

From: Daybreak Community Association [mailto:information@livedaybreak.com]
Sent: Saturday, October 22, 2016 3:02 PM
To:
Subject: 2017 HOA Budget - Resident Workshop Highlights



October 22, 2016

2017 HOA Budget - Resident Workshop Highlights

The Board of Directors, Budget and Finance Committee, and CCMC Management Team want to say "Thank You" to those homeowners who were able to attend the Open Homeowner Budget Workshop on October 19th. Homeowner participation is an integral part of the budget process and we appreciate all of the feedback received regarding the proposed 2017 budget.

As customary practice, we are providing the following summary and associated links to the materials presented and discussed during the Workshop for further resident review and reference. Specific elements contributing to the proposed 2017 budget adjustments include the following:

- CenturyLink - Beginning in January 2017, due to unexpected increases in operational costs, CenturyLink will be increasing the monthly fee for system-wide internet services by \$1.00. On notification of this adjustment, the Board of Directors and CCMC approached CenturyLink and were able to secure a commitment to upgrade current service levels to 100 MBPS. Details regarding this improvement in service levels specific to Daybreak will be forthcoming.
- Upper Villages Pool - Daybreak continues to grow and next year will expand west of the Mountain View Corridor. The first community pool associated with this area is scheduled to be completed in 2017.
- Daybreak Community Center Pool - This homeowner initiative is moving forward as planned and is scheduled for completion summer 2017.
- Landscape Maintenance - As the community continues to grow, additional amenities, parks and open spaces will be added throughout 2017.

In the end what does this mean for the residents of Daybreak? After considering the projected revenue and all anticipated expenses for 2017, if approved by the Board of Directors, the assessment will have a net increase as follows:

	Increase from 2016	2017 Monthly Assessment	2017 Quarterly Assessment
Base Assessment	\$4.50	\$87.50	\$262.50
CenturyLink	\$1.00	\$34.00	\$102.00
Total	\$5.50	\$121.50	\$364.50

Should you have any questions regarding the 2017 budget, please contact me at 801-254-8062 or via email at cspillane@ccmcnet.com.

Detailed budget can be viewed [HERE](#)
Workshop presentation can be viewed [HERE](#)

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[Contact us today!](#)

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DAYBREAK COMMUNITY ASSOCIATION

Budget Year: 2017

Profit/(Shortfall) Projection:

2017 DRAFT OPERATING BUDGET COMPARISON TO PRIOR YEAR

	2017		2016	2017
Profit/(Shortfall)	0	Qtrly billing	2016/monthly	Increase
Base Assessment (monthly)	87.50	262.50	83.00	4.50
Century Link (monthly)	34.00	102.00	33.00	1.00
Total Monthly Assessment	121.50	364.50	116.00	5.50

	2017 BUDGET	2016 BUDGET	
INCOME			
Assessments	4,909,275	4,252,422	
Benefitted Assessments	57,545	50,525	*Offsetting Expense
Lake Village Boat House BA	19,740	12,980	*Offsetting Expense
Lake Village Locker Rental	1,920	1,920	
Apartment Assessment	63,062	62,339	
Century Link Revenue Share	220,000	196,000	
Less Bad Debt	(48,000)	(48,000)	
Working Capital	0	69,720	
Design Review	8,775	6,825	
Telecommunity Asmnts	1,771,332	1,558,458	*Offsetting Expense
Storage Rent	53,700	53,700	
Sanctions & Fees	775	775	
Late Charges	26,296	26,296	*Offsetting Expense
Legal Fee Revenue	2,786	2,786	*Offsetting Expense
Collection Fee Revenue	25,550	16,618	*Offsetting Expense
Community Garden	7,000	8,200	
Boat Permits	5,000	3,200	
Swimming Pool Income	16,350	13,350	
Additional Reserve Contribution from CL Revenue Share	(55,000)	0	
Transfer to Reserves	(357,204)	(350,400)	
TOTAL INCOME	6,728,902	5,937,714	

EXPENSES	Per Unit		Per Unit		Unit cost Difference
	Cost-based on 4,658 Units	2017 Budget	Cost based on 4,252 Units	2016 BUDGET	
ADMINISTRATIVE & GENERAL					
Salaries & Benefits	14.12	789,069	14.39	734,391	(0.28)
Audit & Taxes	0.18	10,150	0.20	10,150	(0.02)
Legal Fees/Attorneys -General Council	0.16	9,154	0.08	4,200	0.08
Collections	0.98	54,633	0.90	45,700	0.08
License/Fees/Permits	0.07	4,059	0.08	3,912	(0.00)
Management	1.49	83,037	1.58	80,601	(0.09)
Meetings	0.03	1,740	0.03	1,740	(0.00)
Office Supplies	0.50	27,840	0.45	22,925	0.05
Office Equip/Rental	0.20	10,991	0.18	8,991	0.02
Postage	0.38	21,148	0.38	19,260	0.00
Telephone	0.30	16,617	0.25	12,682	0.05
RV Lot Monitoring	0.03	1,477	0.03	1,457	(0.00)
Office Rental	0.90	50,250	0.98	49,871	(0.08)
CAM Fees	0.29	16,313	0.30	15,413	(0.01)
Mileage	0.09	5,288	0.14	6,964	(0.04)
TOTAL ADMINISTRATION	19.71	1,101,765	19.96	1,018,256	(0.25)
CONTRACT SERVICES					
Professional Fees	0.18	10,200	0.20	10,200	(0.02)
Landscape Maintenance	20.97	1,171,905	19.46	992,908	1.51
Storage	0.09	5,136	0.10	5,136	(0.01)
Pest Control	0.13	7,216	0.14	6,921	(0.01)
Garbage Removal	0.12	6,524	0.12	6,320	(0.01)
Maxicom Contract	0.44	24,500	0.48	24,500	(0.04)
Patrol Service	0.78	43,482	0.78	39,617	0.00
Snow Removal	1.40	78,000	1.44	73,500	(0.05)
Benefitted Area Expense	1.38	77,285	1.28	65,425	0.10
Telecommunity Pkg	31.69	1,771,332	30.54	1,558,458	1.15
TOTAL CONTRACT SERVICES	57.17	3,195,580	54.54	2,782,985	2.63

	Per Unit Cost-based on 4,658 Units	2017 BUDGET	Per Unit Cost-based on 4,252 Units	2016 BUDGET	Unit cost Difference
REPAIR & MAINTENANCE					
Access System Repair	0.02	1,000	0.02	1,000	(0.00)
Community Garden Repairs	0.27	14,901	0.26	13,320	0.01
Electrical Repairs	0.05	3,000	0.04	2,000	0.01
Equipment Repair	0.11	6,097	0.10	5,030	0.01
Irrigation Repair	1.16	64,889	1.01	51,590	0.15
Backflow Testing	0.08	4,675	0.08	4,180	0.00
Landscape Repairs	2.06	115,150	2.07	105,685	(0.01)
Landscape Improvements	0.59	33,000	0.74	38,000	(0.15)
RV Lot Repairs/Maint/Expenses	0.22	12,400	0.02	1,000	0.20
Signage	0.04	2,500	0.03	1,500	0.02
Vehicle Repairs	0.02	1,101	0.02	1,101	(0.00)
Common Area Projects	1.16	64,825	1.84	94,135	(0.69)
Vandalism	0.02	1,003	0.02	1,003	(0.00)
Contingency	0.23	12,800	0.25	12,800	(0.02)
Miscellaneous Repair	0.06	3,300	0.06	3,300	(0.01)
TOTAL REPAIRS & MAINT	6.09	340,641	6.58	335,644	(0.48)
PARTS & SUPPLIES					
Vehicle Fuel	0.08	4,200	0.11	5,400	(0.03)
Vehicle Parts/Tires	0.02	1,080	0.02	1,080	(0.00)
Park Supplies	0.30	17,000	0.31	16,000	(0.01)
Shop Equipment	0.03	1,900	0.04	1,900	(0.00)
Miscellaneous Supplies	0.04	2,250	0.04	2,250	(0.00)
Lighting Supplies	0.03	1,700	0.03	1,700	(0.00)
TOTAL PARTS & SUPPLIES	0.50	28,130	0.56	28,330	(0.05)
UTILITIES					
Water/Sewer HOA Office	0.00	0	0.02	1,200	(0.02)
Electricity	0.50	28,216	0.54	27,385	(0.03)
Gas	0.03	1,497	0.03	1,397	(0.00)
Water -Irrigation	6.28	350,980	6.16	314,270	0.12
TOTAL UTILITIES	6.81	380,693	6.75	344,252	0.06
TAXES					
Taxes	0.01	750	0.01	750	(0.00)
TOTAL TAXES	0.01	750	0.01	750	(0.00)
INSURANCE					
Insurance - D & O	0.18	10,303	0.19	9,799	(0.01)
Insurance - Master	1.12	62,802	1.35	68,902	(0.23)
Excess Liability	0.18	10,272	0.40	20,470	(0.22)
Earthquake	0.14	7,625	0.00	0	0.14
Workers Comp	0.01	570	0.02	580	(0.01)
TOTAL INSURANCE	1.64	91,572	1.96	99,749	(0.32)
OQUIRRH LAKE BOAT FACILITY					
Lake Staffing Costs	0.99	55,581	1.10	56,011	(0.10)
Lake Hosts	1.57	87,643	0.61	31,353	0.95
On Site Bldg Storage	0.10	5,537	0.10	5,265	(0.00)
Porta Potty Rental	0.04	2,050	0.03	1,400	0.01
Boat Supplies	0.11	6,300	0.18	9,000	(0.06)
Uniforms	0.03	1,790	0.02	986	0.01
Water Taxi	0.55	30,834	0.00	0	0.55
First Aid	0.00	200	0.00	200	(0.00)
TOTAL OQUIRRH LAKE BOAT FACILITY	3.40	189,936	2.04	104,215	1.36

	Per Unit Cost-based on 4,658 Units	2017 BUDGET	Per Unit Cost-based on 4,252 Units	2016 BUDGET	Unit cost Difference
SPLASH POOL					
Splash Pool Staff	0.22	12,241	0.24	12,256	(0.02)
Splash Pool Uniforms	0.00	200	0.00	200	(0.00)
Splash Pool License	0.01	385	0.01	283	0.00
Splash Pool Misc	0.01	500	0.01	300	0.00
Splash Pool First Aid	0.01	600	0.01	600	(0.00)
Start Up/Winterization	0.02	1,080	0.02	1,080	(0.00)
Splash Pool & Equipment	0.01	600	0.01	600	(0.00)
Pool & Restroom Supplies	0.01	525	0.01	400	0.00
Splash Pool Chemicals	0.03	1,800	0.04	1,800	(0.00)
Splash Pool Electric	0.03	1,560	0.03	1,560	(0.00)
Splash Pool Gas	0.02	1,345	0.03	1,345	(0.00)
Splash Pool Phone & Key Entry	0.03	1,560	0.04	1,824	(0.01)
Splash Pool Sewar/Water	0.06	3,180	0.05	2,595	0.01
TOTAL SPLASH POOL	0.46	25,576	0.49	24,843	(0.03)
EAST LAKE POOL					
East Lake Pool Staff	1.76	98,163	1.88	96,121	(0.13)
East Lake Pool Uniforms	0.02	1,300	0.03	1,492	(0.01)
Eastlake Education	0.02	1,375	0.04	2,250	(0.02)
Eastlake License	0.02	875	0.01	566	0.00
Meeting Expense	0.00	200	0.00	200	(0.00)
Swim Lesson Expense	0.06	3,614	0.09	4,448	(0.02)
Eastlake Pool Supplies	0.04	2,120	0.04	2,120	(0.00)
Eastlake Pool Phone	0.02	1,125	0.03	1,625	(0.01)
Eastlake First Aid	0.01	800	0.02	1,250	(0.01)
Eastlake Start up/winterization	0.07	4,000	0.08	4,000	(0.01)
Eastlake Pool & Equip Repair	0.04	2,350	0.05	2,350	(0.00)
Eastlake Chemicals	0.23	12,600	0.25	12,600	(0.02)
Eastlake Pool Electric	0.10	5,700	0.14	7,150	(0.04)
Eastlake Pool Gas	0.18	9,800	0.19	9,800	(0.02)
Eastlake Sewer/Water	0.10	5,853	0.11	5,853	(0.01)
TOTAL EAST LAKE POOL	2.68	149,876	2.98	151,825	(0.29)
BROOKSIDE POOL					
Brookside Pool Staff	0.85	47,549	0.94	48,108	(0.09)
Brookside Pool Uniforms	0.02	1,299	0.01	746	0.01
Brookside Education	0.02	1,025	0.02	1,150	(0.00)
Brookside License	0.01	475	0.01	268	0.00
Brookside Meeting Expense	0.00	0	0.00	200	(0.00)
Brookside Swim Lesson Expense	0.00	0	0.00	0	0.00
Brookside Pool Supplies	0.03	1,650	0.04	2,120	(0.01)
Brookside Pool Phone	0.01	600	0.03	1,625	(0.02)
Brookside First Aid	0.01	800	0.01	400	0.01
Brookside Start up/winterization	0.04	2,400	0.06	3,300	(0.02)
Brookside Pool & Equip Repair	0.03	1,400	0.03	1,650	(0.01)
Brookside Chemicals	0.11	5,900	0.17	8,600	(0.06)
Brookside Pool Electric	0.10	5,700	0.14	7,150	(0.04)
Brookside Pool Gas	0.09	5,200	0.19	9,800	(0.10)
Brookside Sewer/Water	0.10	5,853	0.11	5,853	(0.01)
TOTAL BROOKSIDE POOL	1.43	79,851	1.78	90,970	(0.35)

New Pools					
DCC Pool Maintenance	2.60	145,144	0.00	0.00	2.60
West Side Pool	2.25	126,020	0.00	0.00	2.25
TOTAL NEW POOLS	4.85	271,164	0.00	0.00	4.85

COMMUNITY CENTER

INCOME	2017	2016	
Class Revenue	34,000	37,500	*Offsetting Expense
Guest Fees	17,000	12,200	
Child Watch	16,500	18,000	
Vending Income	500	460	
FOB Fees	8,000	6,020	
Apparel	360	360	
Room Rental	35,352	32,400	
TOTAL COMMUNITY CENTER INCOME	111,712	106,940	

	Per Unit Cost-based on 4,658 Units Cost	2017 BUDGET	Per Unit Cost-based on 4,252 Units Cost	2016 BUDGET	Unit cost Difference
EXPENSES					
Salaries & Benefits	6.04	337,880	6.16	314,501	(0.12)
Uniforms	0.03	1,700	0.03	1,700	(0.00)
License, Fees & Permits	0.16	8,700	0.16	8,400	(0.01)
Meeting Expense	0.01	360	0.01	360	(0.00)
Office Supplies	0.06	3,300	0.06	3,000	0.00
Computer Equip/Copier	0.11	6,300	0.12	6,024	(0.01)
Telephone	0.08	4,260	0.08	4,044	(0.00)
Mileage	0.04	2,280	0.04	2,280	(0.00)
First Aid	0.02	1,200	0.02	1,200	(0.00)
Fitness Supplies	0.14	7,710	0.15	7,710	(0.01)
New Office Equipment	0.08	4,600	0.07	3,715	0.01
Class Expense	0.64	36,000	0.78	39,600	(0.13)
Window Washing	0.01	690	0.01	690	(0.00)
Remote Access Entry	0.26	14,700	0.29	14,700	(0.03)
Music/Sound System	0.01	703	0.01	703	(0.00)
Cleaning/Janitorial	1.68	94,178	1.74	88,962	(0.06)
Landscape Maintenance	0.07	4,050	0.08	4,050	(0.01)
Landscape Extras	0.09	5,000	0.10	5,000	(0.01)
Mortgage Payment-Community Center	6.31	352,942	9.09	463,680	(2.77)
Snow Removal	0.04	2,000	0.04	2,000	(0.00)
Contract Services	0.07	3,664	0.08	3,840	(0.01)
Electrical Repairs	0.01	300	0.01	300	(0.00)
Lighting Repairs	0.03	1,400	0.03	1,400	(0.00)
Irrigation Repairs	0.01	450	0.01	450	(0.00)
Repairs & Maintenance	0.37	20,450	0.39	20,020	(0.03)
Janitorial Supplies	0.17	9,600	0.14	7,200	0.03
Parts & Supplies	0.02	900	0.02	900	(0.00)
Electricity	0.83	46,200	0.89	45,600	(0.07)
Gas	0.09	5,280	0.09	4,800	0.00
Water/Trash	0.07	3,984	0.08	3,984	(0.01)
Comm Cntr Improvements	0.08	4,300	0.04	2,020	0.04
TOTAL COMMUNITY CENTER EXPENSES	17.62	985,081	20.83	1,062,833	(3.21)
NET COMMUNITY CENTER INCOME/(LOSS)		(873,369)		(955,893)	
TOTAL NET EXPENSE	122.38	6,840,614	118.47	6,044,653	3.91
NET PROFIT/(SHORTFALL)		0		0	