

DAYBREAK COMMUNITY ASSOCIATION

DRAFT

Budget Year: 2019  
Profit/(Shortfall) Projection: (0)

2019 OPERATING BUDGET COMPARISON TO PRIOR YEAR

	2019 Monthly Assessment	2019 Quarterly Assessment	2018 Monthly Assessment	Proposed 2019 Increase
Base Assessment (monthly)	95.00	285.00	91.50	3.50
Century Link (monthly)	34.00	102.00	34.00	0.00
<b>Total Monthly Assessment</b>	<b>129.00</b>	<b>387.00</b>	<b>125.50</b>	<b>3.50</b>

	2019 BUDGET	2018 BUDGET	
<b>INCOME</b>			
Assessments	6,445,275	5,588,274	
Benefitted Assessments	125,447	91,877	*Offsetting Expense
Apartment Assessment	64,664	63,734	
Century Link Revenue Share	252,000	236,000	
Less Bad Debt	(49,440)	(48,000)	
Design Review	15,710	13,810	
Telecommunity Asmnts	2,170,458	1,940,244	*Offsetting Expense
Storage Rent/RV Lot Income	0	53,700	*Offsetting Expense
Sanctions & Fees	3,450	2,950	
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	7,500	7,000	
Boat Permits	10,932	7,800	
Swimming Pool Income	16,500	16,500	
Payment Plan Income	9,600	13,000	*Offsetting Expense
Additional Reserve Contribution from CL Revenue Share	(126,000)	(55,000)	
Transfer to Reserves	(423,108)	(367,920)	
<b>TOTAL INCOME</b>	<b>8,577,620</b>	<b>7,618,601</b>	

EXPENSES	Per Unit Cost	2019 BUDGET	Per Unit Cost	2018 BUDGET	Unit cost Difference	
<b>ADMINISTRATIVE &amp; GENERAL</b>						
Salaries & Benefits	15.84	1,056,520	14.27	868,813	1.56	
Audit & Taxes	0.17	11,250	0.17	10,150	0.00	
Legal Fees/Attorneys -General Council	0.24	16,000	0.19	11,400	0.05	
Collections	0.82	54,632	0.90	54,633	(0.08)	*Offsetting Income
License/Fees/Permits	0.06	4,164	0.07	4,059	(0.00)	
Management	1.32	87,857	1.41	85,521	(0.09)	
Meetings	0.04	2,455	0.03	1,885	0.01	
Office Supplies	0.48	31,991	0.48	29,488	(0.01)	
Office Equip/Rental	0.21	14,148	0.20	12,396	0.01	
Postage	0.38	25,656	0.39	23,826	(0.01)	
Telephone	0.24	15,816	0.26	15,804	(0.02)	
RV Lot Monitoring	0.00	0	0.02	1,477	(0.02)	
Office Rental	0.84	56,250	0.87	53,250	(0.03)	
CAM Fees	0.28	18,800	0.29	17,904	(0.01)	
Mileage	0.11	7,229	0.09	5,438	0.02	
<b>TOTAL ADMINISTRATION</b>	<b>21.02</b>	<b>1,402,766</b>	<b>19.65</b>	<b>1,196,043</b>	<b>1.37</b>	
<b>CONTRACT SERVICES</b>						
Professional Fees	0.25	16,990	0.36	22,040	(0.11)	
Landscape Maintenance	21.02	1,402,469	20.78	1,264,840	0.24	
Storage	0.10	6,864	0.08	5,136	0.02	
Pest Control	0.12	7,950	0.12	7,430	(0.00)	
Garbage Removal	0.12	7,832	0.11	6,925	0.00	
Maxicom Contract	0.44	29,100	0.48	29,100	(0.04)	
Patrol Service	0.78	52,132	0.80	48,482	(0.02)	
Snow Removal	1.48	98,500	1.45	88,000	0.03	
Benefitted Area Expense	1.88	125,447	1.48	89,795	0.40	*Offsetting Income
Telecommunity Pkg	32.53	2,170,458	31.88	1,940,244	0.65	*Offsetting Income
<b>TOTAL CONTRACT SERVICES</b>	<b>58.72</b>	<b>3,917,741</b>	<b>57.54</b>	<b>3,501,992</b>	<b>1.18</b>	

	Per Unit Cost	2019 BUDGET	Per Unit Cost	2018 BUDGET	Unit cost Difference	
<b>REPAIR &amp; MAINTENANCE</b>						
Access System Repair	0.02	1,623	0.02	1,200	0.00	
Community Garden Repairs	0.27	17,920	0.26	15,720	0.01	
Electrical Repairs	0.07	4,400	0.05	3,200	0.01	
Equipment Repair	0.14	9,300	0.12	7,092	0.02	
Irrigation Repair	1.04	69,200	1.13	68,705	(0.09)	
Backflow Testing	0.07	4,944	0.08	4,800	(0.00)	
Landscape Repairs	1.86	123,986	1.90	115,875	(0.05)	
Landscape Improvements	0.46	30,856	0.49	29,957	(0.03)	
RV Lot Repairs/Maint/Expenses	-	-	0.45	27,450	(0.45)	*Offsetting Income
Signage	0.05	3,250	0.04	2,575	0.01	
Vehicle Repairs	0.03	1,953	0.02	1,501	0.00	
Common Area Projects	0.00	0	0.00	0	0.00	
Vandalism	0.04	3,000	0.02	1,300	0.02	
Contingency	0.31	20,400	0.21	12,800	0.10	
Miscellaneous Repair	0.08	5,100	0.06	3,420	0.02	
<b>TOTAL REPAIRS &amp; MAINT</b>	<b>4.44</b>	<b>295,932</b>	<b>4.86</b>	<b>295,595</b>	<b>(0.42)</b>	
<b>PARTS &amp; SUPPLIES</b>						
Vehicle Fuel	0.09	5,880	0.07	4,500	0.01	
Vehicle Parts/Tires	0.04	2,650	0.02	1,170	0.02	
Park Supplies	0.29	19,200	0.30	18,150	(0.01)	
Shop Equipment	0.04	2,400	0.03	2,000	0.00	
Miscellaneous Supplies	0.04	2,520	0.04	2,460	(0.00)	
Lighting Supplies	0.03	1,800	0.03	1,780	(0.00)	
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>0.52</b>	<b>34,450</b>	<b>0.49</b>	<b>30,060</b>	<b>0.02</b>	
<b>UTILITIES</b>						
Water/Sewer HOA Office	0.00	0	0.00	0	0.00	
Electricity	0.49	32,371	0.48	29,163	0.01	
Gas	0.03	1,685	0.03	1,575	(0.00)	
Water -Irrigation	6.86	458,012	6.36	387,160	0.50	
<b>TOTAL UTILITIES</b>	<b>7.38</b>	<b>492,069</b>	<b>6.87</b>	<b>417,898</b>	<b>0.51</b>	
<b>TAXES</b>						
Taxes	0.03	2,228	0.02	1,350	0.01	
<b>TOTAL TAXES</b>	<b>0.03</b>	<b>2,228</b>	<b>0.02</b>	<b>1,350</b>	<b>0.01</b>	
<b>INSURANCE</b>						
Insurance - D & O	0.18	12,296	0.20	12,147	(0.02)	
Insurance - Master	1.65	110,209	1.23	75,077	0.42	
Excess Liability	0.24	15,978	0.20	12,106	0.04	
Earthquake	0.12	7,825	0.13	7,825	(0.01)	
Workers Comp	0.01	450	0.01	570	(0.00)	
<b>TOTAL INSURANCE</b>	<b>2.20</b>	<b>146,758</b>	<b>1.77</b>	<b>107,725</b>	<b>0.43</b>	
<b>OQUIRRH LAKE</b>						
Lake Staffing Costs	0.92	61,050	0.96	58,360	(0.04)	
Lake Hosts	1.08	71,905	1.51	92,025	(0.43)	
Oquirrh Lake Maintenance	6.75	450,360	5.75	350,000	1.00	
On Site Bldg Storage	0.10	6,428	0.10	6,241	(0.01)	
Porta Potty Rental	0.04	2,781	0.04	2,700	(0.00)	
Boat Supplies	0.10	6,900	0.11	6,400	(0.00)	
Uniforms	0.03	1,950	0.03	1,800	(0.00)	
Water Taxi	0.78	52,276	0.51	30,834	0.28	
First Aid	0.00	225	0.00	200	0.00	
<b>TOTAL OQUIRRH LAKE</b>	<b>9.80</b>	<b>653,875</b>	<b>9.01</b>	<b>548,561</b>	<b>0.79</b>	

	Per Unit Cost	2019 BUDGET	Per Unit Cost	2018 BUDGET	Unit cost Difference
<b>SPLASH POOL</b>					
Splash Pool Staff	0.24	15,820	0.20	12,323	0.03
Splash Pool Uniforms	0.00	210	0.00	200	(0.00)
Splash Pool License	0.01	580	0.01	385	0.00
Splash Pool Misc	0.01	630	0.01	600	(0.00)
Splash Pool First Aid	0.01	625	0.01	600	(0.00)
Start Up/Winterization	0.03	1,950	0.02	1,130	0.01
Splash Pool & Equipment	0.02	1,200	0.01	600	0.01
Pool & Restroom Supplies	0.01	550	0.01	525	(0.00)
Splash Pool Chemicals	0.03	2,100	0.03	2,000	(0.00)
Splash Pool Electric	0.02	1,260	0.03	1,560	(0.01)
Splash Pool Gas	0.01	895	0.02	1,345	(0.01)
Splash Pool Phone & Key Entry	0.03	1,956	0.03	1,560	0.00
Splash Pool Sewer/Water	0.04	2,955	0.05	3,180	(0.01)
<b>TOTAL SPLASH POOL</b>	<b>0.46</b>	<b>30,731</b>	<b>0.43</b>	<b>26,008</b>	<b>0.03</b>
<b>EAST LAKE POOL</b>					
East Lake Pool Staff	1.45	97,065	1.66	101,108	(0.21)
East Lake Pool Uniforms	0.02	1,350	0.02	1,300	(0.00)
Eastlake Education	0.02	1,468	0.02	1,375	(0.00)
Eastlake License	0.02	1,020	0.01	875	0.00
Meeting Expense	0.00	215	0.00	200	(0.00)
Swim Lesson Expense	0.06	4,164	0.06	3,864	(0.00)
Eastlake Pool Supplies	0.04	2,510	0.03	2,120	0.00
Eastlake Pool Phone	0.01	950	0.02	1,125	(0.00)
Eastlake First Aid	0.01	716	0.01	695	(0.00)
Eastlake Start up/winterization	0.06	4,120	0.07	4,000	(0.00)
Eastlake Pool & Equip Repair	0.05	3,500	0.04	2,350	0.01
Eastlake Chemicals	0.19	12,978	0.21	12,600	(0.01)
Eastlake Pool Electric	0.10	6,625	0.09	5,700	0.01
Eastlake Pool Gas	0.14	9,013	0.16	9,689	(0.02)
Eastlake Sewer/Water	0.08	5,631	0.09	5,704	(0.01)
<b>TOTAL EAST LAKE POOL</b>	<b>2.27</b>	<b>151,325</b>	<b>2.51</b>	<b>152,705</b>	<b>(0.24)</b>
<b>BROOKSIDE POOL</b>					
Brookside Pool Staff	0.75	49,933	0.79	48,024	(0.04)
Brookside Pool Uniforms	0.01	592	0.01	550	(0.00)
Brookside Education	0.01	675	0.01	650	(0.00)
Brookside License	0.01	563	0.01	475	0.00
Brookside Meeting Expense	0.00	200	0.00	0	0.00
Brookside Swim Lesson Expense	0.00	0	0.00	0	0.00
Brookside Pool Supplies	0.03	2,000	0.03	1,650	0.00
Brookside Pool Phone	0.01	540	0.01	600	(0.00)
Brookside First Aid	0.01	850	0.01	800	(0.00)
Brookside Start up/winterization	0.04	2,575	0.04	2,400	(0.00)
Brookside Pool & Equip Repair	0.04	2,650	0.02	1,400	0.02
Brookside Chemicals	0.09	6,129	0.09	5,750	(0.00)
Brookside Pool Electric	0.07	4,788	0.09	5,470	(0.02)
Brookside Pool Gas	0.08	5,345	0.08	5,089	(0.00)
Brookside Sewer/Water	0.08	5,343	0.09	5,464	(0.01)
<b>TOTAL BROOKSIDE POOL</b>	<b>1.23</b>	<b>82,182</b>	<b>1.29</b>	<b>78,322</b>	<b>(0.06)</b>

	Per Unit Cost	2019 BUDGET	Per Unit Cost	2018 BUDGET	Unit cost Difference
<b>NEW POOLS</b>					
<b>DCC POOL</b>					
DCC Pool Staff	1.48	98,859	1.61	98,163	(0.13)
DCC Pool Uniforms	0.02	1,325	0.02	1,300	(0.00)
DCC Education	0.01	775	0.01	625	0.00
DCC License	0.02	1,592	0.00	255	0.02
DCC Meeting Expense	0.00	215	0.00	200	(0.00)
DCC Swim Lesson Expense	0.06	3,722	0.06	3,614	(0.00)
DCC Pool Supplies	0.03	2,256	0.03	2,120	(0.00)
DCC Pool Phone	0.02	1,135	0.02	925	0.00
DCC First Aid	0.01	824	0.01	800	(0.00)
DCC Start up/winterization	0.06	3,742	0.06	3,600	(0.00)
DCC Pool & Equip Repair	0.04	2,350	0.04	2,350	(0.00)
DCC Chemicals	0.25	16,400	0.21	12,600	0.04
DCC Pool Electric	0.09	5,700	0.09	5,300	(0.00)
DCC Pool Gas	0.17	11,140	0.15	8,900	0.02
DCC Sewer/Water	0.08	5,632	0.07	4,392	0.01
DCC Pool Loan	0.93	61,740	1.01	61,763	(0.09)
<b>TOTAL DCC POOL</b>	<b>3.26</b>	<b>217,407</b>	<b>3.40</b>	<b>206,907</b>	<b>(0.14)</b>
<b>HIGHLAND PARK POOL/UV</b>					
Upper Villages Pool Staff	1.51	100,546	1.61	98,164	(0.11)
Upper Villages Pool Uniforms	0.02	1,325	0.02	1,300	(0.00)
Upper Villages Education	0.01	675	0.01	625	(0.00)
Upper Villages License	0.01	563	0.00	255	0.00
Upper Villages Meeting Expense	0.00	200	0.00	150	0.00
Upper Villages Swim Lesson Expense	0.06	3,722	0.06	3,614	(0.00)
Upper Villages Pool Supplies	0.03	2,256	0.03	2,120	(0.00)
Upper Villages Pool Phone	0.02	1,135	0.02	925	0.00
Upper Villages First Aid	0.01	824	0.01	800	(0.00)
Upper Villages Start up/winterization	0.04	2,781	0.06	3,600	(0.02)
Upper Villages Pool & Equip Repair	0.04	2,550	0.04	2,350	(0.00)
Upper Villages Pool Chemicals	0.19	12,875	0.21	12,600	(0.01)
Upper Villages Pool Electric	0.09	5,850	0.09	5,700	(0.01)
Upper Villages Pool Gas	0.15	10,140	0.15	9,300	(0.00)
Upper Villages Sewer/Water	0.09	6,051	0.10	5,853	(0.01)
<b>TOTAL UPPER VILLAGES POOL</b>	<b>2.27</b>	<b>151,493</b>	<b>2.42</b>	<b>147,356</b>	<b>(0.15)</b>
<b>COMMUNITY CENTER</b>					
<b>INCOME</b>					
		<b>2019</b>		<b>2018</b>	
Class Revenue		36,300		35,100	*Offsetting Expense
Guest Fees		19,129		18,150	
Child Watch		18,150		17,400	
Vending Income		1,548		1,000	
FOB Fees		11,300		10,150	*Offsetting Expense
Apparel		780		375	
Room Rental		39,462		36,552	
<b>TOTAL COMMUNITY CENTER INCOME</b>		<b>126,669</b>		<b>118,727</b>	
<b>EXPENSES</b>					
Salaries & Benefits	6.79	452,960	6.12	372,517	0.67
Uniforms	0.03	2,039	0.03	1,980	(0.00)
License, Fees & Permits	0.16	10,680	0.14	8,700	0.02
Meeting Expense	0.01	600	0.01	600	(0.00)
Office Supplies	0.06	4,200	0.06	3,720	0.00
Computer Equip/Copier	0.10	6,551	0.10	6,360	(0.01)
Telephone	0.08	5,580	0.07	4,164	0.02
Mileage	0.03	2,148	0.04	2,298	(0.01)

	Per Unit Cost	2019 BUDGET	Per Unit Cost	2018 BUDGET	Unit cost Difference	
First Aid	0.03	1,854	0.03	1,800	(0.00)	
Fitness Supplies	0.12	7,941	0.13	7,710	(0.01)	
New Office Equipment	0.11	7,110	0.10	6,105	0.01	
Class Expense	0.53	35,100	0.61	37,200	(0.09)	*Offsetting Income
Window Washing	0.01	700	0.01	690	(0.00)	
Remote Access Entry	0.31	21,012	0.34	20,400	(0.02)	*Offsetting Income
Music/Sound System	0.01	730	0.01	703	(0.00)	
Cleaning/Janitorial	1.49	99,218	1.49	90,497	0.00	
Landscape Maintenance	0.11	7,185	0.07	4,050	0.04	
Landscape Extras	0.06	3,700	0.06	3,600	(0.00)	
Mortgage Payment-Community Center	5.29	352,942	5.80	352,942	(0.51)	
Snow Removal	0.03	1,720	0.03	1,700	(0.00)	
Contract Services	0.07	4,409	0.07	4,324	(0.00)	
Electrical Repairs	0.00	309	0.00	300	(0.00)	
Lighting Repairs	0.02	1,442	0.02	1,400	(0.00)	
Irrigation Repairs	0.01	475	0.01	450	(0.00)	
Repairs & Maintenance	0.32	21,476	0.34	20,650	(0.02)	
Janitorial Supplies	0.13	8,880	0.16	9,600	(0.02)	
Parts & Supplies	0.02	1,004	0.01	900	0.00	
Electricity	0.74	49,326	0.79	47,889	(0.05)	
Gas	0.08	5,438	0.09	5,280	(0.01)	
Water/Trash	0.06	4,104	0.07	3,984	(0.00)	
Comm Cntr Improvements	0.07	4,500	0.07	4,300	(0.00)	
<b>TOTAL COMMUNITY CENTER EXPENSES</b>	<b>16.87</b>	<b>1,125,333</b>	<b>16.87</b>	<b>1,026,812</b>	<b>(0.00)</b>	
<b>RESERVE CONTRIBUTION</b>	<b>6.34</b>		<b>6.04</b>			
<b>TOTAL NET EXPENSE</b>	<b>136.80</b>	<b>8,704,289</b>	<b>133.17</b>	<b>7,618,608</b>	<b>3.63</b>	
<b>NET PROFIT/(SHORTFALL)</b>		<b>(0)</b>		<b>0</b>		