

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIATION

MONTHLY FINANCIAL REPORTS

PREPARED FOR MONTH OF

APRIL 2018

Included Reports

BALANCE SHEET OPERATING (UNAUD
OPERATING STATEMENT - DETAIL (UN
BALANCE SHEET - RESERVES (UNAU
RESERVE STATEMENT - DETAIL (UN

Copies

1
1
1
1

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET OPERATING (UNAUDITED)
04/30/2018

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|---------------------------------|--------------------------|---------------------------|------------|
| ASSETS | | | |
| CASH | | | |
| CASH-OPERATING ACCT | 5,243.18 | 4,872.33 | 370.85 |
| TOTAL CASH | 5,243.18 | 4,872.33 | 370.85 |
| ACCTS RECEIVABLE | | | |
| ACCOUNTS RECEIVABLE | 3,506.50 | 356.50 | 3,150.00 |
| I/C DAYBREAK RESIDENTIAL | 0.00 | 528.00 | (528.00) |
| ALLOWANCE FOR DOUBTFUL ACCOUNTS | (516.30) | (190.20) | (326.10) |
| TOTAL ACCOUNTS RECEIVABLE | 2,990.20 | 694.30 | 2,295.90 |
| OTHER ASSETS | | | |
| PREPAID INSURANCE | 5,940.73 | 6,079.22 | (138.49) |
| PREPAID EXPENSE | 1,292.00 | 1,482.00 | (190.00) |
| TOTAL OTHER ASSETS | 7,232.73 | 7,561.22 | (328.49) |
| TOTAL ASSETS | 15,466.11 | 13,127.85 | 2,338.26 |

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET OPERATING (UNAUDITED)
04/30/2018

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|----------------------------------|--------------------------|---------------------------|-----------------|
| LIABILITIES & FUND BALANCE | | | |
| CURRENT LIABILITIES | | | |
| ACCRUED EXPENSE | 1,396.04 | 1,942.02 | (545.98) |
| ACCOUNTS PAYABLE | 3.82 | 3.81 | 0.01 |
| A/P DAYBREAK COMMUNITY ASSN | 0.44 | 36.22 | (35.78) |
| UNEARNED ASSESSMENTS | 8,448.00 | 0.00 | 8,448.00 |
| PREPAID ASSESSMENTS | 323.00 | 5,610.50 | (5,287.50) |
| DUE TO RESERVES | 0.00 | 243.00 | (243.00) |
| | ----- | ----- | ----- |
| TOTAL CURRENT LIABILITIES | 10,171.30 | 7,835.55 | 2,335.75 |
| TOTAL LIABILITIES | 10,171.30 | 7,835.55 | 2,335.75 |
| FUND BALANCE | | | |
| OWNERS EQUITY | 6,258.39 | 6,258.39 | 0.00 |
| CURRENT YEAR INCOME (LOSS) | (963.58) | (966.09) | 2.51 |
| | ----- | ----- | ----- |
| TOTAL FUND BALANCE | 5,294.81 | 5,292.30 | 2.51 |
| TOTAL LIABILITIES & FUND BALANCE | <u>15,466.11</u> | <u>13,127.85</u> | <u>2,338.26</u> |

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
OPERATING STATEMENT - DETAIL (UNAUDITED)
04/30/2018

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|-------------------------------------|-------------------|---------------------|-------------------------------|------------------------|------------------------|--------------------------|------------------|---------------------|
| REVENUE | | | | | | | | |
| 4,224.00 | 4,224 | 0.00 | ASSOCIATION ASSMTS | 16,912.43 | 16,896 | 16.43 | 54,736 | 37,823.57 |
| 0.00 | 0 | 0.00 | BUILDER/DEVELOPER ASSESSMENTS | (163.00) | 0 | (163.00) | 0 | 163.00 |
| (326.10) | 0 | (326.10) | LESS: BAD DEBT | (130.21) | (75) | (55.21) | (300) | (169.79) |
| 0.00 | 0 | 0.00 | DEVELOPER SUBSIDY | 0.00 | 4,325 | (4,325.00) | 17,300 | 17,300.00 |
| 0.00 | 23 | (23.00) | COLLECTION FEE REVENUE | 0.00 | 23 | (23.00) | 71 | 71.00 |
| (768.00) | (768) | 0.00 | TRANSFER TO RESERVE | (3,040.00) | (3,072) | 32.00 | (9,760) | (6,720.00) |
| ----- | ----- | ----- | | ----- | ----- | ----- | ----- | ----- |
| 3,129.90 | 3,479 | (349.10) | NET TOTAL REVENUE | 13,579.22 | 18,097 | (4,517.78) | 62,047 | 48,467.78 |
| EXPENSES | | | | | | | | |
| ADMINISTRATIVE & GENERAL | | | | | | | | |
| 0.00 | 250 | 250.00 | AUDIT/TAX RETURNS | 250.00 | 250 | 0.00 | 1,000 | 750.00 |
| 0.00 | 23 | 23.00 | COLLECTIONS | 0.00 | 23 | 23.00 | 71 | 71.00 |
| 0.00 | 0 | 0.00 | LEGAL FEES/ATTORNEYS | 0.00 | 125 | 125.00 | 500 | 500.00 |
| 10.00 | 0 | (10.00) | LICENSES, FEES, PERMITS | 10.00 | 10 | 0.00 | 40 | 30.00 |
| 375.00 | 375 | 0.00 | MANAGEMENT FEES | 1,500.00 | 1,500 | 0.00 | 4,500 | 3,000.00 |
| 0.00 | 0 | 0.00 | MEETING EXPENSE | 0.00 | 10 | 10.00 | 55 | 55.00 |
| 0.44 | 0 | (0.44) | OFFICE SUPPLIES | 55.17 | 25 | (30.17) | 175 | 119.83 |
| 0.00 | 2 | 2.00 | POSTAGE | 16.90 | 38 | 21.10 | 85 | 67.60 |
| 3.82 | 5 | 1.18 | MILEAGE/AUTO | 10.35 | 20 | 9.65 | 60 | 49.65 |
| ----- | ----- | ----- | | ----- | ----- | ----- | ----- | ----- |
| 389.26 | 655 | 265.74 | TOTAL ADMIN & GENERAL | 1,842.42 | 2,001 | 158.58 | 6,486 | 4,643.08 |
| CONTRACT SERVICES | | | | | | | | |
| 0.00 | 0 | 0.00 | BUILDING INSPECTION | 0.00 | 330 | 330.00 | 990 | 990.00 |
| 0.00 | 0 | 0.00 | RESERVE STUDY | 0.00 | 1,800 | 1,800.00 | 1,800 | 1,800.00 |
| 1,001.52 | 960 | (41.52) | LANDSCAPE MAINT | 2,003.04 | 1,920 | (83.04) | 8,720 | 6,716.96 |
| 0.00 | 0 | 0.00 | PEST CONTROL | 0.00 | 0 | 0.00 | 1,500 | 1,500.00 |
| 190.00 | 0 | (190.00) | SECURITY ALARM MONITORING | 760.00 | 0 | (760.00) | 2,696 | 1,936.00 |
| 0.00 | 0 | 0.00 | SNOW REMOVAL | 3,732.50 | 6,100 | 2,367.50 | 10,500 | 6,767.50 |
| ----- | ----- | ----- | | ----- | ----- | ----- | ----- | ----- |
| 1,191.52 | 960 | (231.52) | TOTAL CONTRACT SERVICES | 6,495.54 | 10,150 | 3,654.46 | 26,206 | 19,710.46 |
| 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 | 150 | 150.00 | 600 | 600.00 |
| 0.00 | 0 | 0.00 | LANDSCAPE REPAIRS/REPLACEMENT | 41.00 | 0 | (41.00) | 1,100 | 1,059.00 |
| 0.00 | 175 | 175.00 | MISCELLANEOUS REPAIRS | 0.00 | 700 | 700.00 | 2,100 | 2,100.00 |
| ----- | ----- | ----- | | ----- | ----- | ----- | ----- | ----- |
| 0.00 | 175 | 175.00 | TOTAL REPAIRS & MAINT | 41.00 | 850 | 809.00 | 4,300 | 4,259.00 |
| PARTS & SUPPLIES | | | | | | | | |
| 0.00 | 20 | 20.00 | MISCELLANEOUS | 0.00 | 80 | 80.00 | 240 | 240.00 |
| 0.00 | 0 | 0.00 | ICE MELT/SNOW REMOVAL SUPPLY | 0.00 | 50 | 50.00 | 100 | 100.00 |
| ----- | ----- | ----- | | ----- | ----- | ----- | ----- | ----- |

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
OPERATING STATEMENT - DETAIL (UNAUDITED)
04/30/2018

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|-------------------|-------------------|---------------------|-------------------------------|------------------------|------------------------|--------------------------|------------------|---------------------|
| 0.00 | 20 | 20.00 | TOTAL PARTS & SUPPLIES | 0.00 | 130 | 130.00 | 340 | 340.00 |
| | | | UTILITIES | | | | | |
| 0.00 | 145 | 145.00 | ELECTRICITY | 0.00 | 340 | 340.00 | 1,472 | 1,472.00 |
| 95.28 | 143 | 47.72 | WATER | 358.52 | 572 | 213.48 | 3,094 | 2,735.48 |
| ----- | ----- | ----- | | ----- | ----- | ----- | ----- | ----- |
| 95.28 | 288 | 192.72 | TOTAL UTILITIES | 358.52 | 912 | 553.48 | 4,566 | 4,207.48 |
| | | | 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 | | | | | |
| 78.58 | 90 | 11.42 | DIRECTORS & OFFICERS | 314.32 | 360 | 45.68 | 1,176 | 861.43 |
| 897.83 | 882 | (15.83) | ASSOC MASTER POLICY | 3,591.32 | 3,528 | (63.32) | 11,528 | 7,936.43 |
| 41.67 | 63 | 20.83 | EXCESS LIABILITY | 166.68 | 250 | 83.32 | 769 | 602.22 |
| 47.50 | 48 | 0.50 | WORKERS COMPENSATION | 190.00 | 192 | 2.00 | 591 | 401.00 |
| 385.75 | 458 | 72.25 | EARTHQUAKE INSURANCE | 1,543.00 | 1,832 | 289.00 | 5,986 | 4,443.42 |
| ----- | ----- | ----- | | ----- | ----- | ----- | ----- | ----- |
| 1,451.33 | 1,541 | 89.17 | TOTAL INSURANCE | 5,805.32 | 6,162 | 356.68 | 20,050 | 14,244.50 |
| 3,127.39 | 3,639 | 511.11 | TOTAL OPER EXPENSES | 14,542.80 | 20,205 | 5,662.20 | 62,047 | 47,504.52 |
| 2.51 | (160) | 162.01 | NET INCOME/(LOSS) BEFORE DEPR | (963.58) | (2,108) | 1,144.42 | 0 | 963.26 |
| 2.51 | (160) | 162.01 | NET INCOME/(LOSS) AFTER DEPR | (963.58) | (2,108) | 1,144.42 | 0 | 963.26 |
| ===== | ===== | ===== | | ===== | ===== | ===== | ===== | ===== |

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET - RESERVES (UNAUDITED)
04/30/2018

| | CURRENT MONTH BALANCE | PREVIOUS MONTH BALANCE | NET CHANGE |
|---------------------------|--------------------------|---------------------------|-----------------|
| ASSETS | | | |
| CASH - RESERVE FUND | | | |
| CASH-RESERVES | <u>12,917.17</u> | <u>11,905.14</u> | <u>1,012.03</u> |
| TOTAL CASH - RESERVE FUND | 12,917.17 | 11,905.14 | 1,012.03 |
| ACCOUNTS RECEIVABLE | | | |
| A/R RESERVES | <u>0.00</u> | <u>243.00</u> | <u>(243.00)</u> |
| TOTAL ACCOUNTS RECEIVABLE | 0.00 | 243.00 | (243.00) |
| | | | |
| TOTAL ASSETS | <u>12,917.17</u> | <u>12,148.14</u> | <u>769.03</u> |

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
BALANCE SHEET - RESERVES (UNAUDITED)
04/30/2018

| | 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) | 3,043.61 | 2,274.58 | 769.03 |
| TOTAL FUND BALANCE | 12,917.17 | 12,148.14 | 769.03 |
| TOTAL LIABILITIES & FUND BALANCE | <u>12,917.17</u> | <u>12,148.14</u> | <u>769.03</u> |

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA
RESERVE STATEMENT - DETAIL (UNAUDITED)
04/30/2018

| MONTHLY ACTUAL | MONTHLY BUDGET | MONTHLY VARIANCE | | YEAR TO DATE ACTUAL | YEAR TO DATE BUDGET | YEAR TO DATE VARIANCE | ANNUAL BUDGET | BUDGET REMAINING |
|-------------------|-------------------|---------------------|--------------------|------------------------|------------------------|--------------------------|------------------|---------------------|
| | | | REVENUE | | | | | |
| 768.00 | 768 | 0.00 | TRANSFER FROM OP'G | 3,040.00 | 3,072 | (32.00) | 9,760 | 6,720.00 |
| 1.03 | 0 | 1.03 | RESERVE INTEREST | 3.61 | 0 | 3.61 | 0 | (3.61) |
| ----- | ----- | ----- | | ----- | ----- | ----- | ----- | ----- |
| 769.03 | 768 | 1.03 | TOTAL INCOME | 3,043.61 | 3,072 | (28.39) | 9,760 | 6,716.39 |
| 769.03 | 768 | 1.03 | NET INCOME (LOSS) | 3,043.61 | 3,072 | (28.39) | 9,760 | 6,716.39 |
| ===== | ===== | ===== | | ===== | ===== | ===== | ===== | ===== |