

BLACKFEATHER CONDOMINIUM ASSOCBalance Sheet
As of 05/31/16

ASSETS

Mutual of Omaha Bank Operating	\$ 39,025.39	
Mutual of Omaha - Reserve Acct	243,290.83	
Accounts Receivable	2,433.50	
	<hr/>	
TOTAL ASSETS		\$ 284,749.72
		<hr/> <hr/>

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Assessments	\$ (3,793.40)	
	<hr/>	
Subtotal Current Liab.		\$ (3,793.40)
 RESERVES:		
	<hr/>	
Subtotal Reserves		\$.00
 EQUITY:		
Retained Earnings	\$ 246,602.11	
Current Year Net Income/(Loss)	41,941.01	
	<hr/>	
Subtotal Equity		\$ 288,543.12
 TOTAL LIABILITIES & EQUITY		\$ 284,749.72
		<hr/> <hr/>

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 05/01/16 to 05/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	35,530.00	35,540.00	(10.00)	174,039.50	177,700.00	(3,660.50)	426,480.00
04020	Violation Income	.00	.00	.00	112.50	.00	112.50	.00
04100	Late Fee Income	.00	.00	.00	(207.00)	.00	(207.00)	.00
04150	Clubhouse Rental	.00	.00	.00	400.00	.00	400.00	.00
04200	Utility Reimbursement	.00	.00	.00	824.76	.00	824.76	.00
04350	Working Capital	.00	.00	.00	2,724.00	.00	2,724.00	.00
04400	Miscellaneous Income	70.00	.00	70.00	5,927.00	.00	5,927.00	.00
04450	Interest Income - Operating	1.49	.00	1.49	1.49	.00	1.49	.00
04500	Reserve Income	.00	.00	.00	11,166.00	.00	11,166.00	.00
04600	Reserve Interest Income	38.06	.00	38.06	84.82	.00	84.82	.00
04700	Garage Income	660.00	.00	660.00	3,066.00	.00	3,066.00	.00
04900	Insurance Reimbursement	.00	.00	.00	2,337.00	.00	2,337.00	.00
	Total Income	36,299.55	35,540.00	759.55	200,476.07	177,700.00	22,776.07	426,480.00
EXPENSES								
Utilities Expense								
05000	Electric and Gas	1,705.61	2,000.00	294.39	10,092.74	11,195.00	1,102.26	32,095.00
05050	Electric	438.40	.00	(438.40)	438.40	.00	(438.40)	.00
05100	Water/Sewer	14,951.28	7,650.00	(7,301.28)	37,059.06	37,750.00	690.94	103,550.00
05200	Telephone & Cable	134.32	75.00	(59.32)	480.10	375.00	(105.10)	900.00
05400	Trash Removal	.00	1,300.00	1,300.00	5,835.28	6,500.00	664.72	15,600.00
	Total Utilities Expense	17,229.61	11,025.00	(6,204.61)	53,905.58	55,820.00	1,914.42	152,145.00
Maintenance Expenses								
06000	Building Maintenance	360.00	719.42	359.42	4,270.72	3,597.10	(673.62)	8,633.00
06200	Roof and Gutter Repairs	.00	625.00	625.00	3,314.86	1,250.00	(2,064.86)	3,750.00
06500	Landscape Contract	.00	1,500.00	1,500.00	451.92	3,000.00	2,548.08	10,500.00
06525	Irrigation Repairs	.00	600.00	600.00	.00	600.00	600.00	2,400.00
06610	HVAC	.00	.00	.00	191.61	.00	(191.61)	.00
06625	Electric Upgrade/Repair	.00	450.00	450.00	1,922.16	2,250.00	327.84	5,400.00
06630	Fire Monitoring Expense	232.00	500.00	268.00	5,337.00	7,150.00	1,813.00	11,450.00
06650	Janitorial	845.75	700.00	(145.75)	1,833.84	1,900.00	66.16	5,600.00
06655	Recreation Facility	658.13	500.00	(158.13)	658.13	2,500.00	1,841.87	3,421.00
06665	Pool & Spa Maintenance	.00	1,200.00	1,200.00	10,000.00	1,200.00	(8,800.00)	7,200.00
06670	Pool Chemicals	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	2,500.00
06700	Snow Removal	7,440.00	.00	(7,440.00)	31,748.59	20,600.00	(11,148.59)	33,100.00
06750	Grounds Improvements	.00	7,166.00	7,166.00	.00	8,138.00	8,138.00	12,495.00
06800	Misc Grounds Maint	1,015.48	400.00	(615.48)	2,931.36	2,000.00	(931.36)	4,800.00
06850	Common Area Lighting	290.00	.00	(290.00)	290.00	.00	(290.00)	.00
06950	Supplies	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	2,500.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
 Period: 05/01/16 to 05/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Maintenance Expenses	10,841.36	16,860.42	6,019.06	62,950.19	56,685.10	(6,265.09)	113,749.00
Administrative/Business								
07000	Management	2,400.00	2,255.00	(145.00)	11,404.08	11,275.00	(129.08)	27,060.00
07100	Administration	290.79	270.00	(20.79)	1,564.61	1,350.00	(214.61)	3,240.00
07200	Insurance	.00	4,626.00	4,626.00	4,647.07	23,130.00	18,482.93	55,512.00
07300	Audit/Tax Return	.00	.00	.00	35.00	.00	(35.00)	.00
07340	Reserve Study	.00	.00	.00	250.00	275.00	25.00	275.00
07500	Legal	.00	700.00	700.00	7,590.66	4,010.00	(3,580.66)	9,110.00
07600	Miscellaneous	.00	.00	.00	5.00	.00	(5.00)	.00
07900	Bank Charges	20.00	165.00	145.00	617.75	825.00	207.25	1,980.00
07910	Pay Pal Fees	.00	150.00	150.00	382.68	960.00	577.32	2,560.00
	Total Administrative/Bus	2,710.79	8,166.00	5,455.21	26,496.85	41,825.00	15,328.15	99,737.00
	Total Operating Expense	30,781.76	36,051.42	5,269.66	143,352.62	154,330.10	10,977.48	365,631.00
	NET OPERATING INCOME (LOSS)	5,517.79	(511.42)	6,029.21	57,123.45	23,369.90	33,753.55	60,849.00
Reserve Income								
08000	Reserve Contributions	3,722.00	3,722.00	.00	14,888.00	18,610.00	3,722.00	44,664.00
08020	Reserve Contribution Garage	.00	.00	.00	(30.00)	.00	30.00	.00
	Reserve Income	3,722.00	3,722.00	.00	14,858.00	18,610.00	3,752.00	44,664.00
Reserve Expenses								
08500	Reserve Expenses	.00	.00	.00	324.44	.00	(324.44)	.00
	Total Reserve Expenses	.00	.00	.00	324.44	.00	(324.44)	.00
	NET RESERVE INCOME (LOSS)	3,722.00	3,722.00	.00	15,182.44	18,610.00	3,427.56	44,664.00
	Current Year Net Income (Loss)	1,795.79	(4,233.42)	6,029.21	41,941.01	4,759.90	37,181.11	16,185.00