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DAYBREAK
COMMUNITY
ASSOCIATION
2018 OPEN
BUDGET
WORKSHOP



WHAT YOUR ASSESSMENTS 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 ASSESSMENTS 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.**



WHAT YOUR ASSESSMENTS COVER

- **Insurance – Directors and Officers, General Liability, Umbrella, Workers Compensation, Earth Quake (DCC).**
- **Taxes – Parks & Open Spaces, Amenities, Office Equipment and DCC**



WHAT YOUR ASSESSMENTS COVER

DAYBREAK COMMUNITY POOLS

Splash Pool, Eastlake Pool, Brookside Pool, Upper Villages Pool and the DCC Pool coming in 2018

Pool expenses include:

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



WHAT YOUR ASSESSMENTS COVER

DAYBREAK 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.**

OQUIRRH LAKE

- **Boat Facility and Programming, Trash Pick Up, Staffing, Boat Storage, Boat Supplies/Repairs, Lake Hosts, etc.**



2018 BUDGET

Priorities & Objectives

- **Maintain and enhance the level of service**
- **Reserve Contribution**
- **Century Link**
- **Oquirrh Lake**



2018 BUDGET

Oquirrh Lake

- **Establishing the opportunity for the HOA to play a more active role regarding lake management**
- **Protecting Daybreak resident interests and investments**
- **Proactive engagement in shaping existing and future resident-only recreational opportunities**
- **Increased community influence in overall lake management programs and policies**
- **Play a stronger role - have an active voice**



Proposed 2018 Monthly Assessment Comparison to 2017

- **2018 Proposed Monthly Assessment:**
 - \$4.00 increase is being proposed for the “base” assessment**
 - \$0.00 increase from CenturyLink**
 - \$4.00 total monthly increase**



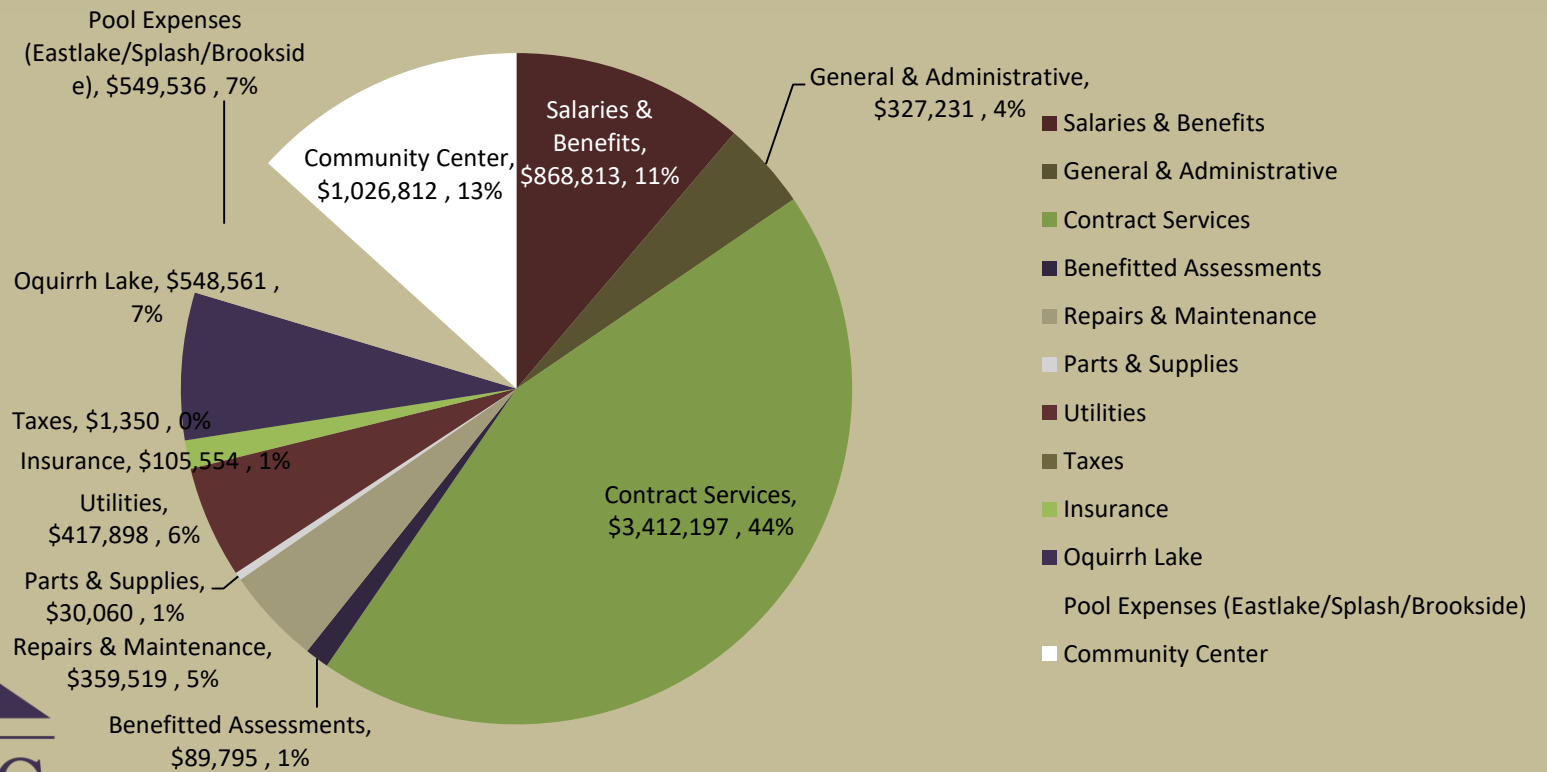
Proposed 2018 Monthly Assessment

- **Assessment breakdown for 2018:**
 - \$91.50 per month**
 - \$34.00 per month Century Link**
 - \$125.50 per month total**
- **Billed Quarterly in 2018:**
 - \$376.50 (Master Association Assessments only)**



2018 EXPENSE SUMMARY

BUDGET



QUESTIONS AND ANSWERS



Thank you for attending the Open 2018 Budget Workshop of the Daybreak Community Association

