

DAYBREAK BUDGET 2008

DAYBREAK COMMUNITY ASSOCIATION

PREPARED BY CAPITAL CONSULTANTS MANAGEMENT CORPORATION

G/L Number	INCOME	1st Quarter 2007	2nd-4th Quarter 2008	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total
0401	ASSESSMENTS (phase 1)	14,018	14,018	14,018	14,018	14,018	14,018	14,018	14,018	14,018	14,018	14,018	14,018	14,018	14,018	174,084
0401	ASSESSMENTS (with Qwest)	50,826	52,073	53,320	57,105	58,410	59,760	59,760	59,760	61,110	62,415	63,720	65,025	66,330	67,635	717,729
0434	CONTRIB TO WORKING CAP	2,494	2,494	2,494	2,610	2,610	2,700	2,700	2,700	2,700	2,610	2,610	2,610	2,610	2,610	31,152
0423	LESS BAD DEBT (CREDIT)	-140	-140	-140	-147	-147	-147	-147	-147	-147	-147	-147	-147	-147	-147	-1,741
0430	DEVELOPER SUBSIDY PRIOR YEAR	43,709	42,385	43,400	44,415	45,430	46,480	47,530	48,545	49,560	50,575	51,590	52,605	53,620	54,635	437,099
0444	TELECOMMUNITY ASSESSMENT	41,370	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	563,885
04160002	RV STORAGE RENT	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	33,030
0459	MISCELLANEOUS INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,200
04590009	COMMUNITY GARDEN INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,700
04590079	POOL INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,580
0498	TRANSFER TO RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL INCOME	156,629	115,182	123,144	123,006	125,396	130,496	134,096	134,836	137,086	139,406	141,726	144,046	146,366	148,686	1,597,328
	EXPENSE															
	SALARIES AND BENEFITS															
0505	COMMUNITY MANAGEMENT	18.63	35,357	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	408,784
	TOTAL SALARIES AND BENEFITS	18.63	35,357	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	31,194	408,784
	GENERAL & ADMINISTRATIVE															
0553	AUDIT	0.27	0	0	0	0	0	0	0	0	0	0	0	0	0	6,000
0562	LEGAL	0.27	500	500	500	500	500	500	500	500	500	500	500	500	500	6,000
0561	COLLECTIONS / LEGAL	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0563	LICENSES, FEES, PERMITS	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	25
0565	MANAGEMENT FEES	2.14	3,639	3,741	3,791	3,842	3,895	3,947	3,998	4,049	4,099	4,150	4,201	4,251	4,302	47,040
0571	PROFESSIONAL FEES	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0567	MEETING EXPENSES	0.11	150	150	150	150	150	150	150	150	150	150	150	150	150	2,450
0569	OFFICE SUPPLIES	1.19	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183	2,183	26,190
05690002	OFFICE EQUIPMENT	0.42	992	643	643	643	643	643	643	643	643	643	643	643	643	9,117
0568	NEWSLETTER	1.53	0	0	0	0	0	0	0	0	0	0	0	0	0	33,600
0572	POSTAGE	0.80	1,467	1,467	1,467	1,467	1,467	1,467	1,467	1,467	1,467	1,467	1,467	1,467	1,467	17,600
0573	TELEPHONE EXPENSE (OFFICE)	0.27	500	500	500	500	500	500	500	500	500	500	500	500	500	6,000
05570001	CERTIFICATIONS AND SAFETY	0.05	100	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	TOTAL GENERAL & ADMINISTRATIVE	7.07	9,531	14,832	15,283	15,385	15,037	15,864	15,140	15,591	15,993	16,395	16,797	17,199	17,601	155,222
	CONTRACT SERVICES															
0620	OFFICE RENT	0.57	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
0612	QWEST FIBER OPTIC	25.69	41,370	42,385	44,415	45,430	46,480	47,530	48,545	49,560	50,575	51,590	52,605	53,620	54,635	563,885
0605	JANITORIAL	0.08	150	150	150	150	150	150	150	150	150	150	150	150	150	1,800
0619	LANDSCAPE MAINTENANCE	17.44	27,067	27,067	32,067	32,067	33,067	33,067	33,067	33,067	33,067	33,067	33,067	33,067	33,067	382,800
06190001	LANDSCAPE EXTRAS	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0635	PATROL / SECURITY	3.30	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	6,041	72,492
0625	PEST CONTROL	0.03	0	0	0	0	0	0	0	0	0	0	0	0	0	600
0590	WEBSITE	1.17	2,143	2,143	2,143	2,143	2,143	2,143	2,143	2,143	2,143	2,143	2,143	2,143	2,143	25,716
0645	SNOW REMOVAL (Alleyways not included)	0.35	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	18,300
0649	OTHER CONTRACTS	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CONTRACT SERVICES	48.65	79,346	80,361	85,866	86,881	89,131	91,981	91,996	93,211	95,026	96,841	98,656	100,471	102,286	1,067,668

REPAIRS AND MAINTENANCE														
0659	ELECTRICAL REPAIRS	0.00	0	0	0	0	0	0	0	0	0	0	0	0
0659001	LIGHTING REPAIRS	0	0	0	0	0	0	0	0	0	0	0	0	0
0697	VEHICLE MAINTENANCE	0.05	61	0	61	61	61	61	61	61	61	61	61	1,047
06520003	COMMUNITY GARDEN	0.26	0	0	1,067	767	767	767	767	767	767	800	0	5,700
0660	PARK EQUIPMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
06190001	PARK TRASH	1.30	2,382	2,382	2,382	2,382	2,382	2,382	2,382	2,382	2,382	2,382	2,382	28,578
0699	MISCELLANEOUS REPAIRS	0.00	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REPAIRS AND MAINTENANCE		1.61	2,443	2,382	2,443	3,448	3,209	3,148	3,209	3,148	3,209	3,802	2,443	35,325
PARTS AND SUPPLIES														
07060001	VEHICLE FUEL	0.27	500	500	500	500	500	500	500	500	500	500	500	6,000
07060002	TIRES	0.03	0	0	0	0	0	0	0	0	0	650	0	650
0709	ELECTRICAL	0.00	0	0	0	0	0	0	0	0	0	0	0	0
07090002	LIGHTING	0.00	0	0	0	0	0	0	0	0	0	0	0	0
0689	SIGNAGE	0.00	0	0	0	0	0	0	0	0	0	0	0	0
07200003	PARK TRASH BAGS	0.20	375	375	375	375	375	375	375	375	375	375	375	4,496
0749	MISCELLANEOUS	0.00	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL PARTS AND SUPPLIES		0.51	875	875	875	875	875	875	875	875	875	1,525	875	11,146
UTILITIES / COMMON AREAS														
0751	ELECTRICITY	0.08	100	100	100	100	200	200	200	200	200	100	100	1,700
0753	GAS	0.10	100	100	100	300	300	300	300	300	300	100	100	2,200
06030002	CABLE/INTERNET	0.03	56	56	56	56	56	56	56	56	56	56	56	675
0603	DSL / RV STORAGE	0.05	94	94	94	94	94	94	94	94	94	94	94	1,122
0758	WATER/TRASH	5.22	5,513	5,513	5,513	10,902	10,902	10,902	10,902	10,902	10,902	10,902	10,902	114,653
TOTAL UTILITIES		5.48	5,863	5,863	11,251	11,251	11,551	11,551	11,551	11,551	11,551	11,251	11,251	120,350
INSURANCE														
0851	DIRECTORS & OFFICERS	0.25	458	458	458	458	458	458	458	458	458	458	458	5,501
0853	PROPERTY & GENERAL LIABILITY	1.48	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	2,706	32,469
0855	UMBRELLA	0.19	352	352	352	352	352	352	352	352	352	352	352	4,228
0858	AUTO/MARINE	0.12	210	210	210	210	210	210	210	210	210	210	210	2,525
0861	WORKERS COMPENSATION	0.00	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INSURANCE		2.04	3,727	3,727	3,727	3,727	3,727	3,727	3,727	3,727	3,727	3,727	3,727	44,723
QUIRRH LAKE BOAT FACILITY CODE= 8791														
87910896	LAKE STAFFING SALARIES & BENEFITS	1.85	0	0	0	7,089	7,089	7,089	7,089	7,089	1,587	0	0	40,574
879108960001	BUILDING STORAGE - ON SITE	0.14	0	0	350	385	385	385	385	385	385	350	0	3,011
879108960001	MOVE ON / OFF SITE	0.04	0	0	0	300	0	0	0	0	0	450	0	105
879108960001	WINTER STORAGE	0.03	105	105	105	105	0	0	0	0	0	105	105	960
879108960001	PORTA POTTY RENT	0.04	0	0	0	117	117	117	117	117	117	117	0	817
879108960001	NEW BOAT PURCHASE	0.46	0	0	10,000	0	0	0	0	0	0	0	0	10,000
879108960001	BOAT SUPPLIES & REPAIRS	0.14	105	105	10,455	8,496	8,091	11,635	8,091	8,091	2,589	916	210	55,992
TOTAL BOAT FACILITY		2.69	105	105	10,455	8,496	8,091	11,635	8,091	8,091	2,589	916	210	55,992

SPLASH POOL

ADMINISTRATION

879208970001	STAFF SERVICES	0.19	0	0	0	0	266	1,594	1,063	1,063	266	0	0	0	0	0	0	4,250
879208970001	LICENSE & FEES	0.02	0	0	225	0	100	50	50	50	50	0	0	0	0	0	0	525
879208970001	MISCELLANEOUS	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
879208970002	REPAIRS & MAINTENANCE	0.05	0	0	550	0	0	0	0	0	550	0	0	0	0	0	0	1,100
879208970002	START UP & WINTERIZATION	0.05	0	0	0	0	200	200	200	200	200	0	0	0	0	0	0	1,000
879208970002	POOL & EQUIPMENT	0.02	0	0	0	0	100	100	100	100	100	0	0	0	0	0	0	500
879208970002	COMMUNICATION	0.01	0	0	0	0	50	50	50	50	50	0	0	0	0	0	0	250
879208970002	BATHROOMS	0.06	0	0	0	0	300	250	250	250	225	0	0	0	0	0	0	1,275
879208970003	PARTS & SUPPLIES	0.01	0	0	0	0	50	50	50	50	50	0	0	0	0	0	0	250
879208970003	POOL AND BATHROOM SUPPLIES	0.13	0	0	0	0	600	600	600	600	500	0	0	0	0	0	0	2,900
879208970003	EQUIPMENT	0.03	0	0	0	0	150	150	150	150	150	0	0	0	0	0	0	750
879208970004	GAS	0.02	0	0	0	0	100	100	100	100	100	0	0	0	0	0	0	500
879208970004	ELECTRIC	0.09	0	0	0	0	250	500	500	500	250	0	0	0	0	0	0	2,000
879208970004	SEWER / WATER	0.04	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	780
879208970004	PHONE	0.73	65	65	65	65	840	2,231	3,178	3,178	2,556	65	65	65	65	65	65	16,080
879208970004	SPLASH POOL TOTALS																	

EAST LAKE POOL

ADMINISTRATION

879208970001	STAFF SERVICES	1.49	0	0	0	0	0	0	15,516	15,516	1,587	0	0	0	0	0	0	32,619
879208970001	LICENSE & FEES	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
879208970001	EDUCATION / TRAININGS / SAFETY	0.32	0	0	336	0	0	1,600	800	800	800	0	0	0	0	0	0	6,921
879208970001	OFFICE SUPPLIES	0.01	0	0	0	0	0	0	100	100	100	0	0	0	0	0	0	300
879208970001	UNIFORMS	0.03	0	0	0	0	0	720	0	0	0	0	0	0	0	0	0	720
879208970001	TELEPHONE	0.01	0	0	0	0	0	65	65	65	65	0	0	0	0	0	0	260
879208970001	OFFICE EQUIPMENT	0.11	0	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0	2,500
879208970001	MISCELLANEOUS	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
879208970002	REPAIRS & MAINTENANCE	0.05	0	0	0	0	0	0	0	0	1,150	0	0	0	0	0	0	1,150
879208970002	START UP & WINTERIZATION	0.03	0	0	0	0	0	0	500	100	100	0	0	0	0	0	0	700
879208970002	POOL & EQUIPMENT	0.01	0	0	0	0	0	0	250	25	25	0	0	0	0	0	0	300
879208970002	OFFICE EQUIPMENT	0.02	0	0	0	0	0	0	200	100	100	0	0	0	0	0	0	400
879208970002	LOCKER ROOMS / BATHROOMS / GROUNDS	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
879208970002	MISCELLANEOUS	0.18	0	0	0	0	0	0	1,500	1,500	1,000	0	0	0	0	0	0	4,000
879208970003	CHEMICALS	0.02	0	0	0	0	0	0	250	100	75	0	0	0	0	0	0	425
879208970003	FIRST AID	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
879208970003	POOL EQUIPMENT	0.06	0	0	0	0	0	0	500	500	300	0	0	0	0	0	0	1,300
879208970003	CLEANING SUPPLIES	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
879208970003	MISCELLANEOUS	0.27	0	0	0	0	0	0	2,000	2,000	2,000	0	0	0	0	0	0	6,000
879208970004	ELECTRIC	0.27	0	0	0	0	0	0	2,000	2,000	2,000	0	0	0	0	0	0	6,000
879208970004	GAS	0.14	0	0	0	0	0	0	1,000	1,000	1,000	0	0	0	0	0	0	3,000
879208970004	SEWER / WATER	3.03	0	2,585	0	336	0	2,385	27,181	23,806	10,302	0	0	0	0	0	0	66,595
879208970004	SPLASH POOL TOTALS																	

OTHER EXPENSE

08200002	ALLOCATION TO COUNCIL	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0890	CONTINGENCY	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0890	TOTAL OTHER EXPENSE	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0890	TOTAL OPERATING EXPENSES	90.44	152,045	156,723	177,770	184,836	186,664	211,057	212,371	216,226	202,326	186,617	187,977	171,148	1,984,886			
0890	NET OPERATING INCOME	\$ (17.66)	\$ 4,584.28	\$ (41,540.91)	\$ (64,625.91)	\$ (61,830.59)	\$ (61,268.04)	\$ (80,561.62)	\$ (78,274.74)	\$ (79,900.54)	\$ (67,489.94)	\$ (49,531.51)	\$ (48,571.46)	\$ (29,422.68)	\$ (387,557.87)			

Note: Developer subsidy funds are relied upon to make up for the difference between the income and expenses.

2008 Absorption:

Total Units 1479

2008 Resales

PH I - no Qwest

All with Qwest

2/18/200810:42 AM

2008 Association Budget Approved 01.22.08

DAYBREAK COUNCIL

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INCOME

ONL Number	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total
INCOME													
04650102	\$ 21,750	\$ 21,750	\$ 21,750	\$ 21,750	\$ 21,750	\$ 22,500	\$ 22,500	\$ 21,750	\$ 21,750	\$ 21,750	\$ 21,750	\$ 21,750	\$ 262,500
04650102	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 126,000
0411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0452	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 2,300	\$ 36,000	\$ 3,000	\$ -	\$ -	\$ 36,000
0459	\$ 32,850	\$ 32,250	\$ 33,250	\$ 32,250	\$ 32,250	\$ 33,000	\$ 39,000	\$ 34,550	\$ 83,250	\$ 35,250	\$ 32,250	\$ 32,250	\$ 452,400
Per Unit													
Per Month													
EXPENSE													
PROGRAMS													
05880001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0588	\$ 500	\$ -	\$ 1,000	\$ -	\$ 2,000	\$ 2,200	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ 2,000	\$ 8,200
0563	\$ 215	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,016	\$ 400	\$ 3,516	\$ 550	\$ 816	\$ 215	\$ 200	\$ 7,728
0567	\$ 300	\$ 300	\$ 300	\$ 300	\$ 350	\$ 350	\$ 350	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,250
0569	\$ 50	\$ -	\$ 50	\$ -	\$ 50	\$ -	\$ 50	\$ -	\$ 50	\$ -	\$ 50	\$ -	\$ 300
0572	\$ -	\$ -	\$ -	\$ -	\$ 996	\$ -	\$ -	\$ -	\$ 1,071	\$ -	\$ -	\$ -	\$ 2,067
0572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0572	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 1,652
05570001	\$ 0.05	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
0575	\$ 5.14	\$ 8,950	\$ 1,000	\$ 3,000	\$ 5,500	\$ 34,900	\$ 4,000	\$ 28,200	\$ 10,500	\$ 9,000	\$ 1,000	\$ 750	\$ 112,800
0452	\$ 1.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ -	\$ 36,000
05100001	\$ 0.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
TOTAL PROGRAMS & ACTIVITIES EXPENSE													
	\$ 8.02	\$ 9,203	\$ 9,588	\$ 3,638	\$ 9,234	\$ 38,604	\$ 4,938	\$ 32,754	\$ 48,709	\$ 10,354	\$ 1,803	\$ 3,488	\$ 175,997
SALARIES AND BENEFITS													
0505	\$ 5.64	\$ 9,556	\$ 9,556	\$ 9,556	\$ 9,556	\$ 14,089	\$ 9,556	\$ 9,556	\$ 9,556	\$ 9,556	\$ 14,089	\$ 9,556	\$ 123,742
PROGRAMS													
TOTAL SALARIES AND BENEFITS													
	\$ 5.64	\$ 9,556	\$ 9,556	\$ 9,556	\$ 9,556	\$ 14,089	\$ 9,556	\$ 9,556	\$ 9,556	\$ 9,556	\$ 14,089	\$ 9,556	\$ 123,742
GENERAL & ADMINISTRATIVE													
0553	\$ 0.23	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
0561	\$ 0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0563	\$ 0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
0565	\$ 1.37	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 30,000
0567	\$ 0.04	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ -	\$ 200	\$ 200	\$ -	\$ 200	\$ -	\$ 800
0569	\$ 0.27	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
0572	\$ 0.13	\$ 633	\$ -	\$ 670	\$ -	\$ -	\$ 707	\$ 744	\$ -	\$ 744	\$ -	\$ -	\$ 2,754
0573	\$ 0.05	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
0579	\$ 0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL GENERAL & ADMINISTRATIVE													
	\$ 2.09	\$ 3,733	\$ 3,300	\$ 3,770	\$ 8,300	\$ 3,100	\$ 3,832	\$ 3,300	\$ 3,100	\$ 3,844	\$ 3,300	\$ 3,100	\$ 45,779
INSURANCE													
0851	\$ 0.23	\$ 413	\$ 413	\$ 413	\$ 413	\$ 413	\$ 413	\$ 413	\$ 413	\$ 413	\$ 413	\$ 413	\$ 4,951
0861	\$ 0.02	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 500
TOTAL INSURANCE													
	\$ 0.25	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 5,451
TOTAL OPERATING EXPENSES													
	\$ 15.99	\$ 22,946	\$ 22,898	\$ 16,798	\$ 17,418	\$ 56,247	\$ 18,781	\$ 46,064	\$ 61,819	\$ 24,208	\$ 19,646	\$ 16,598	\$ 350,969

COMMUNITY CENTER

87804060002	INCOME	0.10	\$	200	\$	200	\$	200	\$	200	\$	150	\$	150	\$	200	\$	200	\$	200	\$	200	\$	200	\$	2,250
87804060003	CLASS REVENUE	1.04	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	1,700	\$	1,700	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	2,000	\$	22,900
87804060006	CONTRACTED INSTRUCTORS	0.71	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	15,600
87804060007	GUEST FEES	0.66	\$	1,200	\$	1,200	\$	1,200	\$	1,200	\$	1,200	\$	1,200	\$	1,200	\$	1,200	\$	1,200	\$	1,200	\$	1,200	\$	14,400
8780412	CHILDWATCH FEES	0.05	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	1,200
87804060009	ID SYSTEM FEES	0.04	\$	70	\$	70	\$	70	\$	70	\$	70	\$	70	\$	70	\$	70	\$	70	\$	70	\$	70	\$	840
8780438	VENDING	1.97	\$	3,600	\$	3,600	\$	3,600	\$	3,600	\$	3,600	\$	3,600	\$	3,600	\$	3,600	\$	3,600	\$	3,600	\$	3,600	\$	43,200
8780420	FACILITY/ROOM RENTAL INCOME	0.03	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	600
	APPAREL	4.60	\$	8,520	\$	8,520	\$	8,520	\$	8,520	\$	8,170	\$	8,170	\$	8,520	\$	8,520	\$	8,520	\$	8,520	\$	8,520	\$	100,990
	TOTAL INCOME																									
8780505	EXPENSES	14.38	\$	24,379	\$	24,379	\$	24,379	\$	24,379	\$	24,379	\$	24,379	\$	24,379	\$	24,379	\$	24,379	\$	24,379	\$	24,379	\$	315,670
8780510	SALARIES AND BENEFITS	0.13	\$	30	\$	30	\$	30	\$	30	\$	30	\$	30	\$	30	\$	30	\$	30	\$	30	\$	30	\$	2,860
8780579	EMPLOYEE INCENTIVE	0.46	\$	1,145	\$	845	\$	820	\$	795	\$	770	\$	770	\$	845	\$	845	\$	845	\$	845	\$	845	\$	10,140
87805690002	GENERAL & ADMIN	0.79	\$	4,840	\$	1,390	\$	890	\$	1,390	\$	1,040	\$	1,390	\$	1,390	\$	1,390	\$	1,390	\$	1,390	\$	1,390	\$	17,280
8780620	OFFICE & COMPUTER EQUIPMENT	12.30	\$	22,500	\$	22,500	\$	22,500	\$	22,500	\$	22,500	\$	22,500	\$	22,500	\$	22,500	\$	22,500	\$	22,500	\$	22,500	\$	270,000
8780649	RENT-COMMUNITY CENTER	3.87	\$	6,735	\$	6,747	\$	6,747	\$	7,197	\$	7,197	\$	7,197	\$	7,197	\$	7,197	\$	7,197	\$	7,197	\$	7,197	\$	85,003
8780659	CONTRACT SERVICES	0.10	\$	300	\$	300	\$	300	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	2,250
8780749	REPAIRS AND MAINTENANCE	0.05	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	1,200
8780760	PARTS AND SUPPLIES	1.91	\$	3,500	\$	3,500	\$	3,500	\$	3,500	\$	3,500	\$	3,500	\$	3,500	\$	3,500	\$	3,500	\$	3,500	\$	3,500	\$	42,000
8780571	UTILITIES	0.16	\$	1,490	\$	1,490	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	50	\$	3,480
8780588	PROFESSIONAL DEVELOPMENT	0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
8780588	FITNESS EQUIPMENT & SUPPLIES	0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
8780881	COMMUNITY CENTER IMPROVEMENTS	0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
8780547	UNIFORMS	0.19	\$	320	\$	320	\$	300	\$	300	\$	320	\$	320	\$	300	\$	320	\$	320	\$	320	\$	320	\$	4,160
	TOTAL COMMUNITY CENTER EXPENSES	34.36	\$	65,340	\$	61,601	\$	59,841	\$	59,916	\$	71,649	\$	60,036	\$	60,441	\$	60,886	\$	60,441	\$	60,861	\$	61,961	\$	754,043
	NET OPERATING INCOME	\$ (25.13)	\$	(46,916)	\$	(43,729)	\$	(34,669)	\$	(36,564)	\$	(86,726)	\$	(31,847)	\$	(30,490)	\$	(64,230)	\$	(30,490)	\$	(41,099)	\$	(37,789)	\$	(551,622)

Note: Developer subsidy funds are relied upon to make up for the difference between the income and expenses.
Note: Community Enhancement fee is calculated on an average house sale price of \$300,000

2008 Absorption:	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08
Total Units	29	29	29	29	29	29	30	29	29	29	29	29
Resales	1508	1537	1566	1595	1624	1654	1684	1713	1742	1771	1800	1829
	7	7	7	7	7	7	7	7	7	7	7	7

DAYBREAK BUDGET 2008

DAYBREAK TOWNHOMES

PREPARED BY CAPITAL CONSULTANTS MANAGEMENT CORPORATION

G/L Number	Owner Monthly Fee/Unit	\$66.73	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Total
INCOME															
0401	ASSESSMENTS (100%)		\$15,185	\$15,908	\$16,631	\$17,420	\$18,209	\$18,997	\$19,785	\$20,575	\$21,364	\$22,021	\$22,613	\$23,204	\$231,913
0423	LESS BAD DEBT (CREDIT)		(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$3,600)
0430	DEVELOPER SUBSIDY PRIOR YEAR		\$25,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,748
0434	WORKING CAPITAL		\$2,439	\$2,683	\$2,683	\$2,926	\$2,926	\$2,926	\$2,926	\$2,926	\$2,926	\$2,439	\$2,195	\$2,195	\$32,191
0498	TRANSFER TO RESERVES		(\$1,964)	(\$2,057)	(\$2,151)	(\$2,253)	(\$2,355)	(\$2,457)	(\$2,559)	(\$2,661)	(\$2,763)	(\$2,848)	(\$2,924)	(\$3,001)	(\$29,988)
	TOTAL INCOME		\$41,108	\$16,233	\$16,863	\$17,794	\$18,481	\$19,167	\$19,854	\$20,641	\$21,228	\$21,312	\$21,684	\$22,099	\$256,264
EXPENSE															
PER UNIT PER MONTH															
0505	SALARIES AND BENEFITS	5.85	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$2,860.56	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$2,860.56	\$1,907.04	\$24,792
	TOTAL SALARIES AND BENEFITS	5.85	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$2,860.56	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$2,860.56	\$1,907.04	\$24,792
GENERAL & ADMINISTRATIVE															
0553	AUDIT & TAX PREPARATION	0.78	\$0	\$0	\$0	\$0	\$3,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,300
0561	LEGAL & COLLECTIONS	0.28	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
0563	LICENSES, FEES, PERMITS	0.01	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$25
0555	MANAGEMENT FEES	5.67	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
0571	PROFESSIONAL FEES	1.75	\$0	\$0	\$0	\$2,400	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$7,400
0567	MEETING EXPENSES	0.07	\$0	\$75	\$0	\$0	\$75	\$0	\$0	\$75	\$0	\$0	\$75	\$0	\$300
0569	OFFICE SUPPLIES	0.03	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$120
0572	POSTAGE	0.14	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$600
0573	TELEPHONE EXPENSE (OFFICE)	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0579	MISCELLANEOUS	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL GENERAL & ADMINISTRATIVE	8.72	\$2,260	\$2,185	\$2,110	\$4,660	\$5,485	\$7,135	\$2,260	\$2,185	\$2,110	\$2,260	\$2,185	\$2,110	\$36,945
CONTRACT SERVICES															
0619	LANDSCAPING	23.42	\$0	\$0	\$9,290	\$9,731	\$10,171	\$10,612	\$11,053	\$11,493	\$11,934	\$12,301	\$12,632	\$0	\$99,217
0625	PEST CONTROL	0.24	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$1,000
0645	SNOW REMOVAL	9.68	\$8,778	\$9,196	\$9,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,414	\$41,002
	TOTAL CONTRACT SERVICES	33.34	\$8,778	\$9,196	\$9,614	\$10,231	\$10,171	\$10,612	\$11,053	\$11,993	\$11,934	\$12,301	\$12,632	\$13,414	\$141,219
REPAIRS AND MAINTENANCE															
0665	IRRIGATION REPAIR	0.57	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$400	\$400	\$0	\$0	\$0	\$2,400
06600001	LANDSCAPE REPAIR / REPLACEMENT	1.18	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
0699	MISCELLANEOUS BLDGS. & GROUNDS RE	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL REPAIRS AND MAINTENANCE	1.75	\$0	\$0	\$0	\$400	\$5,400	\$400	\$400	\$400	\$400	\$0	\$0	\$0	\$7,400
PARTS AND SUPPLIES															
0712	IRRIGATION	0.28	\$0	\$0	\$0	\$200	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$0	\$1,200
0749	MISCELLANEOUS BLDG. & GROUNDS	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL PARTS AND SUPPLIES	0.28	\$0	\$0	\$0	\$200	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$0	\$1,200
UTILITIES															
0751	ELECTRICITY	0.01	\$0	\$0	\$0	\$5	\$5	\$5	\$5	\$5	\$5	\$0	\$0	\$0	\$30
0758	WATER / IRRIGATION	8.88	\$0	\$0	\$0	\$0	\$6,925	\$7,225	\$7,525	\$7,825	\$8,125	\$0	\$0	\$0	\$37,625
	TOTAL UTILITIES	8.89	\$0	\$0	\$0	\$5	\$6,930	\$7,230	\$7,530	\$7,830	\$8,130	\$0	\$0	\$0	\$37,655

DAYBREAK BUDGET 2008

DAYBREAK CARRIAGE HOMES CONDOMINIUMS ALL 184 UNITS IN VILLAGE 1

PREPARED BY CAPITAL CONSULTANTS MANAGEMENT CORPORATION

\$105.00
\$88.00

Owner Monthly Fee/Unit without H2O Meter
Owner Monthly Fee/Unit with H2O Meter

G/L	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total
Number INCOME													
0401 ASSESSMENTS (100%) w/o H2O meter	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$80,640
0401 ASSESSMENTS (100%) with H2O meter	\$10,560	\$10,560	\$10,560	\$10,560	\$10,560	\$10,560	\$10,560	\$10,560	\$10,560	\$10,560	\$10,560	\$10,560	\$126,720
0423 LESS BAD DEBT (CREDIT)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$3,600)
0430 DEVELOPER SUBSIDY PRIOR YEAR	\$8,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,338
0498 TRANSFER TO RESERVES	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$1,189)	(\$14,271)
TOTAL INCOME	\$24,129	\$15,791	\$15,791	\$15,791	\$15,791	\$15,791	\$15,791	\$15,791	\$15,791	\$15,791	\$15,791	\$15,791	\$197,827
EXPENSE													
Per Unit													
Per Month													
0505 SALARIES AND BENEFITS	11.23	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$2,860.56	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$2,860.56	\$1,907.04	\$24,792
COMMUNITY MANAGEMENT	11.23	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$2,860.56	\$1,907.04	\$1,907.04	\$1,907.04	\$1,907.04	\$2,860.56	\$1,907.04	\$24,792
TOTAL SALARIES AND BENEFITS													
GENERAL & ADMINISTRATIVE													
0553 AUDIT & TAX RETURN	1.18	\$0	\$0	\$0	\$2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
0561 LEGAL & COLLECTIONS	0.41	\$0	\$0	\$0	\$300	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$900
0563 LICENSES, FEES, PERMITS	0.01	\$0	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
0565 MANAGEMENT FEES	9.24	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$20,400
0571 PROFESSIONAL FEES	3.40	\$0	\$0	\$0	\$0	\$2,500	\$5,000	\$0	\$0	\$0	\$0	\$0	\$7,500
0567 MEETING EXPENSES	0.05	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$25	\$0	\$0	\$0	\$100
0569 OFFICE SUPPLIES	0.05	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$120
0572 POSTAGE	0.14	\$0	\$0	\$77	\$0	\$77	\$0	\$0	\$77	\$0	\$0	\$0	\$308
0573 TELEPHONE EXPENSE (OFFICE)	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0579 MISCELLANEOUS	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL GENERAL & ADMINISTRATIVE	14.47	\$1,710	\$1,812	\$2,010	\$4,335	\$4,312	\$6,710	\$2,010	\$1,812	\$1,710	\$1,710	\$2,112	\$31,953
CONTRACT SERVICES													
0519 LANDSCAPING (A)	12.98	\$0	\$0	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$0	\$28,665
05190008 LANDSCAPING (B)	9.86	\$0	\$0	\$2,418	\$2,418	\$2,418	\$2,418	\$2,418	\$2,418	\$2,418	\$2,418	\$0	\$21,762
06370002 FIRE ALARM MONITORING	2.86	\$526	\$526	\$526	\$526	\$526	\$526	\$526	\$526	\$526	\$526	\$526	\$6,316
06370004 FIRE ALARM PHONE LINE	11.48	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$25,344
0625 PEST CONTROL	0.23	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$500
0615 GARBAGE REMOVAL	10.41	\$1,916	\$1,916	\$1,916	\$1,916	\$1,916	\$1,916	\$1,916	\$1,916	\$1,916	\$1,916	\$1,916	\$22,992
0645 SNOW REMOVAL	4.08	\$2,500	\$2,500	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$9,000
TOTAL CONTRACT SERVICES	51.89	\$7,054	\$7,054	\$11,657	\$10,407	\$10,157	\$10,157	\$10,157	\$10,407	\$10,157	\$11,157	\$6,054	\$114,579
REPAIRS AND MAINTENANCE													
0628 FIRE SPRINKLER MAINT.	0.27	\$100	\$0	\$100	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$600
06370003 FIRE SPRINKLER ANNUAL SERVICE	4.18	\$0	\$0	\$0	\$0	\$9,240	\$0	\$0	\$0	\$0	\$0	\$0	\$9,240
0699 MISCELLANEOUS REPAIRS	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REPAIRS AND MAINTENANCE	4.46	\$100	\$0	\$100	\$100	\$9,240	\$100	\$0	\$100	\$0	\$100	\$0	\$9,840
PARTS AND SUPPLIES													
07200002 FIRE SPRINKLER SYSTEM	0.14	\$50	\$0	\$50	\$50	\$0	\$50	\$0	\$50	\$0	\$50	\$0	\$300
07490001 ICE MELT	0.45	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$1,000
0749 MISCELLANEOUS	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PARTS AND SUPPLIES	0.59	\$550	\$0	\$50	\$50	\$0	\$50	\$0	\$50	\$500	\$50	\$0	\$1,300
UTILITIES													
0751 ELECTRICITY	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0758 WATER / DOMESTIC without meter	5.91	\$1,088	\$1,088	\$1,088	\$1,088	\$1,088	\$1,088	\$1,088	\$1,088	\$1,088	\$1,088	\$1,088	\$13,056
0755 WATER / DOMESTIC with meter	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0712 WATER / IRRIGATION	10.82	\$0	\$0	\$0	\$3,000	\$5,300	\$5,300	\$5,300	\$3,000	\$0	\$0	\$0	\$23,900
0759 SEWER, (B) only	9.78	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$21,600
TOTAL UTILITIES	26.52	\$2,888	\$2,888	\$2,888	\$4,888	\$8,188	\$8,188	\$8,188	\$5,888	\$2,888	\$2,888	\$2,888	\$58,556

