

# DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIATION

## MONTHLY FINANCIAL REPORTS

PREPARED FOR MONTH OF

MAY 2017

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DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
BALANCE SHEET OPERATING (UNAUDITED)  
05/31/2017

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	2,196.89	3,044.13	(847.24)
TOTAL CASH	2,196.89	3,044.13	(847.24)
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	2,847.39	4,357.89	(1,510.50)
TOTAL ACCOUNTS RECEIVABLE	2,847.39	4,357.89	(1,510.50)
OTHER ASSETS			
PREPAID INSURANCE	4,476.06	4,983.30	(507.24)
PREPAID EXPENSE	684.00	760.00	(76.00)
TOTAL OTHER ASSETS	5,160.06	5,743.30	(583.24)
TOTAL ASSETS	10,204.34	13,145.32	(2,940.98)

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
BALANCE SHEET OPERATING (UNAUDITED)  
05/31/2017

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	1,928.00	2,379.00	(451.00)
ACCOUNTS PAYABLE	995.99	1,710.89	(714.90)
A/P DAYBREAK COMMUNITY ASSN	157.72	2.93	154.79
UNEARNED ASSESSMENTS	3,528.00	7,056.00	(3,528.00)
PREPAID ASSESSMENTS	323.00	323.00	0.00
DUE TO RESERVES	525.00	525.00	0.00
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TOTAL CURRENT LIABILITIES	7,457.71	11,996.82	(4,539.11)
TOTAL LIABILITIES	7,457.71	11,996.82	(4,539.11)
FUND BALANCE			
OWNERS EQUITY	4,855.76	4,855.76	0.00
CURRENT YEAR INCOME (LOSS)	(2,109.13)	(3,707.26)	1,598.13
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TOTAL FUND BALANCE	2,746.63	1,148.50	1,598.13
TOTAL LIABILITIES & FUND BALANCE	10,204.34	13,145.32	(2,940.98)
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**DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA**  
**OPERATING STATEMENT - DETAIL (UNAUDITED)**  
05/31/2017

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>REVENUE</b>								
3,528.00	4,200	(672.00)	ASSOCIATION ASSMTS	17,640.00	18,984	(1,344.00)	54,936	37,296.00
0.00	168	(168.00)	BUILDER/DEVELOPER ASSESSMENTS	0.00	840	(840.00)	2,016	2,016.00
0.00	(75)	75.00	LESS: BAD DEBT	0.00	(150)	150.00	(300)	(300.00)
2,333.00	1,287	1,046.00	DEVELOPER SUBSIDY	7,000.00	6,435	565.00	15,444	8,444.00
0.00	0	0.00	LATE CHARGES	(15.00)	24	(38.50)	71	85.50
(525.00)	(600)	75.00	TRANSFER TO RESERVE	(2,625.00)	(2,725)	100.00	(7,875)	(5,250.00)
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5,336.00	4,980	356.00	NET TOTAL REVENUE	22,000.00	23,408	(1,407.50)	64,292	42,291.50
<b>EXPENSES</b>								
<b>ADMINISTRATIVE &amp; GENERAL</b>								
0.00	0	0.00	AUDIT/TAX RETURNS	250.00	250	0.00	1,000	750.00
0.00	0	0.00	LEGAL FEES - COLLECTIONS	0.00	24	23.50	71	70.50
0.00	0	0.00	COLLECTIONS	(15.00)	0	15.00	0	15.00
0.00	50	50.00	LEGAL FEES/ATTORNEYS	0.00	100	100.00	200	200.00
0.00	0	0.00	LICENSES, FEES, PERMITS	10.00	31	20.54	46	35.54
375.00	375	0.00	MANAGEMENT FEES	1,875.00	1,875	0.00	4,500	2,625.00
0.00	10	10.00	MEETING EXPENSE	0.00	20	20.00	55	55.00
21.81	15	(6.81)	OFFICE SUPPLIES	33.13	65	31.87	215	181.87
0.00	5	5.00	POSTAGE	10.33	25	14.67	85	74.67
35.99	4	(31.99)	MILEAGE/AUTO	73.79	20	(53.79)	48	(25.79)
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432.80	459	26.20	TOTAL ADMIN & GENERAL	2,237.25	2,409	171.79	6,219	3,981.79
<b>CONTRACT SERVICES</b>								
0.00	215	215.00	BUILDING INSPECTION	0.00	430	430.00	1,075	1,075.00
0.00	0	0.00	RESERVE STUDY	0.00	0	0.00	1,800	1,800.00
932.00	1,248	316.00	LANDSCAPE MAINT	3,168.00	3,484	316.00	12,480	9,312.00
100.00	100	0.00	PEST CONTROL	2,990.00	100	(2,890.00)	300	(2,690.00)
76.00	494	418.00	SECURITY ALARM MONITORING	266.00	3,744	3,478.00	9,988	9,722.00
0.00	0	0.00	SNOW REMOVAL	7,828.75	1,944	(5,885.08)	4,505	(3,323.73)
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1,108.00	2,057	949.00	TOTAL CONTRACT SERVICE	14,252.75	9,702	(4,551.08)	30,148	15,895.27
<b>REPAIRS &amp; MAINTENANCE</b>								
0.00	20	20.00	IRRIGATION REPAIR	0.00	20	20.00	100	100.00
0.00	0	0.00	BACKFLOW TESTING	0.00	110	110.00	110	110.00
306.00	0	(306.00)	FIRE ALARM REPAIRS	306.00	150	(156.00)	300	(6.00)
0.00	50	50.00	LANDSCAPE REPAIRS/REPLACEMENT	0.00	50	50.00	350	350.00
0.00	120	120.00	MISCELLANEOUS REPAIRS	0.00	545	545.00	1,575	1,575.00
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306.00	190	(116.00)	TOTAL REPAIRS & MAINT	306.00	875	569.00	2,435	2,129.00
<b>PARTS &amp; SUPPLIES</b>								
135.91	21	(114.91)	MISCELLANEOUS	135.91	105	(30.91)	252	116.09

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
05/31/2017

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
0.00	0	0.00	ICE MELT/SNOW REMOVAL SUPPLY	0.00	100	100.00	200	200.00
135.91	21	(114.91)	TOTAL PARTS & SUPPLIES	135.91	205	69.09	452	316.09
			UTILITIES					
0.00	107	107.00	ELECTRICITY	(45.00)	297	342.00	1,127	1,172.00
437.00	294	(143.03)	WATER	510.76	770	259.61	2,759	2,248.43
437.00	401	(36.03)	TOTAL UTILITIES	465.76	1,067	601.61	3,886	3,420.43
			TAXES					
0.00	0	0.00	INCOME TAXES	0.00	0	0.00	100	100.00
0.00	0	0.00	TOTAL TAXES	0.00	0	0.00	100	100.00
			INSURANCE					
60.33	60	0.00	DIRECTORS & OFFICERS	422.31	302	(120.66)	724	301.65
759.75	1,489	729.50	ASSOC MASTER POLICY	3,798.75	7,570	3,770.98	14,352	10,553.30
62.50	63	0.00	EXCESS LIABILITY	312.50	313	0.00	750	437.50
47.50	48	0.00	WORKERS COMPENSATION	237.50	238	0.00	570	332.50
388.08	388	(0.16)	EARTHQUAKE INSURANCE	1,940.40	1,940	(0.80)	4,655	2,714.64
1,318.16	2,048	729.34	TOTAL INSURANCE	6,711.46	10,361	3,649.52	21,051	14,339.59
3,737.87	5,175	1,437.60	TOTAL OPER EXPENSES	24,109.13	24,619	509.93	64,291	40,182.17
1,598.13	(195)	1,793.60	NET INCOME/(LOSS) BEFORE DEPR	(2,109.13)	(1,212)	(897.57)	0	2,109.33
1,598.13	(195)	1,793.60	NET INCOME/(LOSS) AFTER DEPR	(2,109.13)	(1,212)	(897.57)	0	2,109.33

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
BALANCE SHEET - RESERVES (UNAUDITED)  
05/31/2017

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	<u>5,619.17</u>	<u>5,093.70</u>	<u>525.47</u>
TOTAL CASH - RESERVE FUND	5,619.17	5,093.70	525.47
ACCOUNTS RECEIVABLE			
A/R RESERVES	<u>525.00</u>	<u>525.00</u>	<u>0.00</u>
TOTAL ACCOUNTS RECEIVABLE	525.00	525.00	0.00
TOTAL ASSETS	<u><u>6,144.17</u></u>	<u><u>5,618.70</u></u>	<u><u>525.47</u></u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
BALANCE SHEET - RESERVES (UNAUDITED)  
05/31/2017

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCE			
RESERVE FUND EQUITY	3,517.38	3,517.38	0.00
NET INCOME (LOSS)	2,626.79	2,101.32	525.47
TOTAL FUND BALANCE	6,144.17	5,618.70	525.47
TOTAL LIABILITIES & FUND BALANCE	<u>6,144.17</u>	<u>5,618.70</u>	<u>525.47</u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
05/31/2017

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			REVENUE					
525.00	600	(75.00)	TRANSFER FROM OP'G	2,625.00	2,725	(100.00)	7,875	5,250.00
0.47	0	0.47	RESERVE INTEREST	1.79	0	1.79	0	(1.79)
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525.47	600	(74.53)	TOTAL INCOME	2,626.79	2,725	(98.21)	7,875	5,248.21
525.47	600	(74.53)	NET INCOME (LOSS)	2,626.79	2,725	(98.21)	7,875	5,248.21
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