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DAYBREAK
COMMUNITY
ASSOCIATION
2017 OPEN
BUDGET
WORKSHOP



WHAT YOUR ASSOCIATION DUES COVER

- **Salary & Benefits – Salaries, taxes and benefits for the Daybreak on-site team. These costs are reflected in several areas of the itemized budget in order to capture the costs in the most appropriate expense category.**
- **General Administrative – Audit, Legal Fees, Management Fees, Office Rent, Office Supplies and Equipment, Postage, etc.**
- **Contract Services – Landscape Maintenance, Patrols, Snow Pushing Pest Control, etc.**



WHAT YOUR ASSOCIATION DUES COVER

- **Repairs and Maintenance – Community Gardens, Irrigation system, Backflow tests, Signage, Plant Replacement/Treatment, etc.**
- **Parts and Supplies – HOA Truck Fuel & Parts, Park Trash Bags, Fido Bags, Misc. Tools, etc.**
- **Utilities – Electricity, Gas, Water and Sewer.**
- **Insurance – Directors and Officers, General Liability, Umbrella, Workers Compensation, Earth Quake (DCC).**



WHAT YOUR ASSOCIATION DUES COVER

- **Taxes – Parks & Open Spaces, Amenities, Office Equipment and DCC**
- **Oquirrh Lake Boat Facility – Staffing, Boat Storage, Boat Supplies/Repairs, Lake Hosts, etc.**
- **Note: Currently, the HOA does not contribute funds toward the Maintenance and Operations of the lake. The lake is currently owned by Daybreak Communities.**



WHAT YOUR ASSOCIATION DUES COVER

DAYBREAK COMMUNITY POOLS

**Splash Pool, Eastlake Pool, Brookside Pool
Coming in 2017: DCC Pool & Westside Pool**

Pool expenses include:

- **Staff, Training, License & Fees, Telephone, Start-Up and Winterization, Pool Equipment Repairs, Chemicals, First Aid Supplies and Utilities, etc.**



WHAT YOUR ASSOCIATION DUES COVER

- **Community Center – Staff, License & Fees, Telephone, Office Supplies, Meeting Supplies, Office & Fitness Equipment & Repairs, Community Center Lease/Purchase, Janitorial, Landscape Maintenance & Snow Pushing, Utilities, Cable/Internet, First Aid Supplies, etc.**
- **The Community Center also produces income to help offset expenses through classes, child watch and meeting room rentals.**



INCOME SUMMARY

	2017	2016	2016
INCOME	BUDGET	BUDGET	YE PROJ
Association Dues	\$4,909,275	\$4,252,422	\$4,247,006
Benefitted Assessments	\$57,545	\$50,525	\$51,971
Lake Village Boat House BA	\$19,740	\$12,980	\$13,438
Lake Village Locker Rental	\$1,920	\$1,920	\$1,915
Apartment Assessment	\$63,062	\$62,339	\$62,268
Century Link Revenue Share	\$220,000	\$196,000	\$206,792
Less Bad Debt	(\$48,000)	(\$48,000)	(\$22,637)
Working Capital	\$0	\$69,720	\$37,324
Design Review Fee	\$8,775	\$6,825	\$11,770
Century Link	\$1,771,332	\$1,558,458	\$1,555,844
RV Storage Rent	\$53,700	\$53,700	\$54,803
Fines/Violations	\$775	\$775	\$5,840
Late Charges/Collections*	\$54,633	\$45,700	\$52,119
Community Garden	\$7,000	\$8,200	\$6,901
Boat Permits	\$5,000	\$3,200	\$5,130
Swimming Pool Income	\$16,350	\$13,350	\$17,112
Reserve Contribution	(\$412,204)	(\$350,400)	(\$350,400)
TOTAL	\$6,728,903	\$5,937,714	\$5,957,195

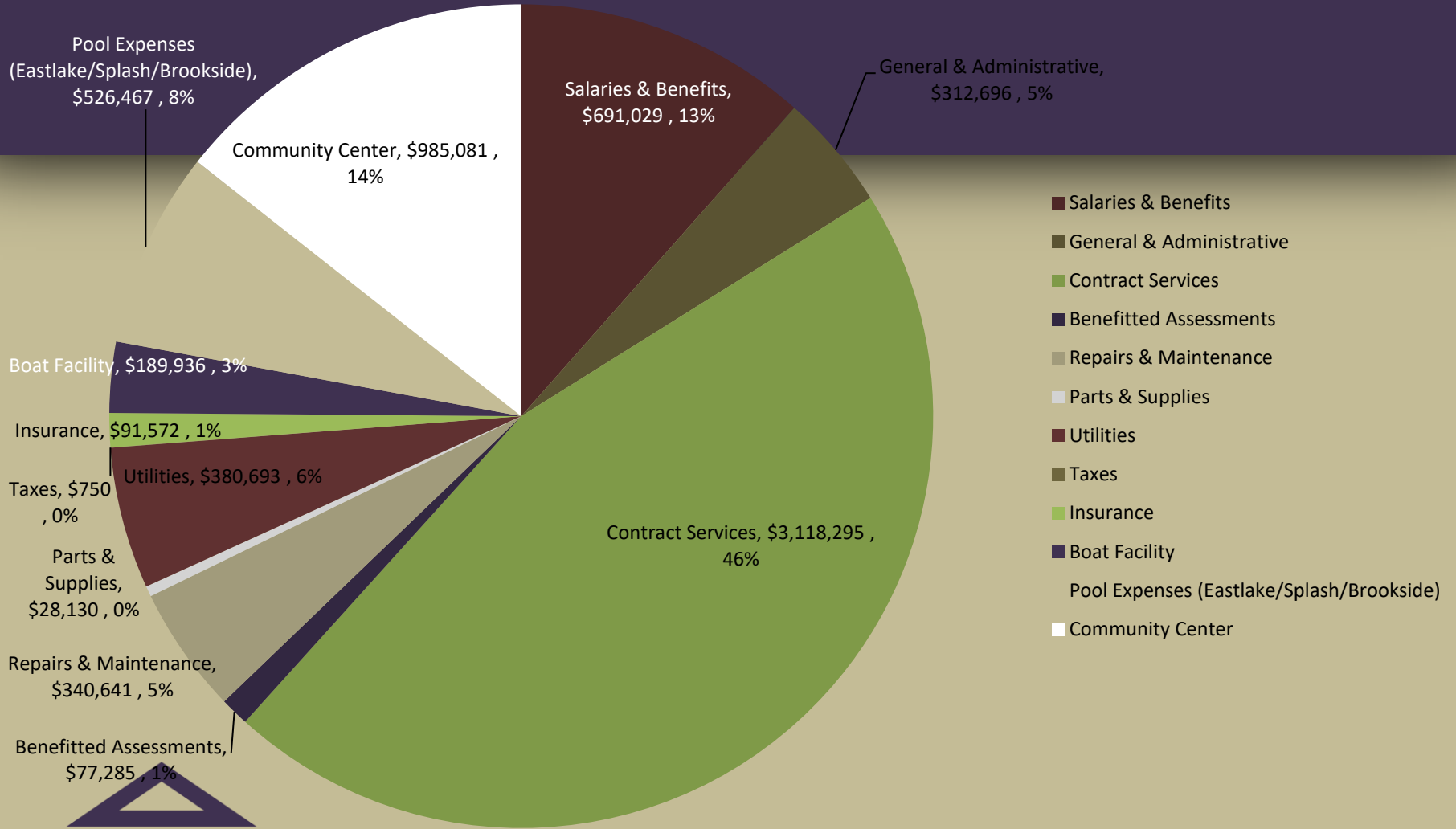


EXPENSE SUMMARY

	2017	2016	2016
EXPENSE	BUDGET	BUDGET	YE PROJECTION
Salaries & Benefits	\$789,069	\$734,391	\$728,601
General & Administrative	\$312,696	\$283,865	\$237,510
Contract Services	\$3,118,295	\$2,717,560	\$2,792,776
Benefitted Assessments	\$77,285	\$65,425	\$59,362
Repairs & Maintenance	\$340,641	\$335,644	\$385,199
Parts & Supplies	\$28,130	\$28,330	\$24,506
Utilities	\$380,693	\$344,252	\$356,676
Taxes	\$750	\$750	\$4,632
Insurance	\$91,572	\$99,749	\$93,459
Boat Facility	\$189,936	\$104,215	\$96,760
Pools-Eastlake/Splash/Brookside	\$526,467	\$267,638	\$222,100
Community Center (Net)	\$873,369	\$955,895	\$955,893
TOTAL	\$6,728,902	\$5,937,714	\$5,957,474



BUDGET 2017 EXPENSE SUMMARY



Proposed 2017 Monthly Assessment Comparison to 2016

- **2017 Proposed Monthly Assessment:**
 - \$4.50 increase is being proposed for the “base” assessment**
 - \$1.00 increase from CenturyLink**
 - \$5.50 total monthly increase**



Proposed 2017 Monthly Assessment

- **Assessment breakdown for 2017:**
 - \$87.50 per month**
 - \$34.00 per month Century Link**
 - \$121.50 per month total**
- **Billed Quarterly in 2017:**
 - \$364.50 (Master Association dues only)**



QUESTIONS AND ANSWERS



Thank you for attending the Open 2017 Budget Workshop of the Daybreak Community Association

