

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 09/30/16

ASSETS

Mutual of Omaha Bank Operating	\$ (3,002.43)	
Mutual of Omaha - Reserve Acct	258,337.43	
Accounts Receivable	44,250.06	
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TOTAL ASSETS		\$ 299,585.06
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable	\$ 5,003.45	
Prepaid Assessments	15,151.50	
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Subtotal Current Liab.		\$ 20,154.95
RESERVES:		
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Subtotal Reserves		\$.00
EQUITY:		
Retained Earnings	\$ 287,581.98	
Current Year Net Income/(Loss)	(8,151.87)	
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Subtotal Equity		\$ 279,430.11
TOTAL LIABILITIES & EQUITY		\$ 299,585.06
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 09/01/16 to 09/30/16

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000	Assessment Income	35,520.00	35,540.00	(20.00)	315,675.50	319,860.00	(4,184.50)	426,480.00
04020	Violation Income	.00	.00	.00	112.50	.00	112.50	.00
04050	BLACKFEATHER APARTMENTS	12,476.00	.00	12,476.00	12,476.00	.00	12,476.00	.00
04100	Late Fee Income	370.00	.00	370.00	2,562.25	.00	2,562.25	.00
04150	Clubhouse Rental	50.00	.00	50.00	550.00	.00	550.00	.00
04200	Utility Reimbursement	.00	.00	.00	824.76	.00	824.76	.00
04350	Working Capital	928.00	.00	928.00	5,932.00	.00	5,932.00	.00
04400	Miscellaneous Income	.00	.00	.00	6,397.00	.00	6,397.00	.00
04450	Interest Income - Operating	2.14	.00	2.14	11.50	.00	11.50	.00
04500	Reserve Income	.00	.00	.00	26,054.00	.00	26,054.00	.00
04600	Reserve Interest Income	37.67	.00	37.67	243.42	.00	243.42	.00
04700	Garage Income	810.00	.00	810.00	6,436.00	.00	6,436.00	.00
04900	Insurance Reimbursement	.00	.00	.00	2,337.00	.00	2,337.00	.00
	Total Income	50,193.81	35,540.00	14,653.81	379,611.93	319,860.00	59,751.93	426,480.00
EXPENSES								
Utilities Expense								
05000	Electric	2,073.39	3,300.00	1,226.61	17,312.64	23,595.00	6,282.36	32,095.00
05050	Gas	860.99	.00	(860.99)	4,486.60	.00	(4,486.60)	.00
05100	Water/Sewer	13,416.26	12,000.00	(1,416.26)	75,007.89	74,550.00	(457.89)	103,550.00
05200	Telephone & Cable	71.91	75.00	3.09	727.77	675.00	(52.77)	900.00
05400	Trash Removal	1,246.00	1,300.00	54.00	15,680.17	11,700.00	(3,980.17)	15,600.00
	Total Utilities Expense	17,668.55	16,675.00	(993.55)	113,215.07	110,520.00	(2,695.07)	152,145.00
Maintenance Expenses								
06000	Building Maintenance	7,970.63	719.42	(7,251.21)	14,463.85	6,474.78	(7,989.07)	8,633.00
06200	Roof and Gutter Repairs	2,222.50	625.00	(1,597.50)	5,807.36	3,750.00	(2,057.36)	3,750.00
06500	Landscape Contract	2,225.00	1,500.00	(725.00)	9,796.92	9,000.00	(796.92)	10,500.00
06525	Irrigation Repairs	667.00	.00	(667.00)	11,207.00	2,400.00	(8,807.00)	2,400.00
06600	Parking Lot Maintenance	3,300.00	.00	(3,300.00)	40,799.00	.00	(40,799.00)	.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	4,050.00	2,127.84	5,400.00
06630	Fire Monitoring Expense	(3,713.00)	232.00	3,945.00	2,088.00	2,088.00	.00	2,784.00
06640	Fire Alarm Maintenance	4,137.00	722.17	(3,414.83)	4,137.00	6,499.53	2,362.53	8,666.00
06650	Janitorial	817.00	600.00	(217.00)	5,907.92	4,300.00	(1,607.92)	5,600.00
06655	Recreation Facility	.00	.00	.00	5,093.81	3,421.00	(1,672.81)	3,421.00
06665	Pool & Spa Maintenance	.00	1,200.00	1,200.00	17,593.43	6,000.00	(11,593.43)	7,200.00
06670	Pool Chemicals	.00	.00	.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	11,000.42	588.00	(10,412.42)	11,000.42	12,495.00	1,494.58	12,495.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 09/01/16 to 09/30/16

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06800	Dog Lawn Maint	(3,718.97)	400.00	4,118.97	1,247.84	3,600.00	2,352.16	4,800.00
06850	Common Area Lighting	290.00	.00	(290.00)	1,542.54	.00	(1,542.54)	.00
06950	Supplies	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00
	Total Maintenance Expenses	25,197.58	7,036.59	(18,160.99)	174,137.43	89,678.31	(84,459.12)	113,749.00
Administrative/Business								
07000	Management	2,400.00	2,255.00	(145.00)	21,004.08	20,295.00	(709.08)	27,060.00
07100	Administration	721.70	270.00	(451.70)	3,886.62	2,430.00	(1,456.62)	3,240.00
07200	Insurance	5,502.00	4,626.00	(876.00)	40,261.07	41,634.00	1,372.93	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	750.00	750.00	7,590.66	6,860.00	(730.66)	9,110.00
07600	Miscellaneous	.00	.00	.00	5.00	.00	(5.00)	.00
07900	Bank Charges	10.00	165.00	155.00	647.75	1,485.00	837.25	1,980.00
07910	Pay Pal Fees	.00	150.00	150.00	382.68	1,910.00	1,527.32	2,560.00
	Total Administrative/Bus	8,633.70	8,216.00	(417.70)	74,062.86	74,889.00	826.14	99,737.00
	Total Operating Expense	51,499.83	31,927.59	(19,572.24)	361,415.36	275,087.31	(86,328.05)	365,631.00
	NET OPERATING INCOME (LOSS)	(1,306.02)	3,612.41	(4,918.43)	18,196.57	44,772.69	(26,576.12)	60,849.00
Reserve Income								
08000	Reserve Contributions	.00	3,722.00	3,722.00	26,054.00	33,498.00	7,444.00	44,664.00
08020	Reserve Contribution Garage	.00	.00	.00	(30.00)	.00	30.00	.00
	Reserve Income	.00	3,722.00	3,722.00	26,024.00	33,498.00	7,474.00	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)	.00	3,722.00	3,722.00	26,348.44	33,498.00	7,149.56	44,664.00
Current Year Net Income (Loss)								
	Current Year Net Income (Loss)	(1,306.02)	(109.59)	(1,196.43)	(8,151.87)	11,274.69	(19,426.56)	16,185.00