

Balance Sheet (Cash)
- (Black)
Mar 2016

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4/5/2016
09:54 AM

Prepared For:
Black Feather Condo Assoc.
403 Black Feather Loop
Castle Rock, CO 80104

Prepared By:
UNITED MANAGEMENT SERVICES
712 South Pearl Street
Denver, CO 80209

ASSETS

CASH

Main Operating Trust - New
Reserve#1

25,473.03

232,055.06

TOTAL CASH

257,528.09

TOTAL ASSETS

257,528.09

LIABILITIES & CAPITAL

CAPITAL

Retained Earnings

3.65

Current Retained Earning

228,425.47

Past Retained Earnings

29,098.97

TOTAL CAPITAL

257,528.09

TOTAL LIAB & CAPITAL

257,528.09

Budget Comparison Cash Flow (Cash)
- (Black)
Mar 2016

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| | MTD Actual | MTD Budget | \$ Var. | % Var. | YTD Actual | YTD Budget | \$ Var. | % Var. | Annual |
|----------------------------------|------------------|------------------|------------------|---------------|-------------------|-------------------|------------------|---------------|-------------------|
| INCOME | | | | | | | | | |
| Association Dues | 37,041.00 | 35,540.00 | 1,501.00 | 4.22 | 97,928.00 | 106,620.00 | -8,692.00 | -8.15 | 426,480.00 |
| Prepaid Dues | 1,154.50 | 0.00 | 1,154.50 | 0 | -1,829.90 | 0.00 | -1,829.90 | 0 | 0.00 |
| Garages | 610.00 | 0.00 | 610.00 | 0 | 1,650.00 | 0.00 | 1,650.00 | 0 | 0.00 |
| Clubhouse Rental | 0.00 | 0.00 | 0.00 | 0 | 150.00 | 0.00 | 150.00 | 0 | 0.00 |
| Utility Reimbursement | 824.76 | 0.00 | 824.76 | 0 | 824.76 | 0.00 | 824.76 | 0 | 0.00 |
| Late Charges | 149.00 | 0.00 | 149.00 | 0 | -200.00 | 0.00 | -200.00 | 0 | 0.00 |
| Working Capital | 928.00 | 0.00 | 928.00 | 0 | 2,724.00 | 0.00 | 2,724.00 | 0 | 0.00 |
| Interest Income | 14.83 | 0.00 | 14.83 | 0 | 30.66 | 0.00 | 30.66 | 0 | 0.00 |
| Insurance Reimbursement | 0.00 | 0.00 | 0.00 | 0 | 2,337.00 | 0.00 | 2,337.00 | 0 | 0.00 |
| TOTAL INCOME | 40,722.09 | 35,540.00 | 5,182.09 | 14.58 | 103,614.52 | 106,620.00 | -3,005.48 | -2.82 | 426,480.00 |
| EXPENSES | | | | | | | | | |
| Insurance (Liability) | 0.00 | 4,626.00 | 4,626.00 | 100.00 | 4,625.53 | 13,878.00 | 9,252.47 | 66.67 | 55,512.00 |
| TOTAL PAYROLL EXPENSES | 0.00 | 4,626.00 | 4,626.00 | 100.00 | 4,625.53 | 13,878.00 | 9,252.47 | 66.67 | 55,512.00 |
| ADMINISTRATIVE EXPENSES | | | | | | | | | |
| Telephone/Cable TV/Website | 116.08 | 75.00 | -41.08 | -54.77 | 345.78 | 225.00 | -120.78 | -53.68 | 900.00 |
| PayPal Fees | 199.91 | 160.00 | -39.91 | -24.94 | 350.46 | 660.00 | 309.54 | 46.90 | 2,560.00 |
| Office Supplies | 80.00 | 80.00 | 0.00 | 0.00 | 255.00 | 240.00 | -15.00 | -6.25 | 960.00 |
| Bank chgs | 167.75 | 165.00 | -2.75 | -1.67 | 445.25 | 495.00 | 49.75 | 10.05 | 1,980.00 |
| Postage and Courier | 327.75 | 165.00 | -162.75 | -98.64 | 452.75 | 495.00 | 42.25 | 8.54 | 1,980.00 |
| Legal Fees | 1,383.00 | 780.00 | -603.00 | -77.31 | 4,047.92 | 2,530.00 | -1,517.92 | -60.00 | 9,110.00 |
| Management Fees | 2,251.02 | 2,255.00 | 3.98 | 0.18 | 6,753.06 | 6,765.00 | 11.94 | 0.18 | 27,060.00 |
| Accounting Svcs/Reserve Study | 0.00 | 0.00 | 0.00 | 0 | 250.00 | 275.00 | 25.00 | 9.09 | 275.00 |
| DAC fees/Status letters | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0 | 300.00 |
| Website | 0.00 | 0.00 | 0.00 | 0 | 262.50 | 0.00 | -262.50 | 0 | 0.00 |
| TOTAL ADMINISTRATIVE | 4,525.51 | 3,680.00 | -845.51 | -22.98 | 13,162.72 | 11,685.00 | -1,477.72 | -12.65 | 45,125.00 |
| UTILITIES | | | | | | | | | |
| Elec/Gas Common Area | 2,191.81 | 2,065.00 | -126.81 | -6.14 | 6,567.37 | 6,595.00 | 27.63 | 0.42 | 32,095.00 |
| Water & Sewer-Common | 1,860.37 | 7,500.00 | 5,639.63 | 75.20 | 16,401.01 | 22,500.00 | 6,098.99 | 27.11 | 103,550.00 |
| TOTAL UTILITIES | 4,052.18 | 9,565.00 | 5,512.82 | 57.64 | 22,968.38 | 29,095.00 | 6,126.62 | 21.06 | 135,645.00 |
| OPERATING EXPENSES | | | | | | | | | |
| Janitorial-Contract | 287.00 | 300.00 | 13.00 | 4.33 | 988.09 | 900.00 | -88.09 | -9.79 | 4,800.00 |
| Trash Removal | 4,127.68 | 1,300.00 | -2,827.68 | -217.5 | 4,127.68 | 3,900.00 | -227.68 | -5.84 | 15,600.00 |
| Taxes - State & IRS | 0.00 | 0.00 | 0.00 | 0 | 35.00 | 0.00 | -35.00 | 0 | 0.00 |
| TOTAL OPERATING EXPENSES | 4,414.68 | 1,600.00 | -2,814.68 | -175.9 | 5,150.77 | 4,800.00 | -350.77 | -7.31 | 20,400.00 |
| REPAIRS & MAINTENANCE | | | | | | | | | |
| Pool Chemicals | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0 | 2,500.00 |
| Pool Maintenance/Repairs | 5,000.00 | 0.00 | -5,000.00 | 0 | 5,000.00 | 0.00 | -5,000.00 | 0 | 7,200.00 |
| Fire safety Monitoring | 232.00 | 2,600.00 | 2,368.00 | 91.08 | 2,585.00 | 5,150.00 | 2,565.00 | 49.81 | 11,450.00 |
| HVAC | 0.00 | 0.00 | 0.00 | 0 | 9.68 | 0.00 | -9.68 | 0 | 0.00 |
| Heating Repairs & Maint | 0.00 | 0.00 | 0.00 | 0 | 181.93 | 0.00 | -181.93 | 0 | 0.00 |
| Electrical Upgrades/Repairs | 290.00 | 450.00 | 160.00 | 35.56 | 1,922.16 | 1,350.00 | -572.16 | -42.38 | 5,400.00 |
| Hardware Supplies | 384.10 | 250.00 | -134.10 | -53.64 | 573.22 | 750.00 | 176.78 | 23.57 | 3,000.00 |
| Maintenance-General | 43.75 | 250.00 | 206.25 | 82.50 | 1,193.75 | 750.00 | -443.75 | -59.17 | 3,000.00 |
| Roof Repairs | 0.00 | 0.00 | 0.00 | 0 | 1,187.86 | 0.00 | -1,187.86 | 0 | 3,750.00 |
| Interior Repairs | 112.50 | 0.00 | -112.50 | 0 | 899.75 | 0.00 | -899.75 | 0 | 0.00 |
| Exterior Repairs | 0.00 | 125.00 | 125.00 | 100.00 | 0.00 | 1,508.00 | 1,508.00 | 100.00 | 2,633.00 |
| Locks & keys | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0 | 3,421.33 |
| TOTAL REPAIRS & MAINT | 6,062.35 | 3,675.00 | -2,387.35 | -64.96 | 13,553.35 | 9,508.00 | -4,045.35 | -42.55 | 42,354.33 |
| GROUNDS EXPENSE | | | | | | | | | |
| Landscape Maint. Contract | 0.00 | 0.00 | 0.00 | 0 | 451.92 | 0.00 | -451.92 | 0 | 10,500.00 |
| Snow Removal/Ice Melt | 13,380.00 | 10,000.00 | -3,380.00 | -33.80 | 23,328.59 | 20,600.00 | -2,728.59 | -13.25 | 33,100.00 |
| Sprinkler Repairs-Parts&Labor | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0 | 2,400.00 |
| Landscape Improvements | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0 | 12,494.86 |
| Dog Lawn Maintenance | 434.60 | 400.00 | -34.60 | -8.65 | 1,459.69 | 1,200.00 | -259.69 | -21.64 | 4,800.00 |
| TOTAL GROUNDS EXPENSE | 13,814.60 | 10,400.00 | -3,414.60 | -32.83 | 25,240.20 | 21,800.00 | -3,440.20 | -15.78 | 63,294.86 |

