

**PARK AT BLACKHAWK AND LAKESIDE**  
**HOMEOWNERS ASSOCIATION, INC.**

c/o Goodwin Management, Inc.  
11149 Research Blvd, Suite 100, Austin, TX 78759-5227  
office (512) 502-7506 fax (512) 346-4873  
Randy.Vogel@GoodwinTX.com

**NOTICE OF ANNUAL MEETING**

Name  
Address  
City/ST/Zip

Dear Property Owner:

The Annual Meeting of the Park at Blackhawk and Lakeside Homeowners Association, Inc. will be held at the Blackhawk Amenity Center, 3111 Speidel Drive, Pflugerville, TX 78660 on **Tuesday, April 26<sup>th</sup>, 2016 at 6:30 p.m.** Sign-in Begins at 6:00 PM.

The Meeting Agenda is as follows:

1. Roll Call / Certifying of Proxies
2. Proof of Notice of Meeting
3. Approval of Annual Meeting Minutes
4. Reports from Board of Director Members and Committee Chairs
5. Manager's Report
  - a) 2015 Year-to Date Financial Update
  - b) 2016 Operating Budget
6. Election Board Members – One Director position for Three year term  
Eddie Garcia - Term expires Annual 2016  
Lawrence Shellaby -Term expires Annual 2017  
Nathan Neese - Term expires Annual 2018
7. Signed-in Residents Speakers, with 3 minutes limit per person, maximum of 30 minutes combined (**Park at Blackhawk and Lakeside Homeowners Association residents may sign in to speak for one 3-minute period regarding only Park at Blackhawk and Lakeside Homeowners Association business**)
8. New / Unfinished Business
9. Adjournment

**Please note that to be entitled to vote at the meeting, your assessments must be paid in full.**

**IMPORTANT!!! A quorum is required to conduct business at this meeting; therefore you are strongly encouraged to attend. In the event that you cannot attend the meeting, a proxy is enclosed so that you can assign your voting rights to a third party.**

**The proxy form may be returned to Goodwin Management, Inc. by mail, fax, or email. (Mailing Address, fax and email are listed in letterhead above.)**

**Please mail proxy to:**

**Randy Vogel, c/o Goodwin Management, Inc., 11149 Research Blvd, Ste 100, Austin, Texas 78759**

I look forward to seeing you at the meeting.

On behalf of the Board of Directors,

Randy Vogel  
Association Property Manager



Park at Blackhawk and Lakeside Homeowners Association, Inc.

Blackhawk Amenity Center

Thursday, April 23, 2015

Annual Meeting Minutes

The meeting was called to order by Eddie Garcia at 6:31pm.

**1. Roll Call / Certifying of Proxies**

Board members in attendance: Eddie Garcia, Lawrence Shellaby, and Nathan Neese.

Also in attendance: Randy Vogel, Tara MacLane, and Anne-Marie Spradlin

The sign in sheet served as roll call and the proxies were certified and counted as valid.

Membership	Number of Lots on Record	Votes per Lot	Total Votes Possible	Total Votes Represented
Class A - Residents	895	1	895	44
Class A - Residents (Proxy)				29
Class B – Declarant	1634	3	4902	4902
TOTAL	2529		5797	4975

Quorum Requirement (20% of all possible votes):

or 1160

Quorum Requirement Met:

Yes

Class A Homeowners 860

Class A Builders 34

Commercial 1

Total Class B Platted 167

Total Platted as of Today 1062

Class B Future Platted 1467

Declarant votes 3 per lot per Bylaws Article Three, section 3.2

**2. Proof of Notice of Meeting**

A copy of the meeting notice was sent by certified mail to Goodwin Management and served as proof of notice of the meeting.

**3. Approval of Annual Meeting Minutes**

The 2014 annual meeting minutes were provided for review. *Braxton Bailey motioned to approve the 2014 annual meeting minutes as presented. Brady Adams seconded the motion. The motion passed unanimously.*

#### **4. Reports from Board of Director Members and Committee Chairs**

Eddie Garcia introduced the board members and the committee chairs.

- a. ARC chair Ken Whittier presented the ARC report.
  - i. There were 77 applications submitted the past year
  - ii. Committee needs more volunteers
- b. Social chair Melissa Hammons presented the social committee report.
  - i. Easter egg hunt event was a success
  - ii. Upcoming events (if there are enough volunteers) include Bingo night, an ice cream social, and a movie night
  - iii. Committee needs more volunteers
  - iv. Refer to the facebook site for social event announcements; this is not an official HOA website
  - v. Next committee meeting is Wednesday, April 29<sup>th</sup> at 5:30pm
- c. Onsite Manager Tara MacLane provided a facility report.
  - i. Tara does the party booking for the facility. She oversees the pool and can assist with anything HOA-related. She encouraged everyone to contact her if they see any pool violations.
  - ii. The pool schedule has been posted online and was included in each member's packet.
  - iii. The adult swim waiver is in the office. If members signed the adult swim waiver last year, they do not need to sign a new one.
- d. Amenity Center Assistant Manager Anne-Marie Spradlin asked the members to check the lost and found for items found on the property.
- e. Eddie Garcia presented the pool and amenity center report.
  - i. New pool management company – replaced Lifeline Aquatics with Progressive Commercial Aquatics
  - ii. The buckets have been re-painted and re-cleaned; they now look brand new
  - iii. The pool has been brought into compliance and now can pass inspection
  - iv. The new pool monitor company is Equipt Aquatics
  - v. Improvements have been made to the building but the only thing owned by the HOA is the pool
  - vi. The building and pavilion belongs to the WCID, but the HOA has exclusive use of it as the managing entity.
- f. Lawrence Shellaby reported an issue in the neighborhood with trash and littering, including empty beer bottles being left on the property. Members are asked to call Travis County and a board member to report any activity of this kind.
- g. Nathan Neese provided an update on the development in the neighborhood answered questions from the members.
- h. Lawrence Shellaby announced a sub-committee meeting that will be held on May 7<sup>th</sup> to discuss plans for the future amenity center
  - i. Lawrence is the sub-committee chairman and Ken Whittier and Eddie Garcia also serve on the committee
  - ii. The amenity center will be funded by the developer

- iii. Developer estimated the build would be within the next two years
- iv. Plans include a hike & bike trail, pond, and soccer fields

## **5. Manager's Report**

Randy Vogel presented the Manager's Report. Goodwin Management, Inc. is responsible for and acts as community liaison for three areas of the HOA:

- a. Overseeing the common areas elements and community contractors which include the pool, landscaping and the exterior fencing.
- b. Accounting for the community.
- c. Deed restriction enforcement which includes driving the community twice a month, dealing with issues arising from these drives, and architectural applications and guidelines.

Randy Vogel gave an overview of the financials, delinquencies, and violations of the community and answered questions. There is a new line item in the expense report for WCID. The association's website is <http://PBH.goodwintx.com>. A copy of the manager's report will be posted on the website.

## **6. Election of Board Member**

There was one position on the board up for election. There was one nomination for the board: Nathan Neese. The members elected Nathan Neese to the board by acclamation.

## **7. Resident Speakers**

- a. Several members asked about the pond drainage issue and if the plans were engineered correctly. Developer representatives Nathan Neese and Sharon Lastrapes provided an update:
  - i. The pond and drainage down the channel was engineered correctly and the plans were approved by the state.
  - ii. The developer is addressing the issue in these stages:
    - 1. Replacing the pump in the lake
    - 2. Re-engineering the back of the lake
    - 3. Re-cleaning the sidewalk
  - iii. Current status: They are in the process of installing the new pump and will finish when the weather permits.
- b. Paul Smith requested for the board to add tennis courts to the HOA amenities. He also informed the other members that they have access to the tennis courts at Reserve at West Creek at the end of Calhoun. These courts are WCID owned and available to the members.
- c. Braxton Bailey addressed several topics:
  - i. The construction workers are tossing their trash on other people's yards; Nathan will follow up on this.
  - ii. The issue with the pigeons in the mailbox area; Lawrence said strips can be put up at the mailboxes to prevent them from nesting there.
  - iii. He asked everyone to please pick up after their dogs.

- iv. There is a school bus that repeatedly runs over the curbs; it was suggested that he call the school to report it.
- v. Braxton asked if they could finish the Greenbelt so that it makes a complete loop; Nathan will look into it and then follow up.

**8. Adjournment**

*Braxton Bailey motioned to adjourn the meeting. Eddie Garcia seconded the motion. There being no further business, the meeting adjourned at 8:16pm.*

**PARK AT BLACKHAWK AND LAKESIDE**  
**HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**

**April 26<sup>th</sup>, 2016**  
**MANAGER'S REPORT**

**1. Common Area Items**

- ✓ Pool
- ✓ Landscaping
- ✓ Exterior Fencing

**2. Accounting**

✓ Current Association Lots Totals	=	1203 as of 3/31/16
○ Commercial	=	1
○ Homeowners	=	941
○ Builders	=	241
○ Declarant	=	20
○ Declarant Undeveloped	=	1326

✓ 2015 Year End Balance Sheet	\$692,473.48
✓ 2015 Year End Income Statement	
✓ 2015 Year End Budget Comparison	
○ Net Budget Fund Change	\$150,200.70
✓ 2016 Budget	
○ Total Budget Income	\$909,64600
○ Total Budget Expenses	\$845,713.00
○ Net Budget Fund Change	\$ 63,933.00

**3. Restriction Enforcement**

- ✓ Twice a Month Drives, Currently 4 times per month
- ✓ Drive Issues

<http://www.parklakesidehoa.com>

<http://PBH.goodwintx.com>



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- Stormwater Information

Recent Announcements

- Pflugerville Annual Clean Up** Please find the flyer below for information about the City of Pflugerville's annual clean up on April 9th, 2016. Posted Mar 25, 2016, 1:33 PM by blackhawk\_parklakeside
- Pflugerville Rain Barrel Sale** The city of Pflugerville has rain barrels for sale. A Springsaver 50 gallon is \$64.99 and a Rainsaver 54 gallon is \$84.99. Order online [www.cityofpflugerville.com](http://www.cityofpflugerville.com) ... Posted Mar 6, 2016, 6:16 PM by blackhawk\_parklakeside
- Volunteers Needed!** Park and Lakeside's 2016 EASTER EGGS TRAVEL PROGRAM: Saturday, March 19th, 2016 TIME: 1:00-3:00 WHERE: Blackhawk Amenity Center's Playground/Volunteers Needed/Residents if you are interested ... Posted Feb 4, 2016, 3:46 PM by blackhawk\_parklakeside

Showing posts 1 - 3 of 3. [View more...](#)

[Subscribe to Park & Lakeside HOA Announcements by Email](#)

Park and Lakeside HOA Calendar

Tuesday **Wednesday, April 13**

*Showing events after 4/13. [Look for earlier events.](#)*

Friday, April 15	Trash Pick-Up Day
Friday, April 22	Recycle Pick-Up Day
Friday, April 29	Trash Pick-Up Day
Monday, May 2	Trash Pick-Up Day
Friday, May 6	6:30pm Architectural Review Committee Meeting
Friday, May 13	Recycle Pick-Up Day
Friday, May 20	Trash Pick-Up Day
Friday, May 27	Recycle Pick-Up Day
Friday, June 3	Trash Pick-Up Day
Monday, June 6	Recycle Pick-Up Day

Events shown in time zone: Central Time

Amenity Center

3111 Spedel Dr  
Pflugerville, TX 78660

Contact Tara or Arnie-Marie  
512-670-9704

Property Management

Goodwin Management  
Onsite Manager: Tara  
MacLain (512) 670-9704  
Property Manager: Randy  
Vogel (512) 502-7506

Goodwin Management Site

Pre-Authorized Payment Form

Resident Forms

Architectural Review Submission Form

Adult Swim Waiver

Amenity Center Reservation Agreement

Report Street Light Outage

[Go To Other Site](#)

Calendar



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Austin, TX 78759-5227

## Park at Blackhawk and Lakeside HOA

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### Contact Forms

[Submit a Service Request](#)

[Report a Deed Violation](#)

[Request Architectural Approval](#)

[Ask an Accounting Question](#)

### Governing Docs

[Click Here to View](#)

### Association Docs

[2012 Reserve Study](#)

[Payment Instructions](#)

### About Park at Blackhawk and Lakeside

For management service, contact Randy Vogel by [Email](#) or at (512) 502-7506.

For clubhouse service, contact Tara MacLane by [Email](#) or at (512) 670-9704.

Assessments are payable **QUARTERLY**.

For accounting help: (512) 502-7515 or [info@goodwintx.com](#)

Mail payments to our bank lockbox location at:

Park at Blackhawk and Lakeside  
c/o Goodwin Processing Center  
PO Box 93447  
Las Vegas, NV 89193-3447

Please include your association name and property address on all payments.

### Announcements

Check this space for important community announcements.



# Park at Blackhawk and Lakeside

## Balance Sheet

Period 12/31/2015

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### Assets

#### Cash

Cking - Western Alliance	23,191.50	
MMA - Western Alliance	243,681.31	
MMA1 - Assn Capital Bank Opr MMA	175,800.30	
MMA1 - Commerce Natl	230,392.84	
MMA2 - Commerce Natl WCID Funding	18,907.53	
Petty Cash	500.00	
Total Cash	<u>692,473.48</u>	
Total Assets		<u>692,473.48</u>

### Liabilities & Equity

#### Fund Balance

Fund Change 2004	24,909.08	
Fund Change 2005	50,587.49	
Fund Change 2006	(121,744.15)	
Fund Change 2007	12,055.93	
Fund Change 2008	10,710.26	
Fund Change 2009	25,495.60	
Fund Change 2010	30,002.77	
Fund Change 2011	36,983.73	
Fund Change 2012	136,613.55	
Fund Change 2013	164,480.81	
Fund Change 2014	116,322.38	
Tran Fr Prior Mgr	55,355.33	
Tran Existing Petty Cash	500.00	
Fund Change	150,200.70	
Total Fund Balance	<u>692,473.48</u>	
Total Liabilities & Equity		<u>692,473.48</u>

# Park at Blackhawk and Lakeside

## Income Statement

Period 12/1/2015 to 12/31/2015 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
ASSESSMENT INCOME	0.00	0.00%	0.00	0.00%
Assessments	37,554.36	79.01%	504,963.20	52.65%
Non-Res Assessments	0.00	0.00%	2,415.80	0.25%
<b>Total Assessments</b>	<b>37,554.36</b>	<b>79.01%</b>	<b>507,379.00</b>	<b>52.90%</b>
<b>Other Income</b>				
Amenity Center Rental	0.00	0.00%	0.00	0.00%
Amenity Use Fee	1,490.11	3.13%	17,881.32	1.86%
Clubhouse Rental	950.00	2.00%	6,969.14	0.73%
Collection Fee	0.00	0.00%	0.00	0.00%
Initial Assessment	6,812.59	14.33%	45,238.17	4.72%
Interest Income	307.11	0.65%	4,035.39	0.42%
Late Fee	352.74	0.74%	6,504.55	0.68%
Legal Fee Reimb	65.00	0.14%	9,993.75	1.04%
NSF Fees	0.00	0.00%	75.00	0.01%
Pool Keys/Cards/Transmtr	0.00	0.00%	625.00	0.07%
Violation Fine	0.00	0.00%	3,367.56	0.35%
WCID/MUD Funding	0.00	0.00%	357,063.27	37.23%
<b>Total Other Income</b>	<b>9,977.55</b>	<b>20.99%</b>	<b>451,753.15</b>	<b>47.10%</b>
<b>Total Income</b>	<b>47,531.91</b>	<b>100.00%</b>	<b>959,132.15</b>	<b>100.00%</b>
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	345.00	0.04%
Copies	118.15	0.23%	2,498.34	0.31%
Dues/Licenses/Permits	0.00	0.00%	285.00	0.04%
Legal	1,100.00	2.18%	9,360.40	1.16%
Legal Settlement	0.00	0.00%	7,200.00	0.89%
Management Fees	4,402.00	8.71%	48,583.00	6.01%
Meeting Expense	0.00	0.00%	1,114.56	0.14%
Office Supplies	355.26	0.70%	1,389.35	0.17%
Payroll-Admin Fee	843.08	1.67%	4,044.87	0.50%
Payroll-Mgr	3,331.00	6.59%	15,978.35	1.98%
Pool Mgmt-Lifeguards	0.00	0.00%	40,204.00	4.97%
Postage/Delivery	463.72	0.92%	1,209.79	0.15%
Printing-Bus Cards	0.00	0.00%	127.73	0.02%
Printing-Coupons/Stmts	1,851.02	3.66%	2,096.69	0.26%
Social Events	483.46	0.96%	7,146.51	0.88%
Website Maint	0.00	0.00%	383.76	0.05%
Website Hosting	0.00	0.00%	1,078.19	0.13%
<b>Total Administrative Expenses</b>	<b>12,947.69</b>	<b>25.62%</b>	<b>143,045.54</b>	<b>17.68%</b>
<b>Non-Recurring Expenses</b>				
NR-Amenity Center	0.00	0.00%	951.66	0.12%
NR-Capital Improvements	0.00	0.00%	8,212.40	1.02%
NR-Electrical	0.00	0.00%	10,412.00	1.29%
NR-Fence	0.00	0.00%	34,195.00	4.23%
NR-Paint	0.00	0.00%	3,476.70	0.43%
NR-Pool	0.00	0.00%	40,277.66	4.98%
<b>Total Non-Recurring Expenses</b>	<b>0.00</b>	<b>0.00%</b>	<b>97,525.42</b>	<b>12.06%</b>
<b>Property Expenses</b>				
Custodian Suppl/Svc	0.00	0.00%	592.36	0.07%
Janitorial-Contract	296.18	0.59%	2,364.43	0.29%
Janitorial-Porter	370.67	0.73%	4,171.67	0.52%
Janitorial-Supplies	161.04	0.32%	585.65	0.07%
Landscape-Enhancements	0.00	0.00%	1,646.42	0.20%
Landscape-Force Mow	96.98	0.19%	1,050.59	0.13%
Landscape-Maint	0.00	0.00%	24,033.01	2.97%
Landscape-Mulch	0.00	0.00%	19,700.18	2.44%

# Park at Blackhawk and Lakeside

## Income Statement

Period 12/1/2015 to 12/31/2015 11:59:00 PM

	Month to Date	%	Year to Date	%
Landscape-Pool	274.09	0.54%	12,296.37	1.52%
Landscape-Seasonal Plants	0.00	0.00%	3,039.16	0.38%
Mailbox Repair/Maint	0.00	0.00%	3,775.00	0.47%
Maint/Repair	0.00	0.00%	1,467.83	0.18%
Plumbing Maint/Repair	0.00	0.00%	173.00	0.02%
Pool/Spa-Maint/Supplies	1,750.00	3.46%	24,393.00	3.02%
Pool-Chemicals	911.74	1.80%	24,203.01	2.99%
Pool-Repairs	184.03	0.36%	14,355.10	1.77%
Security/Safety/Monitoring	0.00	0.00%	324.73	0.04%
<b>Total Property Expenses</b>	<b>4,044.73</b>	<b>8.00%</b>	<b>138,171.51</b>	<b>17.08%</b>
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	1,984.00	0.25%
Taxes-Property	148.72	0.29%	153.60	0.02%
<b>Total Tax/Ins/Interest Exp</b>	<b>148.72</b>	<b>0.29%</b>	<b>2,137.60</b>	<b>0.26%</b>
<b>Transfer Proof</b>				
Tran fr Cking to MMA	0.00	0.00%	360,000.00	44.50%
Dep fr Cking to MMA	0.00	0.00%	(360,000.00)	-44.50%
Tran fr MMA to Cking	20,000.00	39.58%	221,000.00	27.32%
Dep fr MMA to Cking	(20,000.00)	-39.58%	(221,000.00)	-27.32%
Tran fr MMA to Res	5,061.01	10.02%	60,732.02	7.51%
Dep fr MMA to Res	(5,061.01)	-10.02%	(60,732.02)	-7.51%
Tran fr MMA to MMA	0.00	0.00%	175,271.57	21.67%
Dep fr MMA to MMA	0.00	0.00%	(175,271.57)	-21.67%
Tran fr MMA to WCID MMA	224.57	0.44%	3,424.57	0.42%
Dep fr MMA to WCID MMA	(224.57)	-0.44%	(3,424.57)	-0.42%
<b>Total Transfer Proof</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>
<b>Utility Expenses</b>				
Communications/Inet	40.00	0.08%	480.00	0.06%
Electric	973.27	1.93%	12,386.64	1.53%
Tel/Cell/Pager	288.90	0.57%	3,402.72	0.42%
Trash	122.47	0.24%	1,419.99	0.18%
Water/Sewer	589.92	1.17%	3,447.40	0.43%
<b>Total Utility Expenses</b>	<b>2,014.56</b>	<b>3.99%</b>	<b>21,136.75</b>	<b>2.61%</b>
<b>WCID Expenses</b>				
Adm-Payroll Mgr	2,110.19	4.18%	34,316.95	4.24%
Adm-Payroll Other	451.50	0.89%	13,729.24	1.70%
Adm-Office Supplies	11.83	0.02%	157.25	0.02%
Prop-Placeholder	0.00	0.00%	135.32	0.02%
Prop-Automatic Gates/Access Control	0.00	0.00%	1,083.54	0.13%
Prop-Club/Fitness Room	245.51	0.49%	1,257.92	0.16%
Prop-Custodian Svcs/Contract	1,184.68	2.34%	7,700.43	0.95%
Prop-Custodian Svcs/Supplies	644.20	1.27%	1,929.90	0.24%
Prop-Extermination	178.61	0.35%	1,235.19	0.15%
Prop-Irrigation Repair/Maint	1,147.35	2.27%	42,209.39	5.22%
Prop-Landscape Maint	13,105.23	25.93%	129,360.26	15.99%
Prop-Landscape Seasonal Plants	0.00	0.00%	2,518.40	0.31%
Prop-Landscape Tree Maint	715.00	1.41%	6,240.00	0.77%
Prop-Landscape WCID Drainage EBH	0.00	0.00%	3,240.00	0.40%
Prop-Landscape WCID Drainage MOB	0.00	0.00%	2,205.00	0.27%
Prop-Landscape WCID Grounds	2,625.00	5.19%	34,859.83	4.31%
Prop-Maint & Repair Supplies	1,168.58	2.31%	3,181.23	0.39%
Prop-Pond Maintenance	745.80	1.48%	16,996.97	2.10%
Prop-Security/Safety/Monitoring	0.00	0.00%	5,744.30	0.71%
T&I-Taxes-Property	0.00	0.00%	199.00	0.02%
Util-Cable	100.76	0.20%	1,182.68	0.15%
Util-Communications	79.67	0.16%	956.06	0.12%
Util-Electric	6,280.64	12.43%	71,954.85	8.90%
Util-Tel/Cell/Pager	168.90	0.33%	1,962.76	0.24%
Util-Trash	122.48	0.24%	1,419.97	0.18%
Util-Water & Sewer	162.16	0.32%	1,898.70	0.23%

# Park at Blackhawk and Lakeside

## Income Statement

Period 12/1/2015 to 12/31/2015 11:59:00 PM

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	Month to Date	%	Year to Date	%
NR-Water Well	0.00	0.00%	18,772.00	2.32%
NR-Furniture	128.72	0.25%	467.49	0.06%
Total WCID Expenses	<u>31,376.81</u>	<u>62.09%</u>	<u>406,914.63</u>	<u>50.30%</u>
Total Expense	<u>50,532.51</u>	<u>100.00%</u>	<u>808,931.45</u>	<u>100.00%</u>
Fund Change	<u>(3,000.60)</u>		<u>150,200.70</u>	

**Park at Blackhawk and Lakeside**  
**Income Statement with Budget Comparison**  
**Period 12/1/2015 to 12/31/2015 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	37,554.36	0.00	37,554.36	0.00%	504,963.20	537,032.33	(32,069.13)	5.97%	537,032.33
Commercial Assessments	0.00	0.00	0.00	0.00%	0.00	2,416.00	(2,416.00)	100.00%	2,416.00
Non-Res Assessments	0.00	0.00	0.00	0.00%	2,415.80	0.00	2,415.80	0.00%	0.00
Total Assessments	37,554.36	0.00	37,554.36	0.00%	507,379.00	539,448.33	(32,069.33)	5.94%	539,448.33
<b>Other Income</b>									
Amenity Use Fee	1,490.11	1,490.00	0.11	-0.01%	17,881.32	17,880.00	1.32	-0.01%	17,880.00
Clubhouse Rental	950.00	800.00	150.00	-18.75%	9,669.14	9,600.00	(2,630.86)	27.40%	9,600.00
Initial Assessment	6,812.59	3,869.00	2,943.59	-76.08%	45,238.17	46,384.00	(1,145.83)	2.47%	46,384.00
Interest Income	307.11	215.00	92.11	-42.84%	4,035.39	2,580.00	1,455.39	-56.41%	2,580.00
Late Fee	352.74	250.00	102.74	-41.10%	6,504.55	3,000.00	3,504.55	-116.82%	3,000.00
Legal Fee Reimb	65.00	0.00	65.00	0.00%	9,993.75	0.00	9,993.75	0.00%	0.00
NSF Fees	0.00	0.00	0.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Pool Keys/Cards/Transmtr	0.00	0.00	0.00	0.00%	625.00	0.00	625.00	0.00%	0.00
Violation Fine	0.00	340.00	(340.00)	100.00%	3,367.56	4,080.00	(712.44)	17.46%	4,080.00
WCID/MUD Funding	0.00	0.00	0.00	0.00%	357,063.27	242,000.00	115,063.27	-47.55%	242,000.00
Total Other Income	9,977.55	6,964.00	3,013.55	-43.27%	451,753.15	325,524.00	126,229.15	-38.78%	325,524.00
Total Income	47,531.91	6,964.00	40,567.91	-582.54%	959,132.15	864,972.33	94,159.82	-10.89%	864,972.33
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	0.00	0.00	0.00%	345.00	295.00	50.00	-16.95%	295.00
Computer Main/Support	0.00	25.00	(25.00)	100.00%	0.00	300.00	(300.00)	100.00%	300.00
Copies	118.15	235.00	(116.85)	49.72%	2,498.34	2,820.00	(321.66)	11.41%	2,820.00
Dues/Licenses/Permits	0.00	0.00	0.00	0.00%	285.00	285.00	0.00	0.00%	285.00
Legal	1,100.00	0.00	1,100.00	0.00%	9,360.40	0.00	9,360.40	0.00%	0.00
Legal Settlement	0.00	0.00	0.00	0.00%	7,200.00	0.00	7,200.00	0.00%	0.00
Management Fees	4,402.00	3,450.00	952.00	-27.59%	48,583.00	41,400.00	7,183.00	-17.35%	41,400.00
Meeting Expense	0.00	0.00	0.00	0.00%	1,114.56	400.00	714.56	-178.64%	400.00
Office Supplies	355.26	0.00	355.26	0.00%	1,389.35	0.00	1,389.35	0.00%	0.00
Payroll-Admin Fee	843.08	0.00	843.08	0.00%	4,044.87	0.00	4,044.87	0.00%	0.00
Payroll-Mgr	3,331.00	719.00	2,612.00	-363.28%	15,978.35	8,628.00	7,350.35	-85.19%	8,628.00
Payroll-Other	0.00	140.00	(140.00)	100.00%	0.00	1,680.00	(1,680.00)	100.00%	1,680.00
Pool Mgmt-Lifeguards	0.00	0.00	0.00	0.00%	40,204.00	45,252.00	(5,048.00)	11.16%	45,252.00
Postage/Delivery	463.72	150.00	313.72	-209.15%	1,209.79	1,800.00	(590.21)	32.79%	1,800.00
Printing-Bus Cards	0.00	0.00	0.00	0.00%	127.73	0.00	127.73	0.00%	0.00
Printing-Coupons/Stmts	1,851.02	2,652.75	(801.73)	30.22%	2,096.69	2,900.25	(803.56)	27.71%	2,900.25
Social Events	483.46	625.00	(141.54)	22.65%	7,146.51	7,500.00	(353.49)	4.71%	7,500.00
Website Maint	0.00	0.00	0.00	0.00%	383.76	388.00	(4.24)	1.09%	388.00
Website Hosting	0.00	0.00	0.00	0.00%	1,078.19	476.00	602.19	-126.51%	476.00
Total Administrative Expenses	12,947.69	7,996.75	4,950.94	-61.91%	143,045.54	114,124.25	28,921.29	-25.34%	114,124.25
<b>Non-Recurring Expenses</b>									
NR-Amenity Center	0.00	0.00	0.00	0.00%	951.66	0.00	951.66	0.00%	0.00
NR-Capital Improvements	0.00	0.00	0.00	0.00%	8,212.40	37,388.00	(29,175.60)	78.03%	37,388.00
NR-Electrical	0.00	0.00	0.00	0.00%	10,412.00	0.00	10,412.00	0.00%	0.00
NR-Fence	0.00	0.00	0.00	0.00%	34,195.00	0.00	34,195.00	0.00%	0.00
NR-Paint	0.00	0.00	0.00	0.00%	3,476.70	0.00	3,476.70	0.00%	0.00
NR-Pool	0.00	0.00	0.00	0.00%	40,277.66	0.00	40,277.66	0.00%	0.00
Total Non-Recurring Expenses	0.00	0.00	0.00	0.00%	97,525.42	37,388.00	60,137.42	-160.85%	37,388.00
<b>Property Expenses</b>									
Access Ctrl-Keys/Remotes	0.00	0.00	0.00	0.00%	0.00	300.00	(300.00)	100.00%	300.00
Custodian Suppl/Svc	0.00	0.00	0.00	0.00%	592.36	0.00	592.36	0.00%	0.00
Janitorial-Contract	296.18	148.00	148.18	-100.12%	2,364.43	1,776.00	588.43	-33.13%	1,776.00
Janitorial-Porter	370.67	371.00	(0.33)	0.09%	4,171.67	4,452.00	(280.33)	6.30%	4,452.00
Janitorial-Supplies	161.04	50.00	111.04	-222.08%	585.65	600.00	(14.35)	2.39%	600.00
Landscape-Enhancements	0.00	0.00	0.00	0.00%	1,646.42	5,850.00	(4,203.58)	71.86%	5,850.00
Landscape-Force Mow	96.98	0.00	96.98	0.00%	1,050.59	0.00	1,050.59	0.00%	0.00
Landscape-Maint	0.00	3,554.92	(3,554.92)	100.00%	24,033.01	42,670.92	(18,637.91)	43.68%	42,670.92
Landscape-Mulch	0.00	0.00	0.00	0.00%	19,700.18	32,340.00	(12,639.82)	39.08%	32,340.00
Landscape-Pool	274.09	275.00	(0.91)	0.33%	12,296.37	3,289.00	9,007.37	-273.86%	3,289.00
Landscape-Seasonal Plants	0.00	0.00	0.00	0.00%	3,039.16	14,258.26	(11,219.10)	78.68%	14,258.26
Mailbox Repair/Maint	0.00	0.00	0.00	0.00%	3,775.00	0.00	3,775.00	0.00%	0.00
Maint/Repair	0.00	300.00	(300.00)	100.00%	1,467.83	3,600.00	(2,132.17)	59.23%	3,600.00
Maint/Repair Supplies	0.00	70.00	(70.00)	100.00%	0.00	840.00	(840.00)	100.00%	840.00
Plumbing Maint/Repair	0.00	0.00	0.00	0.00%	173.00	0.00	173.00	0.00%	0.00
Pool/Spa-Maint/Supplies	1,750.00	541.25	1,208.75	-223.33%	24,393.00	13,964.25	10,428.75	-74.68%	13,964.25
Pool-Chemicals	911.74	2,400.00	(1,488.26)	62.01%	24,203.01	28,800.00	(4,596.99)	15.96%	28,800.00
Pool-Repairs	184.03	0.00	184.03	0.00%	14,355.10	0.00	14,355.10	0.00%	0.00
Security/Safety/Monitoring	0.00	0.00	0.00	0.00%	324.73	0.00	324.73	0.00%	0.00
Signage Install/Maint	0.00	48.00	(48.00)	100.00%	0.00	576.00	(576.00)	100.00%	576.00
Total Property Expenses	4,044.73	7,758.17	(3,713.44)	47.86%	138,171.51	153,316.43	(15,144.92)	9.88%	153,316.43
<b>Tax/Ins/Interest Exp</b>									
Ins-D & O	0.00	0.00	0.00	0.00%	1,984.00	1,984.00	0.00	0.00%	1,984.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	6,452.00	(6,452.00)	100.00%	6,452.00

**Park at Blackhawk and Lakeside**  
**Income Statement with Budget Comparison**  
**Period 12/1/2015 to 12/31/2015 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Taxes-Federal Income	0.00	0.00	0.00	0.00%	0.00	379.00	(379.00)	100.00%	379.00
Taxes-Franchise	0.00	0.00	0.00	0.00%	0.00	527.00	(527.00)	100.00%	527.00
Taxes-Property	148.72	48.00	100.72	-209.83%	153.60	48.00	105.60	-220.00%	48.00
Total Tax/Ins/Interest Exp	148.72	48.00	100.72	-209.83%	2,137.60	9,390.00	(7,252.40)	77.24%	9,390.00
<b>Transfer Proof</b>									
Tran fr Cking to MMA	0.00	0.00	0.00	0.00%	360,000.00	0.00	360,000.00	0.00%	0.00
Dep fr Cking to MMA	0.00	0.00	0.00	0.00%	(360,000.00)	0.00	(360,000.00)	0.00%	0.00
Tran fr MMA to Cking	20,000.00	0.00	20,000.00	0.00%	221,000.00	0.00	221,000.00	0.00%	0.00
Dep fr MMA to Cking	(20,000.00)	0.00	(20,000.00)	0.00%	(221,000.00)	0.00	(221,000.00)	0.00%	0.00
Tran fr Oper to Res	0.00	5,058.00	(5,058.00)	100.00%	0.00	60,729.00	(60,729.00)	100.00%	60,729.00
Tran fr MMA to Res	5,061.01	0.00	5,061.01	0.00%	60,732.02	0.00	60,732.02	0.00%	0.00
Dep fr MMA to Res	(5,061.01)	0.00	(5,061.01)	0.00%	(60,732.02)	0.00	(60,732.02)	0.00%	0.00
Tran fr MMA to MMA	0.00	0.00	0.00	0.00%	175,271.57	0.00	175,271.57	0.00%	0.00
Dep fr MMA to MMA	0.00	0.00	0.00	0.00%	(175,271.57)	0.00	(175,271.57)	0.00%	0.00
Tran fr MMA to WCID MMA	224.57	0.00	224.57	0.00%	3,424.57	0.00	3,424.57	0.00%	0.00
Dep fr MMA to WCID MMA	(224.57)	0.00	(224.57)	0.00%	(3,424.57)	0.00	(3,424.57)	0.00%	0.00
Total Transfer Proof	0.00	5,058.00	(5,058.00)	100.00%	0.00	60,729.00	(60,729.00)	100.00%	60,729.00
<b>Utility Expenses</b>									
Communications/Inet	40.00	40.00	0.00	0.00%	480.00	480.00	0.00	0.00%	480.00
Electric	973.27	1,141.00	(167.73)	14.70%	12,386.64	13,692.00	(1,305.36)	9.53%	13,692.00
Tel/Cell/Pager	288.90	325.00	(36.10)	11.11%	3,402.72	3,900.00	(497.28)	12.75%	3,900.00
Trash	122.47	115.00	7.47	-6.50%	1,419.99	1,380.00	39.99	-2.90%	1,380.00
Water/Sewer	589.92	255.00	334.92	-131.34%	3,447.40	3,060.00	387.40	-12.66%	3,060.00
Total Utility Expenses	2,014.56	1,876.00	138.56	-7.39%	21,136.75	22,512.00	(1,375.25)	6.11%	22,512.00
<b>WCID Expenses</b>									
Adm-Payroll Mgr	2,110.19	2,877.00	(766.81)	26.65%	34,316.95	34,524.00	(207.05)	0.60%	34,524.00
Adm-Payroll Other	451.50	1,255.00	(803.50)	64.02%	13,729.24	15,060.00	(1,330.76)	8.84%	15,060.00
Adm-Office Supplies	11.83	90.00	(78.17)	86.86%	157.25	1,080.00	(922.75)	85.44%	1,080.00
Prop-Placeholder	0.00	0.00	0.00	0.00%	135.32	0.00	135.32	0.00%	0.00
Prop-Asphalt Repair/Maint	0.00	0.00	0.00	0.00%	0.00	2,908.00	(2,908.00)	100.00%	2,908.00
Prop-Automatic Gates/Access Coi	0.00	50.00	(50.00)	100.00%	1,083.54	1,376.00	(292.46)	21.25%	1,376.00
Prop-Club/Fitness Room	245.51	0.00	245.51	0.00%	1,257.92	800.00	457.92	-57.24%	800.00
Prop-Custodian Svcs/Contract	1,184.68	592.00	592.68	-100.11%	7,700.43	7,104.00	596.43	-8.40%	7,104.00
Prop-Custodian Svcs/Supplies	844.20	200.00	444.20	-222.10%	1,929.90	2,400.00	(470.10)	19.59%	2,400.00
Prop-Extermination	178.61	0.00	178.61	0.00%	1,235.19	1,026.00	209.19	-20.39%	1,026.00
Prop-HVAC Svc	0.00	150.00	(150.00)	100.00%	0.00	1,800.00	(1,800.00)	100.00%	1,800.00
Prop-Irrigation Repair/Maint	1,147.35	750.00	397.35	-52.98%	42,209.39	9,000.00	33,209.39	-368.99%	9,000.00
Prop-Landscape Maint	13,105.23	10,804.00	2,301.23	-21.30%	129,360.26	129,648.00	(287.74)	0.22%	129,648.00
Prop-Landscape Seasonal Plants	0.00	0.00	0.00	0.00%	2,518.40	0.00	2,518.40	0.00%	0.00
Prop-Landscape Tree Maint	715.00	0.00	715.00	0.00%	6,240.00	0.00	6,240.00	0.00%	0.00
Prop-Landscape WCID Drainage I	0.00	360.00	(360.00)	100.00%	3,240.00	4,320.00	(1,080.00)	25.00%	4,320.00
Prop-Landscape WCID Drainage I	0.00	0.00	0.00	0.00%	2,205.00	2,450.00	(245.00)	10.00%	2,450.00
Prop-Landscape WCID Grounds	2,625.00	2,625.00	0.00	0.00%	34,859.83	31,500.00	3,359.83	-10.67%	31,500.00
Prop-Maint & Repair Supplies	1,168.58	300.00	868.58	-289.53%	3,181.23	3,600.00	(418.77)	11.63%	3,600.00
Prop-Playscape Maint/Repair	0.00	0.00	0.00	0.00%	0.00	750.00	(750.00)	100.00%	750.00
Prop-Pond Maintenance	745.80	900.00	(154.20)	17.13%	16,996.97	10,800.00	6,196.97	-57.38%	10,800.00
Prop-Security/Safety/Monitoring	0.00	154.00	(154.00)	100.00%	5,744.30	616.00	5,128.30	-832.52%	616.00
T&I-Insurance-Pkg	0.00	0.00	0.00	0.00%	0.00	13,100.00	(13,100.00)	100.00%	13,100.00
T&I-Taxes-Property	0.00	142.00	(142.00)	100.00%	199.00	142.00	57.00	-40.14%	142.00
Util-Cable	100.76	95.00	5.76	-6.06%	1,182.68	1,140.00	42.68	-3.74%	1,140.00
Util-Communications	79.67	80.00	(0.33)	0.41%	956.06	960.00	(3.94)	0.41%	960.00
Util-Electric	6,280.64	6,030.00	250.64	-4.16%	71,954.85	72,360.00	(405.15)	0.56%	72,360.00
Util-Tel/Cell/Pager	168.90	205.00	(36.10)	17.61%	1,962.76	2,460.00	(497.24)	20.21%	2,460.00
Util-Trash	122.48	115.00	7.48	-6.50%	1,419.97	1,380.00	39.97	-2.90%	1,380.00
Util-Water & Sewer	162.16	795.00	(632.84)	79.60%	1,898.70	9,540.00	(7,641.30)	80.10%	9,540.00
NR-Water Well	0.00	0.00	0.00	0.00%	18,772.00	0.00	18,772.00	0.00%	0.00
NR-Furniture	128.72	0.00	128.72	0.00%	467.49	0.00	467.49	0.00%	0.00
Total WCID Expenses	31,376.81	28,569.00	2,807.81	-9.83%	406,914.63	361,844.00	45,070.63	-12.46%	361,844.00
Total Expense	50,532.51	51,305.92	(773.41)	1.51%	808,931.45	759,303.68	49,627.77	-6.54%	759,303.68
Fund Change	(3,000.60)	(44,341.92)	41,341.32	93.23%	150,200.70	105,668.65	44,532.05	-42.14%	105,668.65

**Park at Blackhawk and Lakeside**  
**Budget by Category**  
 Budget PBH 2016 Budget

Date: 1/1/2016 - 12/31/2016

**Operating**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>INCOME</b>													
<b>Assessments</b>													
400110 Assessments	147,485	0	0	147,485	0	0	147,485	0	0	147,485	0	0	589,938
400130 Commercial Assess	604	0	0	604	0	0	604	0	0	604	0	0	2,416
TOTAL Assessments	148,089	0	0	148,089	0	0	148,089	0	0	148,089	0	0	592,354
<b>Other Income</b>													
560150 Amenity Use Fee	1,210	1,210	1,210	1,210	1,210	1,210	1,210	1,210	1,210	1,210	1,210	1,216	14,526
560350 Clubhouse Rental	800	800	800	800	800	800	800	800	800	800	800	800	9,600
560800 Initial Assessment	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,476	41,745
561000 Interest Income	345	345	345	345	345	345	345	345	345	345	345	345	4,140
561300 Late Fee	250	250	250	250	250	250	250	250	250	250	250	250	3,000
562600 Violation Fine	190	190	190	190	190	190	190	190	190	190	190	190	2,280
562700 WCID/MUD Fundin	0	0	242,000	0	0	0	0	0	0	0	0	0	242,000
TOTAL Other Income	6,274	6,274	248,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,274	6,277	317,291
TOTAL INCOME	154,363	6,274	248,274	154,363	6,274	6,274	154,363	6,274	6,274	154,363	6,274	6,277	909,646
<b>EXPENSE</b>													
<b>Administrative Expenses</b>													
610120 Accounting	0	0	0	0	345	0	0	0	0	0	0	0	345
610580 Copies	250	250	250	250	250	250	250	250	250	250	250	250	3,000
610680 Dues/Licenses/Peir	0	0	0	0	0	285	0	0	0	0	0	0	285
610920 Management Fees	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	4,590	55,080
611040 Meeting Expense	0	0	0	600	0	0	0	0	0	0	0	0	600
611440 Payroll-Mgr	830	830	830	830	830	830	830	830	830	830	830	830	9,960
611480 Payroll-Other	165	165	165	165	165	165	165	165	165	165	165	165	1,980
611560 Pool Mgmt-Lifeguard	0	0	4,000	6,034	6,034	6,034	6,034	6,034	6,034	0	0	0	40,204
611600 Postage/Delivery	150	150	150	150	150	150	150	150	150	150	150	150	1,800
611680 Printing-Coupons/SI	20	20	20	20	20	20	20	20	20	20	20	3,310	3,533
611920 Social Events	625	625	625	625	625	625	625	625	625	625	625	625	7,500
611960 Website Maint	97	0	0	97	0	0	97	0	0	97	0	0	388
611980 Website Hosting	119	0	0	119	0	0	119	0	0	119	0	0	476



# Park at Blackhawk and Lakeside

## Budget by Category

### Budget PBH 2016 Budget

Date: 1/1/2016 - 12/31/2016

#### Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
TOTAL Administrative Expense	6,846	6,630	10,630	13,480	13,009	12,949	12,880	12,664	12,664	6,846	6,630	9,920	125,151
<b>Non-Recruiring Expenses</b>													
890075 NR-Amenity Center	9,350	0	0	0	0	0	0	0	0	0	0	0	9,350
890770 NR Fitness Center	10,656	0	0	0	0	0	0	0	0	0	0	0	10,656
891400 NR-Paint	6,431	0	0	0	0	0	0	0	0	0	0	0	6,431
891750 NR-Pool	58,739	0	0	0	0	0	0	0	0	0	0	0	58,739
TOTAL Non-Recruiring Expense	85,176	0	0	0	0	0	0	0	0	0	0	0	85,176
<b>Property Expenses</b>													
613050 Access Cntrl/Keys/Rt	0	0	0	0	0	0	300	0	0	0	0	0	300
614860 Janitorial-Contract	148	148	148	148	148	148	148	148	148	148	148	148	1,776
614900 Janitorial-Porter	371	371	371	371	371	371	371	371	371	371	371	371	4,452
614950 Janitorial-Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
615200 Landscape-Mulch	0	0	22,170	0	0	0	0	0	0	22,170	0	0	44,340
615330 Landscape-Pool	274	274	274	274	274	274	274	274	274	274	274	275	3,289
615350 Landscape-Seasoni	0	5,451	1,678	0	0	0	0	0	0	1,678	5,451	0	14,258
615400 Landscape-Tree Ma	500	500	500	500	500	500	500	500	500	500	500	500	6,000
615700 Maint/Repair	300	300	300	300	300	300	300	300	300	300	300	300	3,600
615750 Maint/Repair Suppli	70	70	70	70	70	70	70	70	70	70	70	70	840
616600 Pool/Spa-Maint/Sup	1,083	1,083	1,083	1,905	1,905	1,905	1,905	1,905	1,905	1,083	1,083	1,083	17,926
616630 Pool-Chemicals	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
616750 Pool-Repairs	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
617100 Signage Install/Mair	48	48	48	48	48	48	48	48	48	48	48	48	576
TOTAL Property Expenses	5,544	10,995	29,392	6,366	6,366	6,366	6,666	6,366	6,366	29,392	10,995	5,545	130,357
<b>Tax/Ins/Interest Exp</b>													
625150 Ins-D & O	0	0	0	0	0	0	0	0	0	0	1,984	0	1,984
625200 Ins-F&EC or Packag	0	0	0	0	0	0	0	0	0	0	6,873	0	6,873
625550 Taxes-Property	0	0	0	0	0	0	0	0	0	0	0	34	34
TOTAL Tax/Ins/Interest Exp	0	0	0	0	0	0	0	0	0	0	8,857	34	8,891
<b>Transfer Proof</b>													
990030 Tran fr Oper to Res	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,132	61,628
TOTAL Transfer Proof	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,136	5,132	61,628



**Park at Blackhawk and Lakeside**  
**Budget by Category**  
 Budget PBH 2016 Budget

Date: 1/1/2016 - 12/31/2016

**Operating**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
628960 Util-Tel/Cell/Faxer	205	205	205	205	205	205	205	205	205	205	205	205	2,460
628970 Util-Trash	115	115	115	115	115	115	115	115	115	115	115	115	1,380
628980 Util-Water & Sewer	170	170	170	170	170	170	170	170	170	170	170	170	2,040
<b>TOTAL WCID Expenses</b>	<b>33,296</b>	<b>32,778</b>	<b>33,348</b>	<b>32,897</b>	<b>33,177</b>	<b>32,949</b>	<b>34,346</b>	<b>32,778</b>	<b>33,348</b>	<b>46,850</b>	<b>33,177</b>	<b>33,054</b>	<b>411,998</b>
<b>TOTAL EXPENSE</b>	<b>137,874</b>	<b>57,415</b>	<b>80,382</b>	<b>59,755</b>	<b>59,564</b>	<b>59,276</b>	<b>60,904</b>	<b>58,820</b>	<b>59,390</b>	<b>90,100</b>	<b>66,671</b>	<b>55,560</b>	<b>845,713</b>
<b>Net Income/(Loss)</b>	<b>16,488.84</b>	<b>(51,140.88)</b>	<b>167,892.25</b>	<b>94,607.14</b>	<b>(53,290.45)</b>	<b>(53,002.45)</b>	<b>93,458.14</b>	<b>(52,546.45)</b>	<b>(53,116.45)</b>	<b>64,262.84</b>	<b>(60,396.88)</b>	<b>(49,283.01)</b>	<b>63,932.64</b>

Income: 909,646

Expense: 845,713

**Total: 63,933**

Delinquent Payment  
Park at Blackhawk (PBH)  
As of Date: 12/31/2014  
Amount.Owed: >= .01

Legal Process	19	\$45,226.00	84%
30 day Demar	13	\$3,870.39	
Past Due	<u>50</u>	<u>\$4,922.27</u>	
Total Homeow	82	\$54,018.66	
Declarant Due	<u>29</u>	<u>\$4,145.54</u>	
Total All	111	\$58,164.20	

Delinquent Payment  
Park at Blackhawk (PBH)  
As of Date: 12/31/2015  
Amount Owed: >= .01

Legal Processing	17	\$39,585.02	81%
30 day Demand	13	\$3,585.29	
Past Due	<u>60</u>	<u>\$5,702.17</u>	
Total Homeowners	90	\$48,872.48	
Declarant Due upon Closing-Deferred	<u>127</u>	<u>\$31,913.20</u>	
Total All	217	\$80,785.68	

## Park at Blackhawk and Lakeside

### Violation Overview

1/1/2014 to 12/31/2014

- 1) Total Property Violations: 1,150
- 2) Violations of at least 3 or more (by Property Address): 688
- 3) Number of Violators (From #2 Above): 136
- 4) Violation by Type:

(136 owners make up 59.83% of the total violations.)

1.	Animal	1
2.	Barbecue Pit	3
3.	Basketball Goal	16
4.	Boat/Trailer/RV	30
5.	Fence/Gate	71
6.	General	1
7.	Improvement	10
8.	Landscape	610
9.	Parking	1
10.	Portable Storage	4
11.	Safety	5
12.	Seasonal Decorations	2
13.	Sign	19
14.	Trash	2
15.	Trash Can	237
16.	Unightly Condition	130
17.	Vehicle	8

# PBH – 2015 Violation Overview

<b>1). Total Property Violations .....</b>	<b>1074</b>
<b>2). Violations of at least 3 or more (by Property Address).....</b>	<b>776</b>
<b>3). Number of violators (From # 2 Above) .....</b>	<b>116</b>
<b>(116 residents make up 72% of the total violations in 2011)</b>	
 <b>4). Violation by type:</b>	
<b>A). Yard .....</b>	<b>598</b>
<b>B). Trash Can.....</b>	<b>200</b>
<b>C). Unsightly .....</b>	<b>53</b>
<b>D). Vehicle in disrepair .....</b>	<b>22</b>
<b>E). Fence .....</b>	<b>84</b>
<b>F). Basketball Goals .....</b>	<b>4</b>
<b>G). Unapproved Modification .....</b>	<b>15</b>
<b>H). Trailer/Boat .....</b>	<b>16</b>
<b>I). Dead Tree/Missing Trees .....</b>	<b>27</b>
<b>J). Vehicle Parking .....</b>	<b>9</b>
<b>K). Sign .....</b>	<b>27</b>
<b>L). Pet Nuisance.....</b>	<b>9</b>
<b>M.) Holiday Decorations.....</b>	<b>4</b>
<b>N.) Misc.....</b>	<b>6</b>

# 2016 Blackhawk Amenity Center

## Pool Hours

### Pool Opens April 16<sup>th</sup>

Saturday: 11am-7pm

Sunday: 12pm-6pm

### May

Monday-Friday: 4pm-8pm

Saturday: 10am-9pm

Sunday: 11am-8pm

### June, July, and August

Monday, Tuesday, Thursday, and Friday: 10am-9pm

Wednesday: 4pm-9pm

Saturday: 10am-9pm

Sunday: 11am-8pm

### September

(Regular swim hours will end on Labor Day – the 5<sup>th</sup>)

Saturday: 11am-7pm

Sunday: 12pm-6pm

\*\*\* Wednesdays are open at 4pm due to cleanings in the morning



**PARK AT BLACKHAWK AND LAKESIDE, HOA  
COMMITTEE SIGN UP**

**I would like to volunteer to help on the following Committee(s) for:**

- Architectural Control Committee**
- Yard of the Month**
- Newsletter Committee**
- Web Page Committee**
- Activities / Social Committee**
- Block Captain / Neighborhood Watch Committee**

**NAME** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_

**E-Mail** \_\_\_\_\_

**Please consider joining with your neighbors in helping make this the BEST place to live!!!!**

**WE NEED YOUR HELP !!!!!**

**PARK AT BLACKHAWK AND LAKESIDE**  
**HOMEOWNERS ASSOCIATION, INC.**

**BALLOT**  
**BOARD OF DIRECTORS' ELECTION**

**April 26<sup>th</sup>, 2016**

Three (3) Year Term of Office.

Vote for only 1 candidates. Voting for more than 1 will invalidate your ballot.

\*\*\*\*\*

Eddie Garcia

Write In: \_\_\_\_\_

Board vacancies are filled by voting on a slate of candidates for the vacancies at the Annual Homeowners' Meeting. Candidates receiving the highest number of votes win election to the Board of Directors.

\_\_\_\_\_  
*OWNER SIGNATURE*

\_\_\_\_\_  
*PRINTED NAME*

\_\_\_\_\_  
*ADDRESS*

\_\_\_\_\_  
*DATE SIGNED*