

DAYBREAK COMMUNITY ASSOCIATION

Budget Year: 2018
Profit/(Shortfall) Projection:

(0)

2018 OPERATING BUDGET COMPARISON TO PRIOR YEAR

	2018 Monthly Assessment	2018 Quarterly Assessment	2017 Monthly Assessment	Proposed 2018 Increase
Base Assessment (monthly)	91.50	274.50	87.50	4.00
Century Link (monthly)	34.00	102.00	34.00	0.00
Total Monthly Assessment	125.50	376.50	121.50	4.00

	2018 BUDGET	2017 BUDGET	
INCOME			
Assessments	5,588,271	4,909,275	
Benefitted Assessments	64,025	57,545	*Offsetting Expense
Lake Village Boat House BA	25,740	19,740	*Offsetting Expense
Lake Village Locker Rental	2,112	1,920	
Apartment Assessment	63,734	63,062	
Century Link Revenue Share	236,000	220,000	
Less Bad Debt	(48,000)	(48,000)	
Design Review	13,810	8,775	
Telecommunity Asmnts	1,940,244	1,771,332	*Offsetting Expense
Storage Rent	53,700	53,700	*Offsetting Expense
Sanctions & Fees	2,950	775	
Late Charges	26,296	26,296	*Offsetting Expense
Legal Fee Revenue	2,786	2,786	*Offsetting Expense
Collection Fee Revenue	25,550	25,550	*Offsetting Expense
Community Garden	7,000	7,000	
Boat Permits	7,800	5,000	
Swimming Pool Income	16,500	16,350	
Payment Plan Income	13,000	0	*Offsetting Expense
Additional Reserve Contribution from CL Revenue Share	(55,000)	(55,000)	
Transfer to Reserves	(367,920)	(357,204)	
TOTAL INCOME	7,618,598	6,728,902	

	Per Unit Cost-based on 5,072 Units	2018 BUDGET	Per Unit Cost based on 4,658 Units	2017 BUDGET	Unit cost Difference	
EXPENSES						
ADMINISTRATIVE & GENERAL						
Salaries & Benefits	14.27	868,813	14.12	789,069	0.15	*Offsetting Income
Audit & Taxes	0.17	10,150	0.18	10,150	(0.01)	
Legal Fees/Attorneys -General Council	0.19	11,400	0.16	9,154	0.03	
Collections	0.90	54,633	0.98	54,633	(0.08)	*Offsetting Income
License/Fees/Permits	0.07	4,059	0.07	4,059	(0.00)	
Management	1.41	85,521	1.49	83,037	(0.08)	
Meetings	0.03	1,885	0.03	1,740	0.00	
Office Supplies	0.48	29,488	0.50	27,840	(0.02)	
Office Equip/Rental	0.20	12,396	0.20	10,991	0.00	
Postage	0.39	23,826	0.38	21,148	0.01	
Telephone	0.26	15,804	0.30	16,617	(0.04)	
RV Lot Monitoring	0.02	1,477	0.03	1,477	(0.01)	
Office Rental	0.87	53,250	0.90	50,250	(0.03)	
CAM Fees	0.29	17,904	0.29	16,313	0.00	
Mileage	0.09	5,438	0.09	5,288	0.00	
TOTAL ADMINISTRATION	19.65	1,196,043	19.72	1,101,765	(0.07)	
CONTRACT SERVICES						
Professional Fees	0.36	22,040	0.18	10,200	0.18	
Landscape Maintenance	20.78	1,264,840	20.97	1,171,905	(0.18)	
Storage	0.08	5,136	0.09	5,136	(0.01)	
Pest Control	0.12	7,430	0.13	7,216	(0.01)	
Garbage Removal	0.11	6,925	0.12	6,524	(0.00)	
Maxicom Contract	0.48	29,100	0.44	24,500	0.04	
Patrol Service	0.80	48,482	0.78	43,482	0.02	
Snow Removal	1.45	88,000	1.40	78,000	0.05	
Benefitted Area Expense	1.48	89,795	1.38	77,285	0.09	*Offsetting Income
Telecommunity Pkg	31.88	1,940,244	31.69	1,771,332	0.19	*Offsetting Income
TOTAL CONTRACT SERVICES	57.54	3,501,992	57.17	3,195,580	0.37	

	Per Unit Cost-based on 5,072 Units	2018 BUDGET	Per Unit Cost-based on 4,658 Units	2017 BUDGET	Unit cost Difference	
REPAIR & MAINTENANCE						
Access System Repair	0.02	1,200	0.02	1,000	0.00	
Community Garden Repairs	0.26	15,720	0.27	14,901	(0.01)	
Electrical Repairs	0.05	3,200	0.05	3,000	(0.00)	
Equipment Repair	0.12	7,092	0.11	6,097	0.01	
Irrigation Repair	1.13	68,705	1.16	64,889	(0.03)	
Backflow Testing	0.08	4,800	0.08	4,675	(0.00)	
Landscape Repairs	1.90	115,875	2.06	115,150	(0.16)	
Landscape Improvements	0.49	29,957	0.59	33,000	(0.10)	
RV Lot Repairs/Maint/Expenses	0.45	27,450	0.22	12,400	0.23	*Offsetting Income
Signage	0.04	2,575	0.04	2,500	(0.00)	
Vehicle Repairs	0.02	1,501	0.02	1,101	0.00	
Common Area Projects	1.01	61,753	1.16	64,825	(0.15)	
Vandalism	0.02	1,300	0.02	1,003	0.00	
Contingency	0.21	12,800	0.23	12,800	(0.02)	
Miscellaneous Repair	0.06	3,420	0.06	3,300	(0.00)	
TOTAL REPAIRS & MAINT	5.87	357,348	6.09	340,641	(0.22)	
PARTS & SUPPLIES						
Vehicle Fuel	0.07	4,500	0.08	4,200	(0.00)	
Vehicle Parts/Tires	0.02	1,170	0.02	1,080	(0.00)	
Park Supplies	0.30	18,150	0.30	17,000	(0.01)	
Shop Equipment	0.03	2,000	0.03	1,900	(0.00)	
Miscellaneous Supplies	0.04	2,460	0.04	2,250	0.00	
Lighting Supplies	0.03	1,780	0.03	1,700	(0.00)	
TOTAL PARTS & SUPPLIES	0.49	30,060	0.50	28,130	(0.01)	
UTILITIES						
Water/Sewer HOA Office	0.00	0	0.00	0	0.00	
Electricity	0.48	29,163	0.50	28,216	(0.03)	
Gas	0.03	1,575	0.03	1,497	(0.00)	
Water -Irrigation	6.36	387,160	6.28	350,980	0.08	
TOTAL UTILITIES	6.87	417,898	6.81	380,693	0.06	
TAXES						
Taxes	0.02	1,350	0.01	750	0.01	
TOTAL TAXES	0.02	1,350	0.01	750	0.01	
INSURANCE						
Insurance - D & O	0.20	12,147	0.18	10,303	0.02	
Insurance - Master	1.23	75,077	1.12	62,802	0.11	
Excess Liability	0.20	12,106	0.18	10,272	0.02	
Earthquake	0.13	7,825	0.14	7,625	(0.01)	
Workers Comp	0.01	570	0.02	570	(0.01)	
TOTAL INSURANCE	1.77	107,725	1.65	91,572	0.12	
OQUIRRH LAKE						
Lake Staffing Costs	0.96	58,360	0.99	55,581	(0.04)	
Lake Hosts	1.51	92,025	1.57	87,643	(0.06)	
Oquirrh Lake Maintenance	5.75	350,000	0.00	0	5.75	
On Site Bldg Storage	0.10	6,241	0.10	5,537	0.00	
Porta Potty Rental	0.04	2,700	0.04	2,050	0.01	
Boat Supplies	0.11	6,400	0.11	6,300	(0.01)	
Uniforms	0.03	1,800	0.03	1,790	(0.00)	
Water Taxi	0.51	30,834	0.55	30,834	(0.05)	
First Aid	0.00	200	0.00	200	(0.00)	
TOTAL OQUIRRH LAKE	9.01	548,561	3.40	189,936	5.61	

	Per Unit Cost-based on 5,072 Units	2018 BUDGET	Per Unit Cost-based on 4,658 Units	2017 BUDGET	Unit cost Difference
SPLASH POOL					
Splash Pool Staff	0.20	12,323	0.22	12,241	(0.02)
Splash Pool Uniforms	0.00	200	0.00	200	(0.00)
Splash Pool License	0.01	385	0.01	385	(0.00)
Splash Pool Misc	0.01	600	0.01	500	0.00
Splash Pool First Aid	0.01	600	0.01	600	(0.00)
Start Up/Winterization	0.02	1,130	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	525	(0.00)
Splash Pool Chemicals	0.03	2,000	0.03	1,800	0.00
Splash Pool Electric	0.03	1,560	0.03	1,560	(0.00)
Splash Pool Gas	0.02	1,345	0.02	1,345	(0.00)
Splash Pool Phone & Key Entry	0.03	1,560	0.03	1,560	(0.00)
Splash Pool Sewer/Water	0.05	3,180	0.06	3,180	(0.00)
TOTAL SPLASH POOL	0.43	26,008	0.46	25,576	(0.03)
EAST LAKE POOL					
East Lake Pool Staff	1.66	101,108	1.76	98,163	(0.09)
East Lake Pool Uniforms	0.02	1,300	0.02	1,300	(0.00)
Eastlake Education	0.02	1,375	0.02	1,375	(0.00)
Eastlake License	0.01	875	0.02	875	(0.00)
Meeting Expense	0.00	200	0.00	200	(0.00)
Swim Lesson Expense	0.06	3,864	0.06	3,614	(0.00)
Eastlake Pool Supplies	0.03	2,120	0.04	2,120	(0.00)
Eastlake Pool Phone	0.02	1,125	0.02	1,125	(0.00)
Eastlake First Aid	0.01	695	0.01	800	(0.00)
Eastlake Start up/winterization	0.07	4,000	0.07	4,000	(0.01)
Eastlake Pool & Equip Repair	0.04	2,350	0.04	2,350	(0.00)
Eastlake Chemicals	0.21	12,600	0.23	12,600	(0.02)
Eastlake Pool Electric	0.09	5,700	0.10	5,700	(0.01)
Eastlake Pool Gas	0.16	9,689	0.18	9,800	(0.02)
Eastlake Sewer/Water	0.09	5,704	0.10	5,853	(0.01)
TOTAL EAST LAKE POOL	2.51	152,705	2.68	149,876	(0.17)
BROOKSIDE POOL					
Brookside Pool Staff	0.79	48,024	0.85	47,549	(0.06)
Brookside Pool Uniforms	0.01	550	0.02	1,299	(0.01)
Brookside Education	0.01	650	0.02	1,025	(0.01)
Brookside License	0.01	475	0.01	475	(0.00)
Brookside Meeting Expense	0.00	0	0.00	0	0.00
Brookside Swim Lesson Expense	0.00	0	0.00	0	0.00
Brookside Pool Supplies	0.03	1,650	0.03	1,650	(0.00)
Brookside Pool Phone	0.01	600	0.01	600	(0.00)
Brookside First Aid	0.01	800	0.01	800	(0.00)
Brookside Start up/winterization	0.04	2,400	0.04	2,400	(0.00)
Brookside Pool & Equip Repair	0.02	1,400	0.03	1,400	(0.00)
Brookside Chemicals	0.09	5,750	0.11	5,900	(0.01)
Brookside Pool Electric	0.09	5,470	0.10	5,700	(0.01)
Brookside Pool Gas	0.08	5,089	0.09	5,200	(0.01)
Brookside Sewer/Water	0.09	5,464	0.10	5,853	(0.01)
TOTAL BROOKSIDE POOL	1.29	78,322	1.43	79,851	(0.14)

	Per Unit Cost-based on 5,072 Units	2018 BUDGET	Per Unit Cost-based on 4,658 Units	2017 BUDGET	Unit cost Difference
NEW POOLS					
DCC POOL					
DCC Pool Staff	1.61	98,163	1.76	98,163	(0.14)
DCC Pool Uniforms	0.02	1,300	0.02	1,300	(0.00)
DCC Education	0.01	625	0.01	625	(0.00)
DCC License	0.00	255	0.00	255	(0.00)
DCC Meeting Expense	0.00	200	0.00	200	(0.00)
DCC Swim Lesson Expense	0.06	3,614	0.06	3,614	(0.01)
DCC Pool Supplies	0.03	2,120	0.04	2,120	(0.00)
DCC Pool Phone	0.02	925	0.02	925	(0.00)
DCC First Aid	0.01	800	0.01	800	(0.00)
DCC Start up/winterization	0.06	3,600	0.06	3,600	(0.01)
DCC Pool &Equip Repair	0.04	2,350	0.04	2,350	(0.00)
DCC Chemicals	0.21	12,600	0.23	12,600	(0.02)
DCC Pool Electric	0.09	5,300	0.09	5,300	(0.01)
DCC Pool Gas	0.15	8,900	0.16	8,900	(0.01)
DCC Sewer/Water	0.07	4,392	0.08	4,392	(0.01)
TOTAL DCC POOL	2.38	145,144	2.60	145,144	(0.21)
UPPER VILLAGES POOL					
Upper Villages Pool Staff	1.61	98,164	1.57	87,976	0.04
Upper Villages Pool Uniforms	0.02	1,300	0.02	1,300	(0.00)
Upper Villages Education	0.01	625	0.01	625	(0.00)
Upper Villages License	0.00	255	0.00	225	0.00
Upper Villages Expense	0.00	150	0.00	150	(0.00)
Upper Villages Swim Lesson Expense	0.06	3,614	0.06	3,414	(0.00)
Upper Villages Pool Supplies	0.03	2,120	0.02	890	0.02
Upper Villages Pool Phone	0.02	925	0.01	770	0.00
Upper Villages First Aid	0.01	800	0.00	200	0.01
Upper Villages Start up/winterization	0.06	3,600	0.03	1,400	0.03
Upper Villages Pool &Equip Repair	0.04	2,350	0.02	1,150	0.02
Upper Villages Pool Chemicals	0.21	12,600	0.20	11,200	0.01
Upper Villages Pool Electric	0.09	5,700	0.09	5,200	0.00
Upper Villages Pool Gas	0.15	9,300	0.14	7,900	0.01
Upper Villages Sewer/Water	0.10	5,853	0.06	3,620	0.03
TOTAL UPPER VILLAGES POOL	2.42	147,356	2.25	126,020	0.17
COMMUNITY CENTER					
INCOME		2018		2017	
Class Revenue		35,100		34,000	*Offsetting Expense
Guest Fees		18,150		17,000	
Child Watch		17,400		16,500	
Vending Income		1,000		500	
FOB Fees		10,150		8,000	*Offsetting Expense
Apparel		375		360	
Room Rental		36,552		35,352	
TOTAL COMMUNITY CENTER INCOME		118,727		111,712	
EXPENSES					
Salaries & Benefits	6.12	372,517	6.04	337,880	0.08
Uniforms	0.03	1,980	0.03	1,700	0.00
License, Fees & Permits	0.14	8,700	0.16	8,700	(0.01)
Meeting Expense	0.01	600	0.01	360	0.00
Office Supplies	0.06	3,720	0.06	3,300	0.00
Computer Equip/Copier	0.10	6,360	0.11	6,300	(0.01)
Telephone	0.07	4,164	0.08	4,260	(0.01)
Mileage	0.04	2,298	0.04	2,280	(0.00)

	Per Unit Cost-based on 5,072 Units Cost	2018 BUDGET	Per Unit Cost-based on 4,658 Units Cost	2017 BUDGET	Unit cost Difference	
First Aid	0.03	1,800	0.02	1,200	0.01	
Fitness Supplies	0.13	7,710	0.14	7,710	(0.01)	
New Office Equipment	0.10	6,105	0.08	4,600	0.02	
Class Expense	0.61	37,200	0.64	36,000	(0.03)	*Offsetting Income
Window Washing	0.01	690	0.01	690	(0.00)	
Remote Access Entry	0.34	20,400	0.26	14,700	0.07	*Offsetting Income
Music/Sound System	0.01	703	0.01	703	(0.00)	
Cleaning/Janitorial	1.49	90,497	1.68	94,178	(0.20)	
Landscape Maintenance	0.07	4,050	0.07	4,050	(0.01)	
Landscape Extras	0.06	3,600	0.09	5,000	(0.03)	
Mortgage Payment-Community Center	5.80	352,942	6.31	352,942	(0.52)	
Snow Removal	0.03	1,700	0.04	2,000	(0.01)	
Contract Services	0.07	4,324	0.07	3,664	0.01	
Electrical Repairs	0.00	300	0.01	300	(0.00)	
Lighting Repairs	0.02	1,400	0.03	1,400	(0.00)	
Irrigation Repairs	0.01	450	0.01	450	(0.00)	
Repairs & Maintenance	0.34	20,650	0.37	20,450	(0.03)	
Janitorial Supplies	0.16	9,600	0.17	9,600	(0.01)	
Parts & Supplies	0.01	900	0.02	900	(0.00)	
Electricity	0.79	47,889	0.83	46,200	(0.04)	
Gas	0.09	5,280	0.09	5,280	(0.01)	
Water/Trash	0.07	3,984	0.07	3,984	(0.01)	
Comm Cntr Improvements	0.07	4,300	0.08	4,300	(0.01)	
TOTAL COMMUNITY CENTER EXPENSES	16.87	1,026,812	17.62	985,081	(0.75)	
TOTAL NET EXPENSE	127.12	7,618,599	122.39	6,728,902	4.73	
NET PROFIT/(SHORTFALL)		(0)		0		