

DAYBREAK RESIDENTIAL ASSOCIATION
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PREPARED BY CAPITAL CONSULTANTS MANAGEMENT CORPORATION

	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													
ASSESSMENTS (100%)	\$14,018	\$14,018	\$14,018	\$14,018	\$14,018	\$14,018	\$14,018	\$14,018	\$14,018	\$14,018	\$14,018	\$14,018	\$168,216
\$43 per month													
\$78 per month	\$51,012	\$56,472	\$61,932	\$67,392	\$72,852	\$78,312	\$83,772	\$89,232	\$94,692	\$100,152	\$105,612	\$111,072	\$972,504
CONTRIB TO WORKING CAP	\$6,020	\$6,020	\$6,020	\$6,020	\$6,020	\$6,020	\$6,020	\$6,020	\$6,020	\$6,020	\$6,020	\$6,020	\$72,240
LESS BAD DEBT (CREDIT)	(\$140)	(\$140)	(\$140)	(\$140)	(\$140)	(\$140)	(\$140)	(\$140)	(\$140)	(\$140)	(\$140)	(\$140)	(\$1,682)
LESS SUBSIDY	\$51,216	\$51,216	\$51,216	\$51,216	\$51,216	\$51,216	\$51,216	\$51,216	\$51,216	\$51,216	\$51,216	\$51,216	\$614,586
MISCELLANEOUS INCOME	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$19,200
TRANSFER TO RESERVES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$123,725	\$129,185	\$134,645	\$140,105	\$145,565	\$151,025	\$156,485	\$161,945	\$167,405	\$172,865	\$178,325	\$183,785	\$1,845,064
EXPENSE													
SALARIES AND BENEFITS													
COMMUNITY MANAGEMENT	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$164,844
TOTAL SALARIES AND BENEFITS	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$13,737	\$164,844
GENERAL & ADMINISTRATIVE													
AUDIT	\$0	\$0	\$0	\$0	\$2,000	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
LEGAL & COLLECTIONS	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
MANAGEMENT FEES, PERMITS	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
PROFESSIONAL FEES	\$2,700	\$2,838	\$2,976	\$3,114	\$3,252	\$3,390	\$3,528	\$3,666	\$3,804	\$3,942	\$4,080	\$4,218	\$40,650
OFFICE EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MEETING SUPPLIES	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
OFFICE SUPPLIES	\$1,470	\$1,575	\$1,680	\$1,785	\$1,890	\$1,995	\$2,100	\$2,205	\$2,310	\$2,415	\$2,520	\$2,625	\$24,970
NEWSLETTER	\$2,360	\$2,500	\$2,640	\$2,780	\$2,920	\$3,060	\$3,200	\$3,340	\$3,480	\$3,620	\$3,760	\$3,900	\$36,000
POSTAGE	\$1,019	\$1,074	\$1,129	\$1,183	\$1,238	\$1,292	\$1,347	\$1,402	\$1,456	\$1,511	\$1,565	\$1,620	\$15,936
TELEPHONE EXPENSE (OFFICE)	\$750	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
MISCELLANEOUS	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
TOTAL GENERAL & ADMINISTRATIVE	\$6,649	\$9,837	\$10,259	\$10,681	\$13,103	\$13,525	\$11,947	\$12,369	\$12,791	\$13,213	\$13,635	\$14,057	\$145,566
CONTRACT SERVICES													
OFFICE RENT	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$15,060
CONTRACTOR	\$22,680	\$25,340	\$27,790	\$30,240	\$32,690	\$35,140	\$37,590	\$40,040	\$42,490	\$44,940	\$47,390	\$49,840	\$436,380
JANITORIAL	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
LANDSCAPE MAINTENANCE	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$246,000
LANDSCAPE EXTRAS	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PATROL	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	\$55,200
PEST CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WEBSITE	\$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
SNOW REMOVAL	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$36,600
OTHER CONTRACTS	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
TOTAL OTHER CONTRACTS	\$35,745	\$38,195	\$40,645	\$43,095	\$45,545	\$48,000	\$50,450	\$52,900	\$55,350	\$57,800	\$60,250	\$62,700	\$618,840
REPAIRS AND MAINTENANCE													
ELECTRICAL REPAIRS	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
LIGHTING REPAIRS	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
POOL REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VEHICLE	\$645	\$770	\$645	\$770	\$645	\$770	\$645	\$770	\$645	\$770	\$645	\$770	\$8,980
MISCELLANEOUS REPAIRS	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
TOTAL REPAIRS AND MAINTENANCE	\$845	\$970	\$845	\$970	\$845	\$970	\$845	\$970	\$845	\$970	\$845	\$970	\$12,390
PARTS AND SUPPLIES													
ELECTRICAL	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
FIGHTING	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNALS	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
MISCELLANEOUS	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
TOTAL PARTS AND SUPPLIES	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
UTILITIES													
ELECTRICITY	\$100	\$100	\$100	\$100	\$200	\$200	\$200	\$200	\$200	\$100	\$100	\$100	\$1,700
GAS	\$100	\$100	\$100	\$100	\$300	\$300	\$300	\$300	\$300	\$100	\$100	\$100	\$2,200
WATER/TRASH	\$1,000	\$1,000	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$1,000	\$1,000	\$1,000	\$13,000
TOTAL UTILITIES	\$1,200	\$1,200	\$1,200	\$1,200	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,200	\$1,200	\$1,200	\$15,200
INSURANCE													
PROPERTY & OFFICERS	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$4,536
PROPERTY & GENERAL LIABILITY	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$37,200
EXCESS LIABILITY	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$1,284
WORKERS COMP	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$420
TOTAL INSURANCE	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$3,620	\$43,440
OTHER EXPENSE													
ALLOCATION TO COUNCIL	\$43,864	\$43,864	\$43,864	\$43,864	\$43,864	\$43,864	\$43,864	\$43,864	\$43,864	\$43,864	\$43,864	\$43,864	\$526,370
CONTINGENCY	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
TOTAL OTHER EXPENSE	\$44,864	\$44,864	\$44,864	\$44,864	\$44,864	\$44,864	\$44,864	\$44,864	\$44,864	\$44,864	\$44,864	\$44,864	\$538,370
TOTAL OPERATING EXPENSES	\$130,080	\$132,823	\$135,770	\$142,149	\$148,196	\$158,347	\$161,344	\$164,291	\$169,207	\$176,401	\$183,785	\$191,476	\$1,845,064
NET OPERATING INCOME	(\$6,355)	(\$3,637)	(\$1,124)	(\$2,043)	(\$2,631)	(\$16,675)	(\$1,862)	\$601	\$3,114	\$13,659	\$1,925	\$13,310	\$0