

**2017 BUDGET SUMMARY**  
**ASSESS 14.9% GAR 50% INCREASE**  
**APPROVED BY BOARD 10-19-16**

<b>BlackFeather 2017</b>	September YTD	Projected Yr End	2016 Budget	2017 Budget
<b>Revenues</b>				
Assessment Income	315,679.00	420,905.33	416,880.00	<b>489600.00</b>
Garage Income	6,436.00	8,581.33	9,600.00	<b>14580.00</b>
Violation Income	113.00	150.67	0.00	<b>0.00</b>
Black Feather Apartments	12,476.00	18,714.00	0.00	<b>24000.00</b>
Late Charges	2,562.00	3,416.00	0.00	<b>1000.00</b>
Clubhouse Rental	550.00	733.33	0.00	<b>1000.00</b>
Working Capital	5,932.00	7,909.33	0.00	<b>4440.00</b>
Interest Income	255.00	340.00	0.00	<b>0.00</b>
Miscellaneous Income	6,397.00	8,529.33	0.00	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>350,400.00</b>	<b>469,279.33</b>	<b>426,480.00</b>	<b>534620.00</b>
<b>EXPENSES</b>				
<b>Utilities</b>				
Electric	17,313.00	23,084.00	32,095.00	<b>23762.00</b>
Gas	4,487.00	5,982.67	0.00	<b>6282.00</b>
Water/Sewer	75,008.00	90,009.60	103,550.00	<b>94050.00</b>
Telephone/Cable	900.00	1,200.00	900.00	<b>3500.00</b>
Trash Removal	15,680.00	20,906.67	15,600.00	<b>16534.00</b>
<b>Operating Costs</b>				
Building Maint	14,464.00	19,285.33	8,633.00	<b>13000.00</b>
Garage Expense	0.00	0.00	0.00	<b>1000.00</b>
Roof and Gutter Repairs	5,807.00	7,742.67	3,750.00	<b>15000.00</b>
Electric Upgrade/Rep	1,922.00	2,562.67	5,400.00	<b>5000.00</b>
Landscape Contract	9,798.00	13,064.00	10,500.00	<b>13717.00</b>
Irrigation Repairs	11,207.00	14,942.67	2,400.00	<b>7240.00</b>
Plants/Trees	65.00	86.67	1,500.00	<b>15940.00</b>
Grounds Improvements	11,000.00	14,666.67	12,495.00	<b>16000.00</b>
Snow Removal	31,749.00	42,332.00	33,100.00	<b>42500.00</b>
Parking Lot Maintenance	40,800.00	54,400.00	0.00	<b>7500.00</b>
Concrete Repair Maint	0.00	0.00	0.00	<b>0.00</b>
Dog Lawn Maint	4,373.00	5,830.67	4,800.00	<b>5831.00</b>
Fire System Maintenance	4,137.00	5,516.00	8,666.00	<b>10166.00</b>
Fire Alarm Monitoring	2,088.00	2,784.00	2,784.00	<b>2790.00</b>
Janitorial	5,908.00	7,877.33	5,600.00	<b>7877.00</b>
Recreation Facility	5,094.00	6,792.00	3,421.00	<b>6800.00</b>
Pool and Spa Maint	20,656.00	27,541.33	7,200.00	<b>28000.00</b>
Pool Chemical Supplies	3,063.00	4,084.00	2,500.00	<b>4100.00</b>
Common Area Lights	1,543.00	2,057.33	0.00	<b>3650.00</b>
Signage	0.00	0.00	504.00	<b>500.00</b>
Contingency	0.00	0.00	0.00	<b>286.00</b>
<b>Administration</b>				
Management	21,004.00	28,005.33	27,060.00	<b>30240.00</b>
Administration	3,887.00	5,182.67	5,800.00	<b>5200.00</b>
Insurance	49,100.00	65,466.67	55,512.00	<b>65973.00</b>
Audit/Tax Prep	240.00	240.00	0.00	<b>7000.00</b>
Bad Debt	0.00	0.00	0.00	<b>0.00</b>
Legal	7,531.00	10,041.33	9,110.00	<b>10500.00</b>
Bank Charges	648.00	864.00	1,980.00	<b>100.00</b>
Reserve Study	250.00	333.33	0.00	<b>2000.00</b>
Miscellaneous	5.00	6.67	0.00	<b>182.00</b>
<b>Reserves</b>				
Reserve Transfer	26,054.00	34,738.67	44,664.00	<b>49000.00</b>
Garage Reserve	3,358.00	4,477.33	0.00	<b>13400.00</b>
<b>Total Reserves</b>			44,664.00	<b>62400.00</b>
<b>TOTAL EXPENSES</b>	<b>395,781.00</b>	<b>494,542.93</b>	<b>409,524.00</b>	<b>534620.00</b>
<b>NET INCOME</b>	<b>-45,381.00</b>	<b>-25,263.60</b>	<b>16,956.00</b>	<b>0.00</b>