

Budget Comparison Report
Daybreak Community Association Inc
20-SA 12 Urban Townhomes
2024 Budget

2023 Monthly Assessment: **\$160.00**
 Approved 2024 Monthly Assessment: **\$169.00** **9.00 Increase**

Revenue

<i>Income</i>	2024 Budget	2023 Budget	\$ Change		Narrative
401 Association Dues	112,560	102,240	10,320		Benefited Service Area (BSA) Assessment
Income Totals	112,560	102,240	10,320		

Income Totals	112,560	102,240	10,320		
----------------------	----------------	----------------	---------------	--	--

Expense

<i>Administrative</i>	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 56 homes	2023 Cost Per Unit based on 53 homes	Narrative
512 Master Admin Fee	5,376	5,032	344	8.00	8.00	\$8.00 per unit per month paid to the Master for the BSA manager services
571 Professional Fees	2,500	0	2,500	3.72	0	Reserve Study with site visit in 2024- this is an expense that happens approximately once every three years
Administrative Totals	7,876	5,032	2,844			

2023 cost per unit based on 53 units

<i>Contract Services</i>	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 56 homes	2023 Cost Per Unit based on 53 homes	Narrative
606 Inspection & Testing	2,000	2,000	0	2.98	3.14	Drone roof & building "envelope" inspections
619 Landscape Contract	18,744	22,279	(3,535)	27.89	35.03	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	800	1,400	(600)	1.19	2.20	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	13,000	10,000	3,000	19.35	15.72	Contracted snow-pushing services for areas of BSA responsibility
890 Contingency	3,360	0	3,360	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	37,904	35,679	2,225			

2023 cost per unit based on 53 units

	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 56 homes	2023 Cost Per Unit based on 53 homes	Narrative
<i>Insurance</i>						
853 Insurance - Master Policy	14,218	20,661	(6,443)	21.16	32.49	BSA insurance coverage in accordance with state statute requirements & renews 11/1 each year.
Insurance Totals	14,218	20,661	(6,443)			

2023 cost per unit based on 53 units

	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 56 homes	2023 Cost Per Unit based on 53 homes	Narrative
<i>Parts & Supplies</i>						
749 Misc Parts & Supplies	0	1,200	(1,200)	0.00	1.89	This line item has been combined with Building Exterior Repairs
74901 Ice Melt/Snow Supply	750	600	150	1.12	0.94	Cost of ice melt supplies
Parts & Supplies Totals	750	1,800	(1,050)			

2023 cost per unit based on 53 units

	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 56 homes	2023 Cost Per Unit based on 53 homes	Narrative
<i>Repairs & Maintenance</i>						
61933 Landscape Repairs	14,832	6,458	8,374	22.07	10.15	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	1,000	500	500	1.49	0.79	Annual backflow testing as required by the City
653 Building Exterior Repair	2,200	750	1,450	3.27	1.18	Minor exterior repairs that are the responsibility of the BSA, such as gutters/downspouts, stucco/siding, etc
665 Irrigation Repairs	2,100	1,400	700	3.13	2.20	Repairs for the irrigation system
Repairs & Maintenance Totals	20,132	9,108	11,024			

	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 56 homes	2023 Cost Per Unit based on 53 homes	Narrative
<i>Utilities</i>						
751 Electricity	2,400	2,400	0	3.57	3.77	BSA electric meter expenses to operate the irrigation system
758 Water/Sewer	2,400	2,400	0	3.57	3.77	BSA irrigation water expense
Utilities Totals	4,800	4,800	0			

Expense Totals	85,680	77,080	8,600			
-----------------------	---------------	---------------	--------------	--	--	--

Net Income/(Loss) Before Transfers	26,880	25,160	1,720			
---	---------------	---------------	--------------	--	--	--

2023 cost per unit based on 53 units

<i>Transfer Between Funds</i>	2024 Budget	2023 Budget	\$ Change	2024 Cost Per Unit based on 56 homes	2023 Cost Per Unit based on 53 homes	Narrative
498 Reserve Fund Transfer	(26,880)	(25,160)	(1,720)	(40.00)	(40.00)	The current contribution is based on \$40.00 per month per unit until the study is done in 2024.
Transfer Between Funds Totals	(26,880)	(25,160)	(1,720)			
Total Net Income/(Loss) After Transfers	0	0	(0)			