

**2019 BUDGET SUMMARY
NO PROPOSED INCREASE**

BlackFeather 2019	September YTD	Projected Yr End	2018 Budget	2019 Budget
Revenues				
Assessment Income	367,510.00	490,013.33	489,600.00	489600.00
Garage Income	10,935.00	14,580.00	14,580.00	14580.00
Violation Income	200.00	266.67	0.00	0.00
Black Feather Apartments	14,488.00	21,732.00	24,000.00	24000.00
Late Charges	2,960.70	3,947.60	1,000.00	1500.00
Clubhouse Rental	320.00	426.67	2,000.00	100.00
Working Capital	8,340.00	11,120.00	5,100.00	5100.00
Interest Income	103.39	137.85	0.00	0.00
Miscellaneous Income	950.00	1,266.67	0.00	0.00
TOTAL REVENUES	405,807.09	543,490.79	536,280.00	534880.00
EXPENSES				
Utilities				
Electric	13,243.17	17,657.56	16,129.00	17700.00
Gas	4,889.75	6,519.67	6,596.00	6600.00
Water/Sewer	81,333.20	97,599.84	97,333.00	98200.00
Telephone/Cable	1,584.72	2,112.96	3,500.00	2500.00
Trash Removal	12,063.00	16,084.00	15,500.00	16890.00
Operating Costs				
Building Maint	22,678.65	30,238.20	23,000.00	27500.00
Garage Expense	3,250.00	4,333.33	3,000.00	4000.00
Roof and Gutter Repairs	1,397.36	1,863.15	15,000.00	5000.00
Electric Upgrade/Rep	0.00	0.00	5,000.00	7500.00
Landscape Contract	12,096.00	16,128.00	18,144.00	20000.00
Irrigation Repairs	5,753.37	7,671.16	10,000.00	8000.00
Plants/Trees	74.65	99.53	20,000.00	10000.00
Grounds Improvements	27,940.33	37,253.77	10,000.00	20000.00
Snow Removal	6,720.00	8,960.00	32,500.00	32500.00
Parking Lot Maintenance	2,810.00	3,746.67	10,000.00	25000.00
Concrete Repair Maint	0.00	0.00	10,000.00	0.00
Dog Lawn Maint	3,768.91	5,025.21	4,800.00	5300.00
Fire System Maintenance	2,239.90	2,986.53	8,850.00	3000.00
Fire Alarm Monitoring	2,088.00	2,784.00	3,000.00	3000.00
Janitorial	6,620.00	8,826.67	8,140.00	9100.00
Recreation Facility	31,293.85	41,725.13	15,000.00	18000.00
Pool and Spa Maint	36,699.29	48,932.39	28,000.00	15000.00
Pool Chemical Supplies	3,709.94	4,946.59	5,000.00	5000.00
Common Area Lights	3,740.17	4,986.89	6,000.00	6000.00
Signage	1,658.34	2,211.12	800.00	1000.00
Contingency	300.00	400.00	342.00	200.00
Administration				
Management	24,948.00	33,264.00	33,264.00	34297.00
Administration	3,150.00	4,200.00	4,700.00	4200.00
Insurance	32,269.75	43,026.33	43,000.00	44623.00
Audit/Tax Prep	0.00	240.00	7,000.00	7000.00
Bad Debt	500.00	666.67	0.00	0.00
Legal	1,756.00	2,341.33	5,500.00	5500.00
Bank Charges	10.00	13.33	100.00	100.00
Reserve Study	1,425.00	1,900.00	0.00	0.00
Miscellaneous	309.83	413.11	182.00	300.00
Reserves				
Reserve Transfer	37,666.72	50,222.29	56,500.00	61370.00
Garage Reserve	7,600.00	10,133.33	11,400.00	10500.00
Total Reserves			67,900.00	71870.00
TOTAL EXPENSES	389,987.90	491,721.88	537,280.00	534880.00
NET INCOME	15,819.19	51,768.91	-1,000.00	0.00