

2018 BUDGET SUMMARY
NO PROPOSED INCREASE

BlackFeather 2018	September YTD	Projected Yr End	2017 Budget	2018 Budget
Revenues				
Assessment Income	366,755.00	489,006.67	489,600.00	489600.00
Garage Income	10,925.00	14,566.67	14,580.00	14580.00
Violation Income	175.00	233.33	0.00	0.00
Black Feather Apartments	26,514.00	39,771.00	24,000.00	24000.00
Late Charges	2,133.00	2,844.00	1,000.00	1000.00
Clubhouse Rental	1,450.00	1,933.33	1,000.00	2000.00
Working Capital	10,434.00	13,912.00	4,440.00	5100.00
Interest Income	78.56	104.75	0.00	0.00
Miscellaneous Income	1,932.87	2,577.16	0.00	0.00
TOTAL REVENUES	420,397.43	564,948.91	534,620.00	536280.00
EXPENSES				
Utilities				
Electric	11,521.04	15,361.39	23,762.00	16129.00
Gas	5,575.05	7,433.40	6,282.00	6596.00
Water/Sewer	80,277.69	96,333.23	94,050.00	96333.00
Telephone/Cable	1,177.72	1,570.29	3,500.00	3500.00
Trash Removal	11,287.00	15,049.33	16,534.00	15500.00
Operating Costs				
Building Maint	13,180.53	17,574.04	13,000.00	23000.00
Garage Expense	0.00	0.00	1,000.00	3000.00
Roof and Gutter Repairs	3,256.00	4,341.33	15,000.00	15000.00
Electric Upgrade/Rep	0.00	0.00	5,000.00	5000.00
Landscape Contract	12,571.00	16,761.33	13,717.00	18144.00
Irrigation Repairs	18,536.00	24,714.67	7,240.00	10000.00
Plants/Trees	6,610.54	8,814.05	15,940.00	20000.00
Grounds Improvements	28,622.66	38,163.55	16,000.00	10000.00
Snow Removal	5,937.58	7,916.77	42,500.00	32500.00
Parking Lot Maintenance	19.43	25.91	7,500.00	10000.00
Concrete Repair Maint	40,000.00	53,333.33	0.00	10000.00
Dog Lawn Maint	3,602.40	4,803.20	5,831.00	4800.00
Fire System Maintenance	5,863.50	7,818.00	10,166.00	8850.00
Fire Alarm Monitoring	2,988.00	3,984.00	2,790.00	3000.00
Janitorial	4,790.00	6,386.67	7,877.00	8140.00
Recreation Facility	13,874.38	18,499.17	6,800.00	15000.00
Pool and Spa Maint	13,287.90	17,717.20	28,000.00	28000.00
Pool Chemical Supplies	3,747.08	4,996.11	4,100.00	5000.00
Common Area Lights	12,229.41	16,305.88	3,650.00	6000.00
Signage	4.81	6.41	500.00	800.00
Contingency	0.00	0.00	286.00	342.00
Administration				
Management	22,680.00	30,240.00	30,240.00	33264.00
Administration	3,165.99	4,221.32	5,200.00	4700.00
Insurance	38,976.64	51,968.85	65,973.00	43000.00
Audit/Tax Prep	275.00	240.00	7,000.00	7000.00
Bad Debt	1,174.00	1,565.33	0.00	0.00
Legal	3,747.20	4,996.27	10,500.00	5500.00
Bank Charges	10.00	13.33	100.00	100.00
Reserve Study	3,560.00	4,746.67	2,000.00	0.00
Miscellaneous	525.00	700.00	182.00	182.00
Reserves				
Reserve Transfer	28,583.38	38,111.17	49,000.00	56500.00
Garage Reserve	7,816.62	10,422.16	13,400.00	11400.00
Total Reserves			62,400.00	67900.00
TOTAL EXPENSES	401,656.93	509,350.83	534,620.00	536280.00
NET INCOME	18,740.50	55,598.08	0.00	0.00