

# DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIATION

## MONTHLY FINANCIAL REPORTS

PREPARED FOR MONTH OF

NOVEMBER 2018

Included Reports

BALANCE SHEET OPERATING (UNAUD  
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DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
BALANCE SHEET OPERATING (UNAUDITED)  
11/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	1,730.68	8,287.62	(6,556.94)
DEBIT CARD ACCOUNT	1,000.00	1,000.00	0.00
TOTAL CASH	2,730.68	9,287.62	(6,556.94)
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	1,009.00	2,231.50	(1,222.50)
I/C DAYBREAK RESIDENTIAL	0.00	513.00	(513.00)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	0.00	(367.50)	367.50
TOTAL ACCOUNTS RECEIVABLE	1,009.00	2,377.00	(1,368.00)
OTHER ASSETS			
PREPAID INSURANCE	4,549.93	869.44	3,680.49
PREPAID EXPENSE	570.00	722.00	(152.00)
TOTAL OTHER ASSETS	5,119.93	1,591.44	3,528.49
TOTAL ASSETS	8,859.61	13,256.06	(4,396.45)

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
BALANCE SHEET OPERATING (UNAUDITED)  
11/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	1,192.52	3,320.56	(2,128.04)
ACCOUNTS PAYABLE	2.40	11.45	(9.05)
A/P DAYBREAK COMMUNITY ASSN	95.94	27.84	68.10
UNEARNED ASSESSMENTS	4,752.00	9,504.00	(4,752.00)
PREPAID ASSESSMENTS	323.00	323.00	0.00
INITIAL LATE LETTERS	47.00	0.00	47.00
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TOTAL CURRENT LIABILITIES	6,412.86	13,186.85	(6,773.99)
TOTAL LIABILITIES	6,412.86	13,186.85	(6,773.99)
FUND BALANCE			
OWNERS EQUITY	6,258.39	6,258.39	0.00
CURRENT YEAR INCOME (LOSS)	(3,811.64)	(6,189.18)	2,377.54
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TOTAL FUND BALANCE	2,446.75	69.21	2,377.54
TOTAL LIABILITIES & FUND BALANCE	<u>8,859.61</u>	<u>13,256.06</u>	<u>(4,396.45)</u>

DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
11/30/2018

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>								
4,752.00	5,280	(528.00)	ASSOCIATION ASSMTS	47,614.01	49,456	(1,841.99)	54,736	7,121.99
0.00	0	0.00	BUILDER/DEVELOPER ASSESSMENTS	(163.00)	0	(163.00)	0	163.00
367.50	(75)	442.50	LESS: BAD DEBT	386.09	(300)	686.09	(300)	(686.09)
0.00	0	0.00	DEVELOPER SUBSIDY	0.00	12,975	(12,975.00)	17,300	17,300.00
47.00	0	47.00	COLLECTION FEE REVENUE	47.00	71	(24.00)	71	24.00
(768.00)	(960)	192.00	TRANSFER TO RESERVE	(8,416.00)	(8,800)	384.00	(9,760)	(1,344.00)
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4,398.50	4,245	153.50	NET TOTAL REVENUE	39,468.10	53,402	(13,933.90)	62,047	22,578.90
<b>EXPENSES</b>								
<b>ADMINISTRATIVE &amp; GENERAL</b>								
0.00	0	0.00	AUDIT/TAX RETURNS	250.00	1,000	750.00	1,000	750.00
47.00	0	(47.00)	COLLECTIONS	47.00	71	24.00	71	24.00
0.00	0	0.00	LEGAL FEES/ATTORNEYS	0.00	375	375.00	500	500.00
0.00	30	30.00	LICENSES, FEES, PERMITS	10.00	40	30.00	40	30.00
375.00	375	0.00	MANAGEMENT FEES	4,125.00	4,125	0.00	4,500	375.00
53.52	10	(43.52)	MEETING EXPENSE	53.52	55	1.48	55	1.48
27.84	50	22.16	OFFICE SUPPLIES	160.23	175	14.77	175	14.77
14.58	33	17.92	POSTAGE	31.48	83	51.02	85	53.02
2.40	5	2.60	MILEAGE/AUTO	28.24	55	26.76	60	31.76
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520.34	503	(17.84)	TOTAL ADMIN & GENERAL	4,705.47	5,979	1,273.03	6,486	1,780.03
<b>CONTRACT SERVICES</b>								
630.00	0	(630.00)	BUILDING INSPECTION	1,470.00	990	(480.00)	990	(480.00)
0.00	0	0.00	RESERVE STUDY	1,800.00	1,800	0.00	1,800	0.00
(2,003.04)	1,040	3,043.04	LANDSCAPE MAINT	6,009.12	8,720	2,710.88	8,720	2,710.88
0.00	0	0.00	PEST CONTROL	105.00	1,500	1,395.00	1,500	1,395.00
1,447.00	229	(1,218.00)	SECURITY ALARM MONITORING	4,145.00	2,696	(1,449.00)	2,696	(1,449.00)
0.00	1,650	1,650.00	SNOW REMOVAL	3,732.50	8,250	4,517.50	10,500	6,767.50
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73.96	2,919	2,845.04	TOTAL CONTRACT SERVICES	17,261.62	23,956	6,694.38	26,206	8,944.38
<b>REPAIRS &amp; MAINTENANCE</b>								
0.00	0	0.00	IRRIGATION REPAIR	794.84	500	(294.84)	500	(294.84)
0.00	0	0.00	FIRE ALARM REPAIRS	0.00	450	450.00	600	600.00
0.00	0	0.00	LANDSCAPE REPAIRS/REPLACEMENT	937.00	1,100	163.00	1,100	163.00
0.00	175	175.00	MISCELLANEOUS REPAIRS	110.00	1,925	1,815.00	2,100	1,990.00
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0.00	175	175.00	TOTAL REPAIRS & MAINT	1,841.84	3,975	2,133.16	4,300	2,458.16
<b>PARTS &amp; SUPPLIES</b>								
0.00	20	20.00	MISCELLANEOUS	0.00	220	220.00	240	240.00
0.00	0	0.00	ICE MELT/SNOW REMOVAL SUPPLY	0.00	50	50.00	100	100.00
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DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
11/30/2018

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	270	270.00	340	340.00
			UTILITIES					
0.00	145	145.00	ELECTRICITY	0.00	1,355	1,355.00	1,472	1,472.00
185.74	191	5.26	WATER	2,559.89	2,903	343.11	3,094	534.11
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185.74	336	150.26	TOTAL UTILITIES	2,559.89	4,258	1,698.11	4,566	2,006.11
			TAXES					
0.00	0	0.00	INCOME TAXES	0.00	100	100.00	100	100.00
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0.00	0	0.00	TOTAL TAXES	0.00	100	100.00	100	100.00
			INSURANCE					
0.00	124	123.50	DIRECTORS & OFFICERS	1,682.80	1,052	(630.55)	1,176	(507.05)
931.25	1,213	281.25	ASSOC MASTER POLICY	9,944.55	10,315	370.70	11,528	1,583.20
62.50	69	6.30	EXCESS LIABILITY	494.23	700	205.87	769	274.67
37.50	53	15.50	WORKERS COMPENSATION	512.50	538	25.50	591	78.50
209.67	630	419.83	EARTHQUAKE INSURANCE	4,276.84	5,357	1,080.08	5,986	1,709.58
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1,240.92	2,087	846.38	TOTAL INSURANCE	16,910.92	17,963	1,051.60	20,050	3,138.90
2,020.96	6,040	4,018.84	TOTAL OPER EXPENSES	43,279.74	56,500	13,220.28	62,047	18,767.58
2,377.54	(1,795)	4,172.34	NET INCOME/(LOSS) BEFORE DEPR	(3,811.64)	(3,098)	(713.62)	0	3,811.32
2,377.54	(1,795)	4,172.34	NET INCOME/(LOSS) AFTER DEPR	(3,811.64)	(3,098)	(713.62)	0	3,811.32
2,377.54	(1,795)	4,172.34	TOTAL NET INCOME (LOSS)	(3,811.64)	(3,098)	(713.62)	0	3,811.32
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DAYBREAK LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIA  
BALANCE SHEET - RESERVES (UNAUDITED)  
11/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	<u>18,302.21</u>	<u>17,532.76</u>	<u>769.45</u>
TOTAL CASH - RESERVE FUND	18,302.21	17,532.76	769.45
TOTAL ASSETS	<u>18,302.21</u>	<u>17,532.76</u>	<u>769.45</u>

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BALANCE SHEET - RESERVES (UNAUDITED)  
11/30/2018

	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)	8,428.65	7,659.20	769.45
TOTAL FUND BALANCE	18,302.21	17,532.76	769.45
TOTAL LIABILITIES & FUND BALANCE	18,302.21	17,532.76	769.45

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 RESERVE STATEMENT - DETAIL (UNAUDITED)  
 11/30/2018

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	960	(192.00)	TRANSFER FROM OP'G	8,416.00	8,800	(384.00)	9,760	1,344.00
1.45	0	1.45	RESERVE INTEREST	12.65	0	12.65	0	(12.65)
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769.45	960	(190.55)	TOTAL INCOME	8,428.65	8,800	(371.35)	9,760	1,331.35
769.45	960	(190.55)	NET INCOME (LOSS)	8,428.65	8,800	(371.35)	9,760	1,331.35
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