

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIATION

MONTHLY FINANCIAL REPORTS

PREPARED FOR MONTH OF

NOVEMBER 2017

<u>Included Reports</u>	<u>Copies</u>
BALANCE SHEET OPERATING (UNAUD	1
OPERATING STATEMENT - DETAIL (1
BALANCE SHEET - RESERVES (UNAU	1
RESERVE STATEMENT - DETAIL (UN	1
RM Delinquent by Entity	1
AP Check History	1
AP Aging	1
GL Monthly General Ledger	1

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET OPERATING (UNAUDITED)
11/30/2017

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	4,026.75	8,362.51	(4,335.76)
TOTAL CASH	4,026.75	8,362.51	(4,335.76)
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,538.48	3,008.48	(1,470.00)
TOTAL ACCOUNTS RECEIVABLE	1,538.48	3,008.48	(1,470.00)
OTHER ASSETS			
PREPAID INSURANCE	5,901.30	1,839.85	4,061.45
PREPAID EXPENSE	874.00	1,064.00	(190.00)
TOTAL OTHER ASSETS	6,775.30	2,903.85	3,871.45
TOTAL ASSETS	12,340.53	14,274.84	(1,934.31)

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET OPERATING (UNAUDITED)
11/30/2017

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	1,103.00	1,229.00	(126.00)
ACCOUNTS PAYABLE	2.14	0.00	2.14
A/P DAYBREAK COMMUNITY ASSN	20.58	5.40	15.18
UNEARNED ASSESSMENTS	3,864.00	7,056.00	(3,192.00)
PREPAID ASSESSMENTS	1,418.00	410.00	1,008.00
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TOTAL CURRENT LIABILITIES	6,407.72	8,700.40	(2,292.68)
TOTAL LIABILITIES	6,407.72	8,700.40	(2,292.68)
FUND BALANCE			
OWNERS EQUITY	4,855.76	4,855.76	0.00
CURRENT YEAR INCOME (LOSS)	1,077.05	718.68	358.37
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TOTAL FUND BALANCE	5,932.81	5,574.44	358.37
TOTAL LIABILITIES & FUND BALANCE	<u>12,340.53</u>	<u>14,274.84</u>	<u>(1,934.31)</u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
OPERATING STATEMENT - DETAIL (UNAUDITED)
11/30/2017

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
3,998.40	5,544	(1,545.60)	ASSOCIATION ASSMTS	38,932.91	49,392	(10,459.09)	54,936	16,003.09
0.00	168	(168.00)	BUILDER/DEVELOPER ASSESSMENTS	(323.00)	1,848	(2,171.00)	2,016	2,339.00
0.00	(75)	75.00	LESS: BAD DEBT	0.00	(300)	300.00	(300)	(300.00)
0.00	1,287	(1,287.00)	DEVELOPER SUBSIDY	19,000.00	14,157	4,843.00	15,444	(3,556.00)
0.00	0	0.00	LATE CHARGES	(15.00)	71	(85.50)	71	85.50
(525.00)	(800)	275.00	TRANSFER TO RESERVE	(5,775.00)	(7,050)	1,275.00	(7,875)	(2,100.00)
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3,473.40	6,124	(2,650.60)	NET TOTAL REVENUE	51,819.91	58,118	(6,297.59)	64,292	12,471.59
EXPENSES								
ADMINISTRATIVE & GENERAL								
0.00	0	0.00	AUDIT/TAX RETURNS	250.00	1,000	750.00	1,000	750.00
0.00	0	0.00	LEGAL FEES - COLLECTIONS	0.00	71	70.50	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	200	200.00	200	200.00
0.00	15	15.00	LICENSES, FEES, PERMITS	10.00	46	35.54	46	35.54
375.00	375	0.00	MANAGEMENT FEES	4,125.00	4,125	0.00	4,500	375.00
0.00	0	0.00	MEETING EXPENSE	0.00	55	55.00	55	55.00
10.00	40	30.00	OFFICE SUPPLIES	80.17	200	119.83	215	134.83
10.58	18	7.42	POSTAGE	20.91	80	59.09	85	64.09
2.14	4	1.86	MILEAGE/AUTO	100.55	44	(56.55)	48	(52.55)
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397.72	502	104.28	TOTAL ADMIN & GENERAL	4,571.63	5,820	1,248.41	6,219	1,647.41
CONTRACT SERVICES								
210.00	0	(210.00)	BUILDING INSPECTION	210.00	1,075	865.00	1,075	865.00
0.00	0	0.00	RESERVE STUDY	0.00	1,800	1,800.00	1,800	1,800.00
960.00	1,664	704.00	LANDSCAPE MAINT	8,640.00	12,480	3,840.00	12,480	3,840.00
0.00	0	0.00	PEST CONTROL	6,845.50	300	(6,545.50)	300	(6,545.50)
190.00	570	380.00	SECURITY ALARM MONITORING	2,622.28	9,418	6,795.72	9,988	7,365.72
0.00	1,232	1,232.39	SNOW REMOVAL	9,182.75	3,176	(6,006.69)	4,505	(4,677.73)
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1,360.00	3,466	2,106.39	TOTAL CONTRACT SERVICE	27,500.53	28,249	748.53	30,148	2,647.49
REPAIRS & MAINTENANCE								
0.00	0	0.00	IRRIGATION REPAIR	1,018.80	100	(918.80)	100	(918.80)
0.00	0	0.00	BACKFLOW TESTING	0.00	110	110.00	110	110.00
0.00	0	0.00	FIRE ALARM REPAIRS	485.00	300	(185.00)	300	(185.00)
0.00	0	0.00	LANDSCAPE REPAIRS/REPLACEMENT	0.00	350	350.00	350	350.00
0.00	160	160.00	MISCELLANEOUS REPAIRS	350.00	1,410	1,060.00	1,575	1,225.00
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0.00	160	160.00	TOTAL REPAIRS & MAINT	1,853.80	2,270	416.20	2,435	581.20
PARTS & SUPPLIES								
0.00	21	21.00	MISCELLANEOUS	135.91	231	95.09	252	116.09

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
OPERATING STATEMENT - DETAIL (UNAUDITED)
11/30/2017

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
0.00	50	50.00	ICE MELT/SNOW REMOVAL SUPPLY	0.00	150	150.00	200	200.00
0.00	71	71.00	TOTAL PARTS & SUPPLIES	135.91	381	245.09	452	316.09
			UTILITIES					
0.00	105	105.00	ELECTRICITY	(45.00)	1,082	1,127.00	1,127	1,172.00
32.48	143	110.44	WATER	1,815.90	2,616	800.37	2,759	943.29
32.48	248	215.44	TOTAL UTILITIES	1,770.90	3,698	1,927.37	3,886	2,115.29
			TAXES					
0.00	0	0.00	INCOME TAXES	0.00	100	100.00	100	100.00
0.00	0	0.00	TOTAL TAXES	0.00	100	100.00	100	100.00
			INSURANCE					
78.58	60	(18.25)	DIRECTORS & OFFICERS	802.54	664	(138.91)	724	(78.58)
771.33	810	38.82	ASSOC MASTER POLICY	8,501.83	13,542	5,040.07	14,352	5,850.22
41.67	63	20.83	EXCESS LIABILITY	666.67	688	20.83	750	83.33
47.50	48	0.00	WORKERS COMPENSATION	522.50	523	0.00	570	47.50
385.75	388	2.17	EARTHQUAKE INSURANCE	4,416.55	4,267	(149.43)	4,655	238.49
1,324.83	1,368	43.57	TOTAL INSURANCE	14,910.09	19,683	4,772.56	21,051	6,140.96
3,115.03	5,816	2,700.68	TOTAL OPER EXPENSES	50,742.86	60,201	9,458.16	64,291	13,548.44
358.37	308	50.08	NET INCOME/(LOSS) BEFORE DEPR	1,077.05	(2,084)	3,160.57	0	(1,076.85)
358.37	308	50.08	NET INCOME/(LOSS) AFTER DEPR	1,077.05	(2,084)	3,160.57	0	(1,076.85)

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET - RESERVES (UNAUDITED)
11/30/2017

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	<u>9,297.82</u>	<u>8,772.09</u>	<u>525.73</u>
TOTAL CASH - RESERVE FUND	9,297.82	8,772.09	525.73
TOTAL ASSETS	<u>9,297.82</u>	<u>8,772.09</u>	<u>525.73</u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET - RESERVES (UNAUDITED)
11/30/2017

	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)	5,780.44	5,254.71	525.73
TOTAL FUND BALANCE	9,297.82	8,772.09	525.73
TOTAL LIABILITIES & FUND BALANCE	<u>9,297.82</u>	<u>8,772.09</u>	<u>525.73</u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
RESERVE STATEMENT - DETAIL (UNAUDITED)
11/30/2017

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	800	(275.00)	TRANSFER FROM OP'G	5,775.00	7,050	(1,275.00)	7,875	2,100.00
0.73	0	0.73	RESERVE INTEREST	5.44	0	5.44	0	(5.44)
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525.73	800	(274.27)	TOTAL INCOME	5,780.44	7,050	(1,269.56)	7,875	2,094.56
525.73	800	(274.27)	NET INCOME (LOSS)	5,780.44	7,050	(1,269.56)	7,875	2,094.56
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