

**BLACKFEATHER CONDOMINIUM ASSOC**

Balance Sheet  
As of 08/31/16

ASSETS

Mutual of Omaha Bank Operating	\$ 214.10	
Mutual of Omaha - Reserve Acct	258,299.76	
Accounts Receivable	45,765.06	
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TOTAL ASSETS		\$ 304,278.92
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Assessments	\$ 12,828.50	
Suspense	10,161.00	
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Subtotal Current Liab.		\$ 22,989.50

RESERVES:

Subtotal Reserves	<hr/>	\$ .00
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EQUITY:

Retained Earnings	\$ 287,581.98	
Current Year Net Income/(Loss)	(6,292.56)	
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Subtotal Equity		\$ 281,289.42

TOTAL LIABILITIES & EQUITY		\$ 304,278.92
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# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 08/01/16 to 08/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	35,520.00	35,540.00	(20.00)	280,155.50	284,320.00	(4,164.50)	426,480.00
04020	Violation Income	.00	.00	.00	112.50	.00	112.50	.00
04100	Late Fee Income	400.00	.00	400.00	2,192.25	.00	2,192.25	.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	.00	.00	.00	5,004.00	.00	5,004.00	.00
04400	Miscellaneous Income	170.00	.00	170.00	6,397.00	.00	6,397.00	.00
04450	Interest Income - Operating	2.23	.00	2.23	9.36	.00	9.36	.00
04500	Reserve Income	3,722.00	.00	3,722.00	26,054.00	.00	26,054.00	.00
04600	Reserve Interest Income	40.67	.00	40.67	205.75	.00	205.75	.00
04700	Garage Income	780.00	.00	780.00	5,626.00	.00	5,626.00	.00
04900	Insurance Reimbursement	.00	.00	.00	2,337.00	.00	2,337.00	.00
	<b>Total Income</b>	<b>40,634.90</b>	<b>35,540.00</b>	<b>5,094.90</b>	<b>329,418.12</b>	<b>284,320.00</b>	<b>45,098.12</b>	<b>426,480.00</b>

EXPENSES

Utilities Expense

05000	Electric	1,748.99	3,500.00	1,751.01	15,239.25	20,295.00	5,055.75	32,095.00
05050	Gas	815.97	.00	(815.97)	3,625.61	.00	(3,625.61)	.00
05100	Water/Sewer	8,811.07	8,500.00	(311.07)	61,591.63	62,550.00	958.37	103,550.00
05200	Telephone & Cable	62.41	75.00	12.59	655.86	600.00	(55.86)	900.00
05400	Trash Removal	2,872.84	1,300.00	(1,572.84)	14,434.17	10,400.00	(4,034.17)	15,600.00
	<b>Total Utilities Expense</b>	<b>14,311.28</b>	<b>13,375.00</b>	<b>(936.28)</b>	<b>95,546.52</b>	<b>93,845.00</b>	<b>(1,701.52)</b>	<b>152,145.00</b>

Maintenance Expenses

06000	Building Maintenance	.00	719.42	719.42	6,493.22	5,755.36	(737.86)	8,633.00
06200	Roof and Gutter Repairs	.00	625.00	625.00	3,584.86	3,125.00	(459.86)	3,750.00
06500	Landscape Contract	1,780.00	1,500.00	(280.00)	7,571.92	7,500.00	(71.92)	10,500.00
06525	Irrigation Repairs	4,177.50	600.00	(3,577.50)	10,540.00	2,400.00	(8,140.00)	2,400.00
06600	Parking Lot Maintenance	37,499.00	.00	(37,499.00)	37,499.00	.00	(37,499.00)	.00
06610	HVAC	.00	.00	.00	6,719.00	.00	(6,719.00)	.00
06625	Electric Upgrade/Repair	.00	450.00	450.00	1,922.16	3,600.00	1,677.84	5,400.00
06630	Fire Monitoring Expense	232.00	450.00	218.00	5,801.00	9,150.00	3,349.00	11,450.00
06650	Janitorial	1,052.08	600.00	(452.08)	5,090.92	3,700.00	(1,390.92)	5,600.00
06655	Recreation Facility	.00	330.00	330.00	5,093.81	3,421.00	(1,672.81)	3,421.00
06665	Pool & Spa Maintenance	1,572.77	1,200.00	(372.77)	17,593.43	4,800.00	(12,793.43)	7,200.00
06670	Pool Chemicals	940.00	.00	(940.00)	3,062.59	2,500.00	(562.59)	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	108.00	108.00	.00	11,907.00	11,907.00	12,495.00
06800	Misc Grounds Maint	.00	400.00	400.00	4,413.52	3,200.00	(1,213.52)	4,800.00
06850	Common Area Lighting	.00	.00	.00	1,252.54	.00	(1,252.54)	.00

# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 08/01/16 to 08/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06950	Supplies	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00
	<b>Total Maintenance Expenses</b>	<b>47,253.35</b>	<b>6,982.42</b>	<b>(40,270.93)</b>	<b>148,386.56</b>	<b>84,158.36</b>	<b>(64,228.20)</b>	<b>113,749.00</b>
<b>Administrative/Business</b>								
07000	Management	2,400.00	2,255.00	(145.00)	18,604.08	18,040.00	(564.08)	27,060.00
07100	Administration	330.43	270.00	(60.43)	3,164.92	2,160.00	(1,004.92)	3,240.00
07200	Insurance	.00	4,626.00	4,626.00	34,759.07	37,008.00	2,248.93	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	6,110.00	(1,480.66)	9,110.00
07600	Miscellaneous	.00	.00	.00	5.00	.00	(5.00)	.00
07900	Bank Charges	.00	165.00	165.00	637.75	1,320.00	682.25	1,980.00
07910	Pay Pal Fees	.00	150.00	150.00	382.68	1,760.00	1,377.32	2,560.00
	<b>Total Administrative/Bus</b>	<b>2,730.43</b>	<b>8,166.00</b>	<b>5,435.57</b>	<b>65,429.16</b>	<b>66,673.00</b>	<b>1,243.84</b>	<b>99,737.00</b>
	<b>Total Operating Expense</b>	<b>64,295.06</b>	<b>28,523.42</b>	<b>(35,771.64)</b>	<b>309,362.24</b>	<b>244,676.36</b>	<b>(64,685.88)</b>	<b>365,631.00</b>
	<b>NET OPERATING INCOME (LOSS)</b>	<b>(23,660.16)</b>	<b>7,016.58</b>	<b>(30,676.74)</b>	<b>20,055.88</b>	<b>39,643.64</b>	<b>(19,587.76)</b>	<b>60,849.00</b>
<b>Reserve Income</b>								
08000	Reserve Contributions	3,722.00	3,722.00	.00	26,054.00	29,776.00	3,722.00	44,664.00
08020	Reserve Contribution Garage	.00	.00	.00	(30.00)	.00	30.00	.00
	<b>Reserve Income</b>	<b>3,722.00</b>	<b>3,722.00</b>	<b>.00</b>	<b>26,024.00</b>	<b>29,776.00</b>	<b>3,752.00</b>	<b>44,664.00</b>
<b>Reserve Expenses</b>								
08500	Reserve Expenses	.00	.00	.00	324.44	.00	(324.44)	.00
	<b>Total Reserve Expenses</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>324.44</b>	<b>.00</b>	<b>(324.44)</b>	<b>.00</b>
	<b>NET RESERVE INCOME (LOSS)</b>	<b>3,722.00</b>	<b>3,722.00</b>	<b>.00</b>	<b>26,348.44</b>	<b>29,776.00</b>	<b>3,427.56</b>	<b>44,664.00</b>
	<b>Current Year Net Income (Loss)</b>	<b>(27,382.16)</b>	<b>3,294.58</b>	<b>(30,676.74)</b>	<b>(6,292.56)</b>	<b>9,867.64</b>	<b>(16,160.20)</b>	<b>16,185.00</b>