

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIATION

MONTHLY FINANCIAL REPORTS

PREPARED FOR MONTH OF

JANUARY 2018

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DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET OPERATING (UNAUDITED)
01/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	7,236.78	2,320.39	4,916.39
TOTAL CASH	7,236.78	2,320.39	4,916.39
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	3,463.32	643.48	2,819.84
I/C DAYBREAK RESIDENTIAL	0.00	522.00	(522.00)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(1,019.69)	(386.09)	(633.60)
TOTAL ACCOUNTS RECEIVABLE	2,443.63	779.39	1,664.24
OTHER ASSETS			
PREPAID INSURANCE	5,727.20	5,768.72	(41.52)
PREPAID EXPENSE	912.00	1,140.00	(228.00)
TOTAL OTHER ASSETS	6,639.20	6,908.72	(269.52)
TOTAL ASSETS	16,319.61	10,008.50	6,311.11

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET OPERATING (UNAUDITED)
01/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	1,184.00	698.00	486.00
ACCOUNTS PAYABLE	0.00	1.61	(1.61)
A/P DAYBREAK COMMUNITY ASSN	1.81	9.00	(7.19)
UNEARNED ASSESSMENTS	8,448.00	0.00	8,448.00
PREPAID ASSESSMENTS	323.00	2,991.50	(2,668.50)
DUE TO RESERVES	736.00	50.00	686.00
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TOTAL CURRENT LIABILITIES	10,692.81	3,750.11	6,942.70
TOTAL LIABILITIES	10,692.81	3,750.11	6,942.70
FUND BALANCE			
OWNERS EQUITY	6,258.39	6,258.39	0.00
CURRENT YEAR INCOME (LOSS)	(631.59)	0.00	(631.59)
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TOTAL FUND BALANCE	5,626.80	6,258.39	(631.59)
TOTAL LIABILITIES & FUND BALANCE	<u>16,319.61</u>	<u>10,008.50</u>	<u>6,311.11</u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
4,240.43	4,224	16.43	ASSOCIATION ASSMTS	4,240.43	4,224	16.43	54,736	50,495.57
(633.60)	0	(633.60)	LESS: BAD DEBT	(633.60)	0	(633.60)	(300)	333.60
0.00	0	0.00	DEVELOPER SUBSIDY	0.00	0	0.00	17,300	17,300.00
0.00	0	0.00	COLLECTION FEE REVENUE	0.00	0	0.00	71	71.00
(736.00)	(768)	32.00	TRANSFER TO RESERVE	(736.00)	(768)	32.00	(9,760)	(9,024.00)
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2,870.83	3,456	(585.17)	NET TOTAL REVENUE	2,870.83	3,456	(585.17)	62,047	59,176.17
EXPENSES								
ADMINISTRATIVE & GENERAL								
0.00	0	0.00	AUDIT/TAX RETURNS	0.00	0	0.00	1,000	1,000.00
0.00	0	0.00	COLLECTIONS	0.00	0	0.00	71	71.00
0.00	0	0.00	LEGAL FEES/ATTORNEYS	0.00	0	0.00	500	500.00
0.00	0	0.00	LICENSES, FEES, PERMITS	0.00	0	0.00	40	40.00
375.00	375	0.00	MANAGEMENT FEES	375.00	375	0.00	4,500	4,125.00
0.00	0	0.00	MEETING EXPENSE	0.00	0	0.00	55	55.00
1.81	0	(1.81)	OFFICE SUPPLIES	1.81	0	(1.81)	175	173.19
0.00	33	33.00	POSTAGE	0.00	33	33.00	85	84.50
0.00	5	5.00	MILEAGE/AUTO	0.00	5	5.00	60	60.00
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376.81	413	36.19	TOTAL ADMIN & GENERAL	376.81	413	36.19	6,486	6,108.69
CONTRACT SERVICES								
0.00	330	330.00	BUILDING INSPECTION	0.00	330	330.00	990	990.00
0.00	1,800	1,800.00	RESERVE STUDY	0.00	1,800	1,800.00	1,800	1,800.00
0.00	0	0.00	LANDSCAPE MAINT	0.00	0	0.00	8,720	8,720.00
0.00	0	0.00	PEST CONTROL	0.00	0	0.00	1,500	1,500.00
228.00	0	(228.00)	SECURITY ALARM MONITORING	228.00	0	(228.00)	2,696	2,468.00
1,310.00	2,300	990.00	SNOW REMOVAL	1,310.00	2,300	990.00	10,500	9,190.00
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1,538.00	4,430	2,892.00	TOTAL CONTRACT SERVICES	1,538.00	4,430	2,892.00	26,206	24,668.00
REPAIRS & MAINTENANCE								
0.00	0	0.00	IRRIGATION REPAIR	0.00	0	0.00	500	500.00
0.00	0	0.00	FIRE ALARM REPAIRS	0.00	0	0.00	600	600.00
41.00	0	(41.00)	LANDSCAPE REPAIRS/REPLACEMENT	41.00	0	(41.00)	1,100	1,059.00
0.00	175	175.00	MISCELLANEOUS REPAIRS	0.00	175	175.00	2,100	2,100.00
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41.00	175	134.00	TOTAL REPAIRS & MAINT	41.00	175	134.00	4,300	4,259.00
PARTS & SUPPLIES								
0.00	20	20.00	MISCELLANEOUS	0.00	20	20.00	240	240.00
0.00	50	50.00	ICE MELT/SNOW REMOVAL SUPPLY	0.00	50	50.00	100	100.00
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0.00	70	70.00	TOTAL PARTS & SUPPLIES	0.00	70	70.00	340	340.00

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			UTILITIES					
0.00	65	65.00	ELECTRICITY	0.00	65	65.00	1,472	1,472.00
95.28	143	47.72	WATER	95.28	143	47.72	3,094	2,998.72
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95.28	208	112.72	TOTAL UTILITIES	95.28	208	112.72	4,566	4,470.72
			TAXES					
0.00	0	0.00	INCOME TAXES	0.00	0	0.00	100	100.00
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0.00	0	0.00	TOTAL TAXES	0.00	0	0.00	100	100.00
			INSURANCE					
78.58	90	11.42	DIRECTORS & OFFICERS	78.58	90	11.42	1,176	1,097.17
897.83	882	(15.83)	ASSOC MASTER POLICY	897.83	882	(15.83)	11,528	10,629.92
41.67	63	20.83	EXCESS LIABILITY	41.67	63	20.83	769	727.23
47.50	48	0.50	WORKERS COMPENSATION	47.50	48	0.50	591	543.50
385.75	458	72.25	EARTHQUAKE INSURANCE	385.75	458	72.25	5,986	5,600.67
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1,451.33	1,541	89.17	TOTAL INSURANCE	1,451.33	1,541	89.17	20,050	18,598.49
3,502.42	6,837	3,334.08	TOTAL OPER EXPENSES	3,502.42	6,837	3,334.08	62,047	58,544.90
(631.59)	(3,381)	2,748.91	NET INCOME/(LOSS) BEFORE DEPR	(631.59)	(3,381)	2,748.91	0	631.27
(631.59)	(3,381)	2,748.91	NET INCOME/(LOSS) AFTER DEPR	(631.59)	(3,381)	2,748.91	0	631.27
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DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET - RESERVES (UNAUDITED)
01/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	<u>9,874.43</u>	<u>9,823.56</u>	<u>50.87</u>
TOTAL CASH - RESERVE FUND	9,874.43	9,823.56	50.87
ACCOUNTS RECEIVABLE			
A/R RESERVES	<u>736.00</u>	<u>50.00</u>	<u>686.00</u>
TOTAL ACCOUNTS RECEIVABLE	736.00	50.00	686.00
TOTAL ASSETS	<u>10,610.43</u>	<u>9,873.56</u>	<u>736.87</u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET - RESERVES (UNAUDITED)
01/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCE			
RESERVE FUND EQUITY	9,873.56	9,873.56	0.00
NET INCOME (LOSS)	736.87	0.00	736.87
	-----	-----	-----
TOTAL FUND BALANCE	10,610.43	9,873.56	736.87
TOTAL LIABILITIES & FUND BALANCE	<u>10,610.43</u>	<u>9,873.56</u>	<u>736.87</u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
 RESERVE STATEMENT - DETAIL (UNAUDITED)
 01/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			REVENUE					
736.00	0	736.00	TRANSFER FROM OP'G	736.00	0	736.00	0	(736.00)
0.87	0	0.87	RESERVE INTEREST	0.87	0	0.87	0	(0.87)
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736.87	0	736.87	TOTAL INCOME	736.87	0	736.87	0	(736.87)
736.87	0	736.87	NET INCOME (LOSS)	736.87	0	736.87	0	(736.87)
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U7

CAPITAL CONSULTANTS MGMT CORP
8360 E VIA DE VENTURA STE L100
SCOTTSDALE AZ 85258

Unit Space	R Sts Type	Resident Co-Resident	Move In Description	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
U7-0000 - LAKE VILLAGE CONDOS										
001A	02 C	MARILYNN WALKER	12/23/2015			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	6.00		6.00		
001C	01 P	DESTINATION HOMES	01/06/2016			0.00				
			Z1 MONTHLY DEV ASMT		01/01/2016	163.00				163.00
			Z1 MONTHLY DEV ASMT		12/01/2015	160.00				160.00
			Z1 MONTHLY DEV ASMT		11/01/2015	157.00				157.00
			Resident Totals			480.00	0.00	0.00	0.00	480.00
003A	02 C	DALTON INVESTMENTS LLC	12/23/2015			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	15.00		15.00		
003C	03 C	RTIA SCHAEFER	11/17/2017			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	528.00		528.00		
004C	01 C	ROBERT JOHNSON CHRISTENA JOHNSON	12/29/2017			0.00				
			N1 JANUARY NEIGHBORHOOD		01/17/2018	18.34	18.34			
005A	01 C	BRITTANY LEE BACON	10/23/2017			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	24.00		24.00		
023E	02 C	BRUCE HUNTER PAMELA HUNTER	04/21/2016			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	528.00		528.00		
			N1 NEIGHBORHOOD ASMNT		10/01/2017	149.98				149.98
			Resident Totals			677.98	0.00	528.00	0.00	149.98
024A	03 C	BROCK CHAMPLIN NATALEE CHAMPLIN	12/15/2017			0.00				
			N1 JANUARY NEIGHBORHOOD		01/09/2018	24.00	24.00			
024C	02 C	KENNETH SHEPPARD JILL SHEPPARD	03/29/2016			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	4.50		4.50		
026E	01 C	JENNA ERLEBACH	07/28/2016			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	88.00		88.00		
027B	02 C	DAVID KEDDINGTON SR ALETA KEDDINGTON	09/19/2016			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	528.00		528.00		
027C	01 C	DEBRA MAHONEY	09/16/2016			0.00				
			N1 NEIGHBORHOOD ASMNT		01/01/2018	528.00		528.00		
			N1 NEIGHBORHOOD ASMNT		10/01/2017	13.50				13.50
			Resident Totals			541.50	0.00	528.00	0.00	13.50
028D	01 C	MATTHEW BAKER ODILE BAKER	08/19/2016			0.00				

Delinquent & Prepaid Resident Report
8U7 LAKE VILLAGE CONDOMINIUM
01/31/2018

U7

CAPITAL CONSULTANTS MGMT CORP
8360 E VIA DE VENTURA STE L100
SCOTTSDALE AZ 85258

Unit Space	R Sts Type	Resident Co-Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
			N1	NEIGHBORHOOD ASMNT	01/01/2018	528.00		528.00		
D999	01 C	DESTINATION HOMES		06/01/2015	0.00					
			su	FROM G0430	11/02/2016	-323.00				-323.00
Entity Totals										
Delinquent						3,463.32	42.34	2,777.50	0.00	643.48
Prepays						-323.00	0.00	0.00	0.00	-323.00
Net						3,140.32	42.34	2,777.50	0.00	320.48
			N1	QTRLY NGHBRHD DUES		2,983.32	42.34	2,777.50	0.00	163.48
						0.00	0.00	0.00	0.00	0.00
			su	SUBSIDY		0.00	0.00	0.00	0.00	0.00
						-323.00	0.00	0.00	0.00	-323.00
			Z1	MONTHLY DEV ASMNT		480.00	0.00	0.00	0.00	480.00
						0.00	0.00	0.00	0.00	0.00

AP Check History Report
 DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS'
 ASSOCIATION
 01/01/2018 - 01/31/2018

Bank 8U701 - OPERATING

For All Check Numbers

Check	Vendor	Name Voucher Invoice	Type	Chk Date Proc Date	Void Date	Recon Date	Inv Amount	Payments	Disc Taken	Amount	
000250	CAPCON	CAPITAL CONSULTANTS MGMT 01053364 RV000008870028	C	01/02/2018 01/01/2018		01/31/2018		375.00 375.00	0.00 0.00	375.00	
000251	PALSPE	PALOMAR SPECIALITY 01053568 17011634002	C	01/03/2018 01/01/2018		01/31/2018		373.25 373.25	0.00 0.00	373.25	
000252	PHIINS	PHILADELPHIA INSURANCE C 01053569 81779406	C	01/03/2018 01/01/2018		01/31/2018		819.00 819.00	0.00 0.00	819.00	
000253	timlat	TIM LATER 01056310 MIL12312017	C	01/11/2018 12/31/2017		01/31/2018		1.61 1.61	0.00 0.00	1.61	
000254	CITSOU	CITY OF SOUTH JORDAN 01057550 930083 01057556 931015	C	01/16/2018 01/16/2018 01/16/2018		01/31/2018		95.28 47.64 47.64	0.00 0.00 0.00	95.28	
000255	phiins	PHILADELPHIA INSURANCE C 01059059 81779406	C	01/23/2018 01/23/2018		01/31/2018		217.56 217.56	0.00 0.00	217.56	
000256	LANMAN	LANDSCAPE MANAGEMENT 01059390 78189 01059391 78190	C	01/25/2018 01/23/2018 01/23/2018		01/31/2018		310.00 555.00	310.00 555.00	0.00 0.00	865.00
Bank Totals for all Check Types Except D								2,746.70	0.00	2,746.70	

Total Number of Checks 7

For All Accounts

CAPITAL CONSULTANTS MGMT CORP

Account	Type	Reference	Date	Description	Amount	Month to Date	Balance to Date
0101	CASH-OPERATING ACCT			Beginning Balance			2,320.39
	ACK	8U701-000250	01/02/2018	CCMC	-375.00	-375.00	1,945.39
	ACK	8U701-000251	01/03/2018	PALOMAR SPECIALITY	-373.25	-748.25	1,572.14
	ACK	8U701-000252	01/03/2018	PHILADELPHIA INSURAN	-819.00	-1,567.25	753.14
	JE	JLFIC43110	01/10/2018	01/10 I/C Transfer	5,033.50	3,466.25	5,786.64
	ACK	8U701-000253	01/11/2018	TIM LATER	-1.61	3,464.64	5,785.03
	ACK	8U701-000254	01/16/2018	CITY OF SOUTH JORDAN	-95.28	3,369.36	5,689.75
	ACK	8U701-000255	01/23/2018	PHILADELPHIA INSURAN	-217.56	3,151.80	5,472.19
	JE	JLFIC43124	01/24/2018	01/24 I/C Transfer	2,303.09	5,454.89	7,775.28
	ACK	8U701-000256	01/25/2018	LANDSCAPE MANAGEMENT	-865.00	4,589.89	6,910.28
	JE	00253231	01/25/2018	12/2017 RESERVE TRAN	-50.00	4,539.89	6,860.28
	JE	JLFIC43131	01/31/2018	01/31 I/C Transfer	376.50	4,916.39	7,236.78
				Total January		4,916.39	
				Ending Balance	4,916.39		7,236.78
0102	CASH-RESERVES			Beginning Balance			9,823.56
	JE	00253231	01/25/2018	12/2017 RESERVE TRAN	50.00	50.00	9,873.56
	JBR	8U7R1-013118	01/31/2018	Interest	0.87	50.87	9,874.43
				Total January		50.87	
				Ending Balance	50.87		9,874.43
0111	ACCOUNTS RECEIVABLE			Beginning Balance			643.48
	RMC	01160363	01/01/2018	RM Charges	12,144.00	12,144.00	12,787.48
	RCP	01160606	01/02/2018	Lockbox	-492.00	11,652.00	12,295.48
	RMC	01162515	01/02/2018	RM Credits	-2,668.50	8,983.50	9,626.98
	RCP	01160845	01/03/2018	Lockbox	-528.00	8,455.50	9,098.98
	RCP	01161304	01/04/2018	Lockbox	-528.00	7,927.50	8,570.98
	RCP	01163194	01/08/2018	Direct Debit	-528.00	7,399.50	8,042.98
	RCP	01163584	01/08/2018	Lockbox	-1,056.00	6,343.50	6,986.98
	RCG	01163875	01/09/2018	RM Charges	528.00	6,871.50	7,514.98
	RCP	01163872	01/09/2018	SCANNED DEPOSIT	-504.00	6,367.50	7,010.98
	RCP	01164188	01/09/2018	Lockbox	-748.00	5,619.50	6,262.98
	RCR	01163870	01/09/2018	RM Credits	-528.00	5,091.50	5,734.98
	RCP	01164620	01/10/2018	Lockbox	-24.00	5,067.50	5,710.98
	RCP	01166373	01/16/2018	Lockbox	-1,056.00	4,011.50	4,654.98
	RCG	01166522	01/17/2018	RM Charges	544.43	4,555.93	5,199.41
	RCP	01166520	01/17/2018	SCANNED DEPOSIT	-526.09	4,029.84	4,673.32
	RCP	01167067	01/18/2018	Lockbox	-441.00	3,588.84	4,232.32
	RCP	01168346	01/23/2018	Lockbox	-256.00	3,332.84	3,976.32
	RCP	01168775	01/24/2018	Lockbox	-513.00	2,819.84	3,463.32
				Total January		2,819.84	
				Ending Balance	2,819.84		3,463.32
011200879	I/C DAYBREAK RESIDENTIAL			Beginning Balance			522.00
	JE	00251028	01/01/2018	01/2018 CLEAR INTERC	-136.50	-136.50	385.50
	JE	00253239	01/01/2018	01/2018 CLEAR INTERC	136.50	0.00	522.00
	REV	JLF1217B	01/01/2018	12/2017 CLR INTERCO	-522.00	-522.00	0.00
				Total January		-522.00	
				Ending Balance	-522.00		0.00
0114	A/R RESERVES VOID RESERVE TRANSFER			Beginning Balance			50.00
	AVC	01053552	01/01/2018	LAKE VILLAGE CONDOMI	525.00	525.00	575.00
	ACR	00014274	01/10/2018	LAKE VILLAGE CONDOMI	-525.00	0.00	50.00
	JE	00253231	01/25/2018	12/2017 RESERVE TRAN	-50.00	-50.00	0.00
	JE	00256807	01/31/2018	01/2018 RESERVE AC	736.00	686.00	736.00
				Total January		686.00	
				Ending Balance	686.00		736.00
0119	ALLOWANCE FOR DOUBTFUL ACCOUNTS			Beginning Balance			-386.09
	JE	00253841	01/31/2018	01/2018 BAD DEBT ADJ	-663.60	-663.60	-1,049.69
	JE	00253844	01/31/2018	01/2018 BAD DEBT ADJ	30.00	-633.60	-1,019.69
				Total January		-633.60	

For All Accounts

CAPITAL CONSULTANTS MGMT CORP

Account	Type	Reference	Date	Description	Amount	Month to Date	Balance to Date
				Ending Balance	-633.60		-1,019.69
0133	PREPAID INSURANCE			Beginning Balance			5,768.72
	CGP17-0116340-02	AVC 01053568	01/01/2018	PALOMAR SPECIALITY	373.25	373.25	6,141.97
		AVC 01053569	01/01/2018	PHILADELPHIA	771.33	1,144.58	6,913.30
				INSURAN			
		AVC 01053569	01/01/2018	PHILADELPHIA	47.67	1,192.25	6,960.97
				INSURAN			
		AVC 01059059	01/23/2018	PHILADELPHIA	217.56	1,409.81	7,178.53
				INSURAN			
		JE 00253233	01/25/2018	01/2018 EXP PPD INS	-47.50	1,362.31	7,131.03
		JE 00253233	01/25/2018	01/2018 EXP PPD INS	-78.58	1,283.73	7,052.45
		JE 00253233	01/25/2018	01/2018 EXP PPD INS	-385.75	897.98	6,666.70
		JE 00253233	01/25/2018	01/2018 EXP PPD INS	-771.33	126.65	5,895.37
		JE 00253233	01/25/2018	01/2018 EXP PPD INS	-41.67	84.98	5,853.70
		JE 00253237	01/25/2018	01/2018 EXP PPD INS	-126.50	-41.52	5,727.20
				Total January		-41.52	
				Ending Balance	-41.52		5,727.20
0134	PREPAID EXPENSE			Beginning Balance			1,140.00
		JE 00253244	01/25/2018	01/2018 EXP AAA FIRE	-38.00	-38.00	1,102.00
		JE 00253244	01/25/2018	01/2018 EXP AAA FIRE	-38.00	-76.00	1,064.00
		JE 00253244	01/25/2018	01/2018 EXP AAA FIRE	-38.00	-114.00	1,026.00
		JE 00253244	01/25/2018	01/2018 EXP AAA FIRE	-38.00	-152.00	988.00
		JE 00253244	01/25/2018	01/2018 EXP AAA FIRE	-38.00	-190.00	950.00
		JE 00253713	01/31/2018	01/2018 EXP AAA FIRE	-38.00	-228.00	912.00
				Total January		-228.00	
				Ending Balance	-228.00		912.00
0210	ACCRUED EXPENSE			Beginning Balance			-698.00
		JE 00253251	01/01/2018	12/2017 WATER AC	-143.00	-143.00	-841.00
		REV 00240007	01/01/2018	12/2017 UTILITY AC	143.00	0.00	-698.00
		REV 00248250	01/01/2018	12/2017 WATER AC	143.00	143.00	-555.00
		REV 00251419	01/01/2018	12/2017 MNGR AC	555.00	698.00	0.00
		JE 00253249	01/25/2018	01/2018 WATER AC	-143.00	555.00	-143.00
		JE 00256806	01/31/2018	01/2018 LNDSCP RP AC	-41.00	514.00	-184.00
		JE 00256806	01/31/2018	01/2018 SNOW REM AC	-760.00	-246.00	-944.00
		JE 00257373	01/31/2018	01/2018 SNOW REM AC	-240.00	-486.00	-1,184.00
				Total January		-486.00	
				Ending Balance	-486.00		-1,184.00
0211	ACCOUNTS PAYABLE			Beginning Balance			-1.61
	MANAGEMENT FEES	AVC 01053364	01/01/2018	CCMC	-375.00	-375.00	-376.61
	VOID RESERVE	AVC 01053552	01/01/2018	LAKE VILLAGE	-525.00	-900.00	-901.61
	TRANSFER			CONDOMI			
	VOID RESERVE	AVC 01053552	01/01/2018	LAKE VILLAGE	-525.00	-1,425.00	-1,426.61
	TRANSFER			CONDOMI			
	VOID RESERVE	AVC 01053552	01/01/2018	LAKE VILLAGE	525.00	-900.00	-901.61
	TRANSFER			CONDOMI			
	CGP17-0116340-02	AVC 01053568	01/01/2018	PALOMAR SPECIALITY	-373.25	-1,273.25	-1,274.86
		AVC 01053569	01/01/2018	PHILADELPHIA	-771.33	-2,044.58	-2,046.19
				INSURAN			
		AVC 01053569	01/01/2018	PHILADELPHIA	-47.67	-2,092.25	-2,093.86
				INSURAN			
	MANAGEMENT FEES	ACK 8U701-000250	01/02/2018	CCMC	375.00	-1,717.25	-1,718.86
	CGP17-0116340-02	ACK 8U701-000251	01/03/2018	PALOMAR SPECIALITY	373.25	-1,344.00	-1,345.61
		ACK 8U701-000252	01/03/2018	PHILADELPHIA	771.33	-572.67	-574.28
				INSURAN			
		ACK 8U701-000252	01/03/2018	PHILADELPHIA	47.67	-525.00	-526.61
				INSURAN			
		ACR 00014274	01/10/2018	LAKE VILLAGE	525.00	0.00	-1.61
				CONDOMI			
		ACR 00014274	01/10/2018	LAKE VILLAGE	525.00	525.00	523.39
				CONDOMI			
		ACR 00014274	01/10/2018	LAKE VILLAGE	-525.00	0.00	-1.61
				CONDOMI			
	MIL12312017	ACK 8U701-000253	01/11/2018	TIM LATER	1.61	1.61	0.00
		ACK 8U701-000254	01/16/2018	CITY OF SOUTH	47.64	49.25	47.64
				JORDAN			

For All Accounts

CAPITAL CONSULTANTS MGMT CORP

Account	Type	Reference	Date	Description	Amount	Month to Date	Balance to Date
	ACK	8U701-000254	01/16/2018	CITY OF SOUTH JORDAN	47.64	96.89	95.28
	AVC	01057550	01/16/2018	CITY OF SOUTH JORDAN	-47.64	49.25	47.64
	AVC	01057556	01/16/2018	CITY OF SOUTH JORDAN	-47.64	1.61	0.00
	ACK	8U701-000255	01/23/2018	PHILADELPHIA INSURAN	217.56	219.17	217.56
	AVC	01059059	01/23/2018	PHILADELPHIA INSURAN	-217.56	1.61	0.00
12/21-Walks	AVC	01059390	01/23/2018	LANDSCAPE MANAGEMENT	-310.00	-308.39	-310.00
12/25	AVC	01059391	01/23/2018	LANDSCAPE MANAGEMENT	-555.00	-863.39	-865.00
12/21-Walks	ACK	8U701-000256	01/25/2018	LANDSCAPE MANAGEMENT	310.00	-553.39	-555.00
12/25	ACK	8U701-000256	01/25/2018	LANDSCAPE MANAGEMENT	555.00	1.61	0.00
				Total January		1.61	
				Ending Balance		1.61	0.00
02120879	A/P DAYBREAK COMMUNITY ASSN			Beginning Balance			-9.00
	REV	JLF1217D	01/01/2018	12/2017 CLR INTERCO	9.00	9.00	0.00
	JE	JLF0118B	01/31/2018	01/2018 CLR INTERCO	-1.81	7.19	-1.81
				Total January		7.19	
				Ending Balance		7.19	-1.81
0213	UNEARNED ASSESSMENTS			Beginning Balance			0.00
	JE	00253716	01/31/2018	01/2018 DEFERRED INC	-8,448.00	-8,448.00	-8,448.00
				Total January		-8,448.00	
				Ending Balance		-8,448.00	-8,448.00
0214	PREPAID ASSESSMENTS			Beginning Balance			-2,991.50
	RMC	01162515	01/02/2018	RM Credits	2,668.50	2,668.50	-323.00
				Total January		2,668.50	
				Ending Balance		2,668.50	-323.00
0225	DUE TO RESERVES			Beginning Balance			-50.00
	JE	00253231	01/25/2018	12/2017 RESERVE TRAN	50.00	50.00	0.00
	JE	00256807	01/31/2018	01/2018 RESERVE AC	-736.00	-686.00	-736.00
				Total January		-686.00	
				Ending Balance		-686.00	-736.00
0309	OWNERS EQUITY			Beginning Balance			-6,258.39
				Total January		0.00	
				Ending Balance		0.00	-6,258.39
0315	RESERVE FUND EQUITY			Beginning Balance			-9,873.56
				Total January		0.00	
				Ending Balance		0.00	-9,873.56
0401	ASSOCIATION ASSMTS			Beginning Balance			0.00
	RMC	01160363	01/01/2018	RM Charges	-12,144.00	-12,144.00	-12,144.00
	RCG	01163875	01/09/2018	RM Charges	-528.00	-12,672.00	-12,672.00
	RCR	01163870	01/09/2018	RM Credits	528.00	-12,144.00	-12,144.00
	RCG	01166522	01/17/2018	RM Charges	-544.43	-12,688.43	-12,688.43
	JE	00253716	01/31/2018	01/2018 DEFERRED INC	8,448.00	-4,240.43	-4,240.43
				Total January		-4,240.43	
				Ending Balance		-4,240.43	-4,240.43
0423	LESS: BAD DEBT			Beginning Balance			0.00
	JE	00253841	01/31/2018	01/2018 BAD DEBT ADJ	663.60	663.60	663.60
	JE	00253844	01/31/2018	01/2018 BAD DEBT ADJ	-30.00	633.60	633.60
				Total January		633.60	

For All Accounts

CAPITAL CONSULTANTS MGMT CORP

Account	Type	Reference	Date	Description	Amount	Month to Date	Balance to Date
				Ending Balance	633.60		633.60
04510100	RESERVE INTEREST			Beginning Balance			0.00
	JBR	8U7R1-013118	01/31/2018	Interest	-0.87	-0.87	-0.87
				Total January		-0.87	
				Ending Balance	-0.87		-0.87
0498	TRANSFER TO RESERVE VOID RESERVE TRANSFER			Beginning Balance			0.00
	AVC	01053552	01/01/2018	LAKE VILLAGE CONDOMI	525.00	525.00	525.00
	ACR	00014274	01/10/2018	LAKE VILLAGE CONDOMI	-525.00	0.00	0.00
	JE	00256807	01/31/2018	01/2018 RESERVE AC	736.00	736.00	736.00
				Total January		736.00	
				Ending Balance	736.00		736.00
0499	TRANSFER FROM OP'G VOID RESERVE TRANSFER			Beginning Balance			0.00
	AVC	01053552	01/01/2018	LAKE VILLAGE CONDOMI	-525.00	-525.00	-525.00
	ACR	00014274	01/10/2018	LAKE VILLAGE CONDOMI	525.00	0.00	0.00
	JE	00256807	01/31/2018	01/2018 RESERVE AC	-736.00	-736.00	-736.00
				Total January		-736.00	
				Ending Balance	-736.00		-736.00
0565	MANAGEMENT FEES MANAGEMENT FEES			Beginning Balance			0.00
	AVC	01053364	01/01/2018	CCMC	375.00	375.00	375.00
				Total January		375.00	
				Ending Balance	375.00		375.00
0569	OFFICE SUPPLIES			Beginning Balance			0.00
	JE	JLF01CPY18	01/31/2018	01/2018 COPIER	1.81	1.81	1.81
				Total January		1.81	
				Ending Balance	1.81		1.81
06370002	SECURITY ALARM MONITORING			Beginning Balance			0.00
	JE	00253244	01/25/2018	01/2018 EXP AAA FIRE	38.00	38.00	38.00
	JE	00253244	01/25/2018	01/2018 EXP AAA FIRE	38.00	76.00	76.00
	JE	00253244	01/25/2018	01/2018 EXP AAA FIRE	38.00	114.00	114.00
	JE	00253244	01/25/2018	01/2018 EXP AAA FIRE	38.00	152.00	152.00
	JE	00253244	01/25/2018	01/2018 EXP AAA FIRE	38.00	190.00	190.00
	JE	00253713	01/31/2018	01/2018 EXP AAA FIRE	38.00	228.00	228.00
				Total January		228.00	
				Ending Balance	228.00		228.00
0645	SNOW REMOVAL			Beginning Balance			0.00
	REV	00251419	01/01/2018	12/2017 MNGR AC	-555.00	-555.00	-555.00
	12/21-Walks	AVC	01059390	01/23/2018	LANDSCAPE MANAGEMENT	310.00	-245.00
	12/25	AVC	01059391	01/23/2018	LANDSCAPE MANAGEMENT	555.00	310.00
		JE	00256806	01/31/2018	01/2018 SNOW REM AC	760.00	1,070.00
		JE	00257373	01/31/2018	01/2018 SNOW REM AC	240.00	1,310.00
				Total January		1,310.00	
				Ending Balance	1,310.00		1,310.00
06660001	LANDSCAPE REPAIRS/REPLACEMENT			Beginning Balance			0.00
	JE	00256806	01/31/2018	01/2018 LNDSCP RP AC	41.00	41.00	41.00
				Total January		41.00	
				Ending Balance	41.00		41.00
0758	WATER			Beginning Balance			0.00
	JE	00253251	01/01/2018	12/2017 WATER AC	143.00	143.00	143.00
	REV	00240007	01/01/2018	12/2017 UTILITY AC	-143.00	0.00	0.00
	REV	00248250	01/01/2018	12/2017 WATER AC	-143.00	-143.00	-143.00

General Ledger 8U7 LAKE VILLAGE CONDOMINIUM For Dates 01/01/2018 to 01/31/2018
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For All Accounts

CAPITAL CONSULTANTS MGMT CORP

Account	Type	Reference	Date	Description	Amount	Month to Date	Balance to Date
	AVC	01057550	01/16/2018	CITY OF SOUTH JORDAN	47.64	-95.36	-95.36
	AVC	01057556	01/16/2018	CITY OF SOUTH JORDAN	47.64	-47.72	-47.72
	JE	00253249	01/25/2018	01/2018 WATER AC	143.00	95.28	95.28
				Total January		95.28	
				Ending Balance		95.28	95.28
0851	DIRECTORS & OFFICERS			Beginning Balance			0.00
	JE	00253233	01/25/2018	01/2018 EXP PPD INS	78.58	78.58	78.58
				Total January		78.58	
				Ending Balance		78.58	78.58
0853	ASSOC MASTER POLICY			Beginning Balance			0.00
	JE	00253233	01/25/2018	01/2018 EXP PPD INS	771.33	771.33	771.33
	JE	00253237	01/25/2018	01/2018 EXP PPD INS	126.50	897.83	897.83
				Total January		897.83	
				Ending Balance		897.83	897.83
0855	EXCESS LIABILITY			Beginning Balance			0.00
	JE	00253233	01/25/2018	01/2018 EXP PPD INS	41.67	41.67	41.67
				Total January		41.67	
				Ending Balance		41.67	41.67
0861	WORKERS COMPENSATION			Beginning Balance			0.00
	JE	00253233	01/25/2018	01/2018 EXP PPD INS	47.50	47.50	47.50
				Total January		47.50	
				Ending Balance		47.50	47.50
0864	EARTHQUAKE INSURANCE			Beginning Balance			0.00
	JE	00253233	01/25/2018	01/2018 EXP PPD INS	385.75	385.75	385.75
				Total January		385.75	
				Ending Balance		385.75	385.75