
7113 - Reserve Building maintenance							
Starting Balance						9,400.00	
Net Change						0.00	
				0.00	0.00	9,400.00	
7700 - Reserve Interest Income							
Starting Balance						-2.22	
11/30/2021		JE	28369		0.73	-2.95	Interest Earned
Net Change						-0.73	
				0.00	0.73	-2.95	
8010 - Interest Income							
Starting Balance						-0.43	
11/30/2021		JE	28370		0.04	-0.47	Interest Earned
Net Change						-0.04	
				0.00	0.04	-0.47	
Total				90,926.58	90,926.58	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: 11/30/2021

GL Account Map: None - use master chart of accounts

Payer Name	Charge Date	GL Account Number	GL Account Name	Amount Receivable	0-30	31-60	61-90	91+
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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: 11/30/2021

Accounting Basis: Cash

Unit	Homeowner	Status	Amount
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435			
Bldg A Unit 305	Normax LLC	Current	416.49
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	550.36
Bldg A Unit 505	Covotsos, Thomas A.	Current	416.49
Bldg B Unit C	Liliensteins, Ivete M.	Current	637.99
Bldg B Unit D	Miller, Robert Terry	Current	639.61
			4,356.65
Total			4,356.65

LVCA - Aged Payables Summary

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

As of: 11/30/2021

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
Lakeview Condominium Association, Inc - 370 E La Bonte Street Dillon, CO 80435						
All Summit Always Professional, LLC	100.00	100.00	0.00	0.00	0.00	0.00
Comfort Systems USA Design Mechanical Inc.	983.97	693.97	290.00	0.00	0.00	0.00
Xcel Energy	1,525.48	1,525.48	0.00	0.00	0.00	0.00
Liliensteins, Ivete	663.85	0.00	663.85	0.00	0.00	0.00
Tiger Natural Gas, Inc.	1,106.39	1,106.39	0.00	0.00	0.00	0.00
	4,379.69	3,425.84	953.85	0.00	0.00	0.00
Total	4,379.69	3,425.84	953.85	0.00	0.00	0.00

Reconciliation Report

Alpine Bank

Account Name	Lakeview Checking
Account Number	3350000590
Ending Statement Date	11/30/2021

Summary

Bank Statement Starting Balance on 10/31/2021	2,339.67
Cleared Deposits and other Increases	22,593.91
Cleared Checks and other Decreases	8,805.72
Cleared ACH Batches and Reversals	1,915.28
Cleared Balance	14,212.58

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 (7 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 #3000000064 - Advanced Reserve Solutions	11/19/2021	975.00
Check #3000000065 - Summit Yacht Club	11/26/2021	815.92
Check #3000000066 - Lowe's	11/29/2021	133.44
Total		5,025.37

Unreconciled ACH Batches and Reversals (0 Items)

Total		0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

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

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

Receipt #7FD1-7910 - Robert Terry Miller	11/29/2021	443.59
Receipt #2256-2940 - Lake Dillon Foundation for Performing Arts, DBA Lake Dillon Theatre Company, A Colorado Nonprofit CorporationPO	11/30/2021	639.61
Receipt #84E2-82B0 - Thomas J Brennan Jr	11/30/2021	639.61
Receipt #FC0C-C060 - Thomas A. Covotsos	11/30/2021	416.49
Total		2,139.30

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

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

Total		0.00
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Cleared Transactions

Cleared Deposits and other Increases (15 Items)

Deposit #Automatic ACH Deposit	11/01/2021	1,279.22
Deposit #Automatic ACH Deposit	11/02/2021	3,108.80
Deposit #Automatic ACH Deposit	11/03/2021	639.61
Deposit #43	11/03/2021	639.61
Deposit #Automatic ACH Deposit	11/04/2021	639.61
Deposit #Automatic ACH Deposit	11/05/2021	550.36
Deposit #Automatic ACH Deposit	11/08/2021	1,279.22
Deposit #Automatic ACH Deposit	11/09/2021	2,384.26
Deposit #44	11/09/2021	893.15
Deposit #45	11/09/2021	84.32
Deposit #Automatic ACH Deposit	11/10/2021	639.61
Deposit #Automatic ACH Deposit	11/24/2021	416.49
Deposit #Automatic ACH Deposit	11/29/2021	639.61
Journal Entry - September Reserve Expense - Bollard Replacement Hall Door Deposit	11/01/2021	9,400.00
Journal Entry - Interest Earned	11/30/2021	0.04

Total		22,593.91
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Cleared Checks and other Decreases (10 Items)

Check #3000000047 - Ivete Liliensteins	08/27/2021	548.74
Check #3000000060 - Summit Yacht Club	10/22/2021	360.18
Check #3000000062 - Comfort Systems USA Design Mechanical Inc.	11/07/2021	1,158.00
Check #3000000061 - Farmers Insurance	11/07/2021	10.50
Check #3000000063 - Bernie Romero	11/07/2021	1,050.00
Payment Ref Bank ACH - Xcel Energy	11/19/2021	840.75
Payment Ref Bank ACH - CenturyLink	11/26/2021	49.83
Payment Ref Bank ACH - Tiger Natural Gas, Inc.	11/26/2021	1,015.85
Payment Ref Bank ACH - Comcast	11/26/2021	1,865.93
Payment Ref Bank ACH - Town of Dillon	11/29/2021	1,905.94

Total		8,805.72
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Cleared ACH Batches and Reversals (1 Item)

ACH Batch - 1 payment	11/22/2021	1,915.28
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Total		1,915.28
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Cash Accounts

1000: Operating Checking Account	13,650.26
Less Unreconciled Deposits	-2,323.75
Less Unreconciled Receipts Deposited after Reconciliation Period	-2,139.30
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	5,025.37
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	14,212.58
Bank Statement Balance on 11/30/2021	14,212.58
	In Balance

ALPINE BANK, DILLON
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LAKEVIEW CONDO ASSOCIATION INC
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.....CHECKING ACCOUNT.....

Account Name: LAKEVIEW CONDO ASSOCIATION INC

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ALPINE HIGH YIELD CHECKING		Number of Enclosures	8
Account Number	XXXXXXXXXXXX0590	Statement Dates	11/01/21 thru 11/30/21
Previous Balance	2,339.67	Days In The Statement Period	30
14 + Deposits	22,593.87	Average Ledger Bal.	8,956.13
11 - Checks/Charges	10,721.00	Average Collected Bal.	8,956.13
Service Charge	.00	Interest Earned	.04
Interest Paid	.04	Annual Percentage Yield Earned	0.01%
Current Balance	14,212.58	2021 Interest Paid	1.33

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

Date	Description	Amount
11/01	Settlement Vacasa Associati CCD 000012813323481	1,279.22
11/02	Settlement Vacasa Associati CCD 000012829664037	3,108.80
11/03	Settlement Vacasa Associati CCD 000012852381189	639.61
11/03	Deposit	639.61
11/04	Settlement Vacasa Associati CCD 000012868982625	639.61
11/05	Settlement Vacasa Associati CCD 000012883423973	550.36
11/08	Settlement Vacasa Associati CCD 000012897703853	1,279.22
11/09	Settlement Vacasa Associati CCD 000012916995813	2,384.26
11/09	Deposit	84.32
11/09	Deposit	893.15

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Date 11/30/21 Page 2
 Primary Account XXXXXXXXXXXX0590
 Enclosures 8

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ALPINE HIGH YIELD CHECKING XXXXXXXXXXXX0590 (Continued)

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

Date	Description	Amount
11/10	Settlement Vacasa Associati CCD 000012930638913	639.61
11/24	Settlement Vacasa Associati CCD 000013036024029	416.49
11/29	Settlement Vacasa Associati CCD 000013051947729	639.61
11/30	Transfer from x5924 to x0590 Sept Reserve Transfe	9,400.00
11/30	Interest Paid	.04

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

Date	Description	Amount
11/15	700000350 COMCAST 8497505 PPD	1,865.93-
11/16	AUTO PAY CENTURYLINK CCD 14514740035	49.83-
11/19	XCELENERGY XCEL ENERGY-PSCO PPD	840.75-
11/22	Settlement Vacasa Associati CCD 000013016551265	1,915.28-
11/23	UTILITY TIGER NATURAL CCD 1021373906	1,015.85-
11/29	DEBITS TOWN OF DILLON	1,905.94-

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
11/02	3000000047	548.74	11/15	3000000062	1,158.00
11/04	3000000060*	360.18	11/18	3000000063	1,050.00
11/16	3000000061	10.50			

* Denotes missing check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
11/01	3,618.89	11/05	8,287.96	11/15	10,544.59
11/02	6,178.95	11/08	9,567.18	11/16	10,484.26
11/03	7,458.17	11/09	12,928.91	11/18	9,434.26
11/04	7,737.60	11/10	13,568.52	11/19	8,593.51

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Date 11/30/21
Primary Account XXXXXXXXXXXXX0590
Enclosures
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LAKEVIEW CONDO ASSOCIATION INC
PO BOX 2337
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ALPINE HIGH YIELD CHECKING XXXXXXXXXXXXX0590 (Continued)

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
11/22	6,678.23	11/24	6,078.87	11/30	14,212.58
11/23	5,662.38	11/29	4,812.54		

Reconciliation Report

Alpine Bank

Account Name	Lakeview Reserve
Account Number	3350005924
Ending Statement Date	11/30/2021

Summary

Bank Statement Starting Balance on 10/31/2021	89,133.10
Cleared Deposits and other Increases	0.73
Cleared Checks and other Decreases	9,400.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	79,733.83

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	11/30/2021	0.73
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Total 0.73

Cleared Checks and other Decreases (1 Item)

Journal Entry - September Reserve Expense - Bollard Replacement Hall Door Deposit	11/01/2021	9,400.00
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Total 9,400.00

Cleared ACH Batches and Reversals (0 Items)

Total **0.00**

Cash Accounts

1001: Reserve Account #1 79,733.83

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 **79,733.83**

Bank Statement Balance on 11/30/2021 79,733.83

In Balance

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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	11/01/21 thru 11/30/21
Previous Balance	89,133.10	Days In The Statement Period	30
+ Deposits	.00	Average Ledger Bal.	88,819.76
1 - Checks/Charges	9,400.00	Average Collected Bal.	88,819.76
Service Charge	.00	Interest Earned	.73
Interest Paid	.73	Annual Percentage Yield Earned	0.01%
Current Balance	79,733.83	2021 Interest Paid	8.16

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

Date	Description	Amount
11/30	Interest Paid	.73

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

Date	Description	Amount
11/30	Transfer from x5924 to x0590 Sept Reserve Transfe	9,400.00-

Daily Balance Information

Date	Balance	Date	Balance
11/01	89,133.10	11/30	79,733.83