

Daybreak Community Association Inc
 10-SA 02 Chocolate Village 8
 2024 Budget

2023 Monthly Assessment: **\$135.00**
 Approved 2023 Monthly Assessment: **\$140.00** **5.00 increase**

2022 & 2023 was \$135.00 per month/unit

Revenue

Income	2024 Budget	2023 Budget	\$ Change			Narrative
40102 Townhouse Assessment	221844.00	215460.00	6384.00			Benefited Service Area (BSA) Assessment
Income Totals	221844.00	215460.00	6384.00			

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Expense

2023 cost per unit based on 133 units

Administrative	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 133 homes	2023 Cost Per Unit based on 133 homes	Narrative
512 Master Admin Fee	12768.00	12768	0.00	8.00	8.00	\$8.00 per unit per month paid to the Master for the BSA manager services
571 Professional Fees	2500.00	0.00	2500.00	1.57	0.00	Reserve Study with site visit in 2024- this is an expense that happens approximately once every three years
Administrative Totals	15268.00	12768.00	2500.00			

2023 cost per unit based on 133 units

Contract Services	2023 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 133 homes	2023 Cost Per Unit based on 133 homes	Narrative
606 Inspection & Testing	4000.00	1200	2800.00	2.51	0.75	Rooftech annual roof inspections @\$500 per building after the initial two-year warranty. This maintenance program includes photo inspections and two minor repairs per building. This will cover 8 buildings in 2024. Rooftech is the original roof installation company.
619 Landscape Contract	44516.00	42398	2118.26	27.89	26.57	Contracted landscape services for areas of BSA responsibility - although the season is March - November @ \$37.19 per month per unit - the cost spread over the 12 month calendar year will vary.
625 Pest Control	400.00	700	(300.00)	0.25	0.44	Cost of pest control in common areas, typically gopher's. Does not include ants, spiders, mice, etc - those are unit owner expenses
645 Snow Pushing	25000.00	14000	11000.00	15.66	8.77	Contracted snow-pushing services for areas of BSA responsibility
890 Contingency	7980.00	0	7980.00	5.00	0.00	Is a cash account set aside for unexpected expenses (such as the 2023 snow season) and/or saving towards the association's insurance deductible in the event of a covered claim
Contract Services Totals	81896.00	58297.74	23598.26			

2023 cost per unit based on 133 units

Insurance	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 133 homes	2023 Cost Per Unit based on 133 homes	Narrative
853 Insurance - Master Policy	39,900	50,094	(10,194.45)	25.00	31.39	BSA insurance coverage in accordance with state statute requirements & renews 10/23 each year.
Insurance Totals	39,900	50,094	(10,194.45)			

2023 cost per unit based on 133 units

Parts & Supplies	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 133 homes	2023 Cost Per Unit based on 133 homes	Narrative

749 Misc Parts & Supplies	0.00	994.00	(994.00)	0.00	0.62	This line item has been combined with Building Exterior Repairs Cost of ice melt supplies
74901 Ice Melt/Snow Supply	325.00	325.00	0.00	0.20	0.20	
Parts & Supplies Totals	325.00	1319.00	(994.00)			

2023 cost per unit based on 133 units

	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 133 homes	2023 Cost Per Unit based on 133 homes	Narrative
<i>Repairs & Maintenance</i>						
61933 Landscape Repairs	27749.00	19031.00	8718.00	17.39	11.92	This covers landscape items not included in the contract as routine maintenance, such as plant/shrub replacements; turf replacement; plant/shrub pest treatments; mulch/rock replacement; tree care/replacement; grub treatments as needed
61962 Backflow Testing	2000.00	500.00	1500.00	1.25	0.31	Annual backflow testing as required by the City
653 Building Exterior Repair	2586.00	2400.00	186.00	1.62	1.50	Minor exterior repairs that are the responsibility of the BSA, such as gutters/downspouts, stucco/siding, etc
665 Irrigation Repairs	1400.00	1200.00	200.00	0.88	0.75	Repairs for the irrigation system
Repairs & Maintenance Totals	33735.00	23131.00	10604.00			

2023 cost per unit based on 133 units

	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 133 homes	2023 Cost Per Unit based on 133 homes	Narrative
<i>Utilities</i>						
751 Electricity	2175.00	2175.00	0.00	1.36	1.36	BSA electric meter expenses to operate the irrigation system
758 Water/Sewer	3395.00	3395.00	0.00	2.13	2.13	BSA irrigation water expense
Utilities Totals	5570.00	5570.00	0.00			

Expense Totals	176,694.00	151,180.19	25,513.81			
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Net Income/(Loss) Before Transfers	45,150.00	64,279.81	(19,129.81)			
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2023 cost per unit based on 133 units

	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 133 homes	2023 Cost Per Unit based on 133 homes	Narrative
<i>Transfer Between Funds</i>						
498 Reserve Fund Transfer	(45,150.00)	(48,480.00)	3,330.00	(28.29)	(30.38)	The 2024 reserve contribution is 70% of the 100% contribution of \$64,500
49802 Additional Transfer to Reserve	0.00	(15,800.00)	15,800.00	0.00	(9.90)	As the additional funding from 2023 brought the estimated 2023 YE balance to \$118,537 which is 76.1% funded, no additional reserve transfer was budgeted in 2024.
Transfer Between Funds Totals	(45,150.00)	(64,280.00)	19,130.00			

Total Net Income/(Loss) After Transfers	0.00	(0.19)	0.19			
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