

**DAYBREAK COMMUNITY ASSOCIATION**

Budget Year: 2017

Profit/(Shortfall) Projection:

**2017 APPROVED 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
<b>Total Monthly Assessment</b>	<b>121.50</b>	<b>364.50</b>	<b>116.00</b>	<b>5.50</b>

<b>INCOME</b>	<b>2017 BUDGET</b>	<b>2016 BUDGET</b>	
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)	
<b>TOTAL INCOME</b>	<b>6,728,902</b>	<b>5,937,714</b>	

<b>EXPENSES</b>	<b>Per Unit Cost-based on 4,658 Units</b>	<b>2017 Budget</b>	<b>Per Unit Cost based on 4,252 Units</b>	<b>2016 BUDGET</b>	<b>Unit cost Difference</b>	
<b>ADMINISTRATIVE &amp; GENERAL</b>						
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	*Offsetting Income
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)	
<b>TOTAL ADMINISTRATION</b>	<b>19.71</b>	<b>1,101,765</b>	<b>19.96</b>	<b>1,018,256</b>	<b>(0.25)</b>	
<b>CONTRACT SERVICES</b>						
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	*Offsetting Income
Telecommunity Pkg	31.69	1,771,332	30.54	1,558,458	1.15	*Offsetting Income
<b>TOTAL CONTRACT SERVICES</b>	<b>57.17</b>	<b>3,195,580</b>	<b>54.54</b>	<b>2,782,985</b>	<b>2.63</b>	

	Per Unit Cost-based on 4,658 Units	2017 BUDGET	Per Unit Cost-based on 4,252 Units	2016 BUDGET	Unit cost Difference
<b>REPAIR &amp; MAINTENANCE</b>					
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)
<b>TOTAL REPAIRS &amp; MAINT</b>	<b>6.09</b>	<b>340,641</b>	<b>6.58</b>	<b>335,644</b>	<b>(0.48)</b>
<b>PARTS &amp; SUPPLIES</b>					
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)
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>0.50</b>	<b>28,130</b>	<b>0.56</b>	<b>28,330</b>	<b>(0.05)</b>
<b>UTILITIES</b>					
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
<b>TOTAL UTILITIES</b>	<b>6.81</b>	<b>380,693</b>	<b>6.75</b>	<b>344,252</b>	<b>0.06</b>
<b>TAXES</b>					
Taxes	0.01	750	0.01	750	(0.00)
<b>TOTAL TAXES</b>	<b>0.01</b>	<b>750</b>	<b>0.01</b>	<b>750</b>	<b>(0.00)</b>
<b>INSURANCE</b>					
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)
<b>TOTAL INSURANCE</b>	<b>1.64</b>	<b>91,572</b>	<b>1.96</b>	<b>99,749</b>	<b>(0.32)</b>
<b>OQUIRRH LAKE BOAT FACILITY</b>					
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)
<b>TOTAL OQUIRRH LAKE BOAT FACILITY</b>	<b>3.40</b>	<b>189,936</b>	<b>2.04</b>	<b>104,215</b>	<b>1.36</b>

	Per Unit Cost-based on 4,658 Units	2017 BUDGET	Per Unit Cost-based on 4,252 Units	2016 BUDGET	Unit cost Difference
<b>SPLASH POOL</b>					
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
<b>TOTAL SPLASH POOL</b>	<b>0.46</b>	<b>25,576</b>	<b>0.49</b>	<b>24,843</b>	<b>(0.03)</b>
<b>EAST LAKE POOL</b>					
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)
<b>TOTAL EAST LAKE POOL</b>	<b>2.68</b>	<b>149,876</b>	<b>2.98</b>	<b>151,825</b>	<b>(0.29)</b>
<b>BROOKSIDE POOL</b>					
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)
<b>TOTAL BROOKSIDE POOL</b>	<b>1.43</b>	<b>79,851</b>	<b>1.78</b>	<b>90,970</b>	<b>(0.35)</b>

<b>New Pools</b>					
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
<b>TOTAL NEW POOLS</b>	<b>4.85</b>	<b>271,164</b>	<b>0.00</b>	<b>0.00</b>	<b>4.85</b>

**COMMUNITY CENTER**

<b>INCOME</b>	<b>2017</b>		<b>2016</b>		
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	
<b>TOTAL COMMUNITY CENTER INCOME</b>		<b>111,712</b>		<b>106,940</b>	

<b>EXPENSES</b>	<b>Per Unit Cost-based on 4,658 Units Cost</b>	<b>2017 BUDGET</b>	<b>Per Unit Cost-based on 4,252 Units Cost</b>	<b>2016 BUDGET</b>	<b>Unit cost Difference</b>	
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)	*Offsetting Income
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	
<b>TOTAL COMMUNITY CENTER EXPENSES</b>	<b>17.62</b>	<b>985,081</b>	<b>20.83</b>	<b>1,062,833</b>	<b>(3.21)</b>	
<b>NET COMMUNITY CENTER INCOME/(LOSS)</b>		<b>(873,369)</b>		<b>(955,893)</b>		
<b>TOTAL NET EXPENSE</b>	<b>122.38</b>	<b>6,840,614</b>	<b>118.47</b>	<b>6,044,653</b>	<b>3.91</b>	
<b>NET PROFIT/(SHORTFALL)</b>		<b>0</b>		<b>0</b>		