

**BLACKFEATHER CONDOMINIUM ASSOC**Balance Sheet  
As of 07/31/16**ASSETS**

Mutual of Omaha Bank Operating	\$ 36,098.69	
Mutual of Omaha - Reserve Acct	254,537.09	
Accounts Receivable	44,577.06	
	<hr/>	
<b>TOTAL ASSETS</b>		<b>\$ 335,212.84</b>
		<b>=====</b>

**LIABILITIES & EQUITY****CURRENT LIABILITIES:**

Accounts Payable	\$ 10,086.26	
Prepaid Assessments	14,770.50	
	<hr/>	
Subtotal Current Liab.		<b>\$ 24,856.76</b>

**RESERVES:**

Subtotal Reserves	<hr/>	<b>\$ .00</b>
-------------------	-------	---------------

**EQUITY:**

Retained Earnings	\$ 287,581.98	
Current Year Net Income/(Loss)	22,774.10	
	<hr/>	
Subtotal Equity		<b>\$ 310,356.08</b>

<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 335,212.84</b>
		<b>=====</b>

# BLACKFEATHER CONDOMINIUM ASSOC

## Income/Expense Statement Period: 07/01/16 to 07/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	35,298.00	35,540.00	(242.00)	244,635.50	248,780.00	(4,144.50)	426,480.00
04020	Violation Income	.00	.00	.00	112.50	.00	112.50	.00
04100	Late Fee Income	475.00	.00	475.00	1,792.25	.00	1,792.25	.00
04150	Clubhouse Rental	.00	.00	.00	500.00	.00	500.00	.00
04200	Utility Reimbursement	.00	.00	.00	824.76	.00	824.76	.00
04350	Working Capital	908.00	.00	908.00	5,004.00	.00	5,004.00	.00
04400	Miscellaneous income	300.00	.00	300.00	6,227.00	.00	6,227.00	.00
04450	Interest Income - Operating	3.28	.00	3.28	7.13	.00	7.13	.00
04500	Reserve Income	3,722.00	.00	3,722.00	22,332.00	.00	22,332.00	.00
04600	Reserve Interest Income	42.47	.00	42.47	165.08	.00	165.08	.00
04700	Garage Income	830.00	.00	830.00	4,846.00	.00	4,846.00	.00
04900	Insurance Reimbursement	.00	.00	.00	2,337.00	.00	2,337.00	.00
	<b>Total Income</b>	<b>41,578.75</b>	<b>35,540.00</b>	<b>6,038.75</b>	<b>288,783.22</b>	<b>248,780.00</b>	<b>40,003.22</b>	<b>426,480.00</b>
 <b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	2,024.29	3,600.00	1,575.71	13,490.26	16,795.00	3,304.74	32,095.00
05050	Gas	654.07	.00	(654.07)	2,809.64	.00	(2,809.64)	.00
05100	Water/Sewer	7,996.64	8,000.00	3.36	52,780.56	54,050.00	1,269.44	103,550.00
05200	Telephone & Cable	62.41	75.00	12.59	593.45	525.00	(68.45)	900.00
05400	Trash Removal	2,126.05	1,300.00	(826.05)	11,561.33	9,100.00	(2,461.33)	15,600.00
	<b>Total Utilities Expense</b>	<b>12,863.46</b>	<b>12,975.00</b>	<b>111.54</b>	<b>81,235.24</b>	<b>80,470.00</b>	<b>(765.24)</b>	<b>152,145.00</b>
 <b>Maintenance Expenses</b>								
06000	Building Maintenance	1,244.00	719.42	(524.58)	6,493.22	5,035.94	(1,457.28)	8,633.00
06200	Roof and Gutter Repairs	270.00	625.00	355.00	3,584.86	2,500.00	(1,084.86)	3,750.00
06500	Landscape Contract	2,225.00	1,500.00	(725.00)	5,791.92	6,000.00	208.08	10,500.00
06525	Irrigation Repairs	3,939.50	600.00	(3,339.50)	6,362.50	1,800.00	(4,562.50)	2,400.00
06610	HVAC	6,527.39	.00	(6,527.39)	6,719.00	.00	(6,719.00)	.00
06625	Electric Upgrade/Repair	.00	450.00	450.00	1,922.16	3,150.00	1,227.84	5,400.00
06630	Fire Monitoring Expense	.00	350.00	350.00	5,569.00	8,700.00	3,131.00	11,450.00
06650	Janitorial	980.00	600.00	(380.00)	4,038.84	3,100.00	(938.84)	5,600.00
06655	Recreation Facility	2,203.35	91.00	(2,112.35)	3,699.31	3,091.00	(608.31)	3,421.00
06665	Pool & Spa Maintenance	.00	1,200.00	1,200.00	16,020.66	3,600.00	(12,420.66)	7,200.00
06670	Pool Chemicals	.00	.00	.00	2,122.59	2,500.00	377.41	2,500.00
06700	Snow Removal	.00	.00	.00	31,748.59	20,600.00	(11,148.59)	33,100.00
06750	Grounds Improvements	.00	1,407.00	1,407.00	.00	11,799.00	11,799.00	12,495.00
06800	Misc Grounds Maint	514.26	400.00	(114.26)	4,413.52	2,800.00	(1,613.52)	4,800.00
06850	Common Area Lighting	.00	.00	.00	962.54	.00	(962.54)	.00
06950	Supplies	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00

# BLACKFEATHER CONDOMINIUM ASSOC

## Income/Expense Statement Period: 07/01/16 to 07/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Maintenance Expenses	17,903.50	7,942.42	(9,961.08)	99,448.71	77,175.94	(22,272.77)	113,749.00
Administrative/Business								
07000	Management	2,400.00	2,255.00	(145.00)	16,204.08	15,785.00	(419.08)	27,060.00
07100	Administration	607.87	270.00	(337.87)	2,834.49	1,890.00	(944.49)	3,240.00
07200	Insurance	27,544.00	4,626.00	(22,918.00)	34,759.07	32,382.00	(2,377.07)	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	5,410.00	(2,180.66)	9,110.00
07600	Miscellaneous	.00	.00	.00	5.00	.00	(5.00)	.00
07900	Bank Charges	.00	165.00	165.00	637.75	1,155.00	517.25	1,980.00
07910	Pay Pal Fees	.00	500.00	500.00	382.68	1,610.00	1,227.32	2,560.00
	Total Administrative/Bus	30,551.87	8,516.00	(22,035.87)	62,698.73	58,507.00	(4,191.73)	99,737.00
	Total Operating Expense	61,318.83	29,433.42	(31,885.41)	243,382.68	216,152.94	(27,229.74)	365,631.00
	NET OPERATING INCOME (LOSS)	(19,740.08)	6,106.58	(25,846.66)	45,400.54	32,627.06	12,773.48	60,849.00
Reserve Income								
08000	Reserve Contributions	3,722.00	3,722.00	.00	22,332.00	26,054.00	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	22,302.00	26,054.00	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	22,626.44	26,054.00	3,427.56	44,664.00
	Current Year Net Income (Loss)	(23,462.08)	2,384.58	(25,846.66)	22,774.10	6,573.06	16,201.04	16,185.00