

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 10/31/16

ASSETS

Mutual of Omaha Bank Operating	\$ (839.56)	
Mutual of Omaha - Reserve Acct	265,820.62	
Accounts Receivable	44,793.56	
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TOTAL ASSETS		\$ 309,774.62
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 92.54	
Prepaid Assessments	14,926.49	
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Subtotal Current Liab.		\$ 15,019.03

RESERVES:

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

Retained Earnings	\$ 287,581.98	
Current Year Net Income/(Loss)	7,173.61	
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Subtotal Equity		\$ 294,755.59
TOTAL LIABILITIES & EQUITY		\$ 309,774.62
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 10/01/16 to 10/31/16

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)	351,195.50	355,400.00	(4,204.50)	426,480.00
04020	Violation Income	.00	.00	.00	112.50	.00	112.50	.00
04050	BLACK FEATHER APARTMENTS	4,761.00	.00	4,761.00	17,237.00	.00	17,237.00	.00
04100	Late Fee Income	400.00	.00	400.00	2,937.25	.00	2,937.25	.00
04150	Clubhouse Rental	750.00	.00	750.00	1,300.00	.00	1,300.00	.00
04200	Utility Reimbursement	.00	.00	.00	824.76	.00	824.76	.00
04350	Working Capital	928.00	.00	928.00	6,860.00	.00	6,860.00	.00
04400	Miscellaneous Income	.00	.00	.00	6,397.00	.00	6,397.00	.00
04450	Interest Income - Operating	1.17	.00	1.17	12.67	.00	12.67	.00
04500	Reserve Income	7,444.00	.00	7,444.00	33,498.00	.00	33,498.00	.00
04600	Reserve Interest Income	39.19	.00	39.19	282.61	.00	282.61	.00
04700	Garage Income	820.00	.00	820.00	7,256.00	.00	7,256.00	.00
04900	Insurance Reimbursement	.00	.00	.00	2,337.00	.00	2,337.00	.00
	Total Income	50,663.36	35,540.00	15,123.36	430,250.29	355,400.00	74,850.29	426,480.00
EXPENSES								
Utilities Expense								
05000	Electric	1,707.12	3,300.00	1,592.88	19,019.76	26,895.00	7,875.24	32,095.00
05050	Gas	201.05	.00	(201.05)	4,687.65	.00	(4,687.65)	.00
05100	Water/Sewer	10,766.04	12,000.00	1,233.96	85,773.93	86,550.00	776.07	103,550.00
05200	Telephone & Cable	62.23	75.00	12.77	790.00	750.00	(40.00)	900.00
05400	Trash Removal	2,427.00	1,300.00	(1,127.00)	18,107.17	13,000.00	(5,107.17)	15,600.00
	Total Utilities Expense	15,163.44	16,675.00	1,511.56	128,378.51	127,195.00	(1,183.51)	152,145.00
Maintenance Expenses								
06000	Building Maintenance	6,235.00	719.42	(5,515.58)	17,548.85	7,194.20	(10,354.65)	8,633.00
06200	Roof and Gutter Repairs	.00	.00	.00	6,057.36	3,750.00	(2,307.36)	3,750.00
06500	Landscape Contract	.00	1,500.00	1,500.00	9,796.92	10,500.00	703.08	10,500.00
06525	Irrigation Repairs	.00	.00	.00	11,207.00	2,400.00	(8,807.00)	2,400.00
06600	Parking Lot Maintenance	1,560.00	.00	(1,560.00)	40,849.00	.00	(40,849.00)	.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	4,500.00	2,577.84	5,400.00
06630	Fire Monitoring Expense	232.00	232.00	.00	2,320.00	2,320.00	.00	2,784.00
06640	Fire Alarm Maintenance	.00	722.17	722.17	4,137.00	7,221.70	3,084.70	8,666.00
06650	Janitorial	285.00	700.00	415.00	6,192.92	5,000.00	(1,192.92)	5,600.00
06655	Recreation Facility	225.00	.00	(225.00)	5,318.81	3,421.00	(1,897.81)	3,421.00
06665	Pool & Spa Maintenance	2,191.69	1,200.00	(991.69)	19,785.12	7,200.00	(12,585.12)	7,200.00
06670	Pool Chemicals	503.27	.00	(503.27)	3,565.86	2,500.00	(1,065.86)	2,500.00
06700	Snow Removal	.00	2,500.00	2,500.00	31,748.59	23,100.00	(8,648.59)	33,100.00
06750	Grounds Improvements	3,125.00	.00	(3,125.00)	14,125.42	12,495.00	(1,630.42)	12,495.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 10/01/16 to 10/31/16

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06800	Dog Lawn Maint	461.45	400.00	(61.45)	(875.71)	4,000.00	4,875.71	4,800.00
06850	Common Area Lighting	475.08	.00	(475.08)	2,017.62	.00	(2,017.62)	.00
06950	Supplies	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00
	Total Maintenance Expenses	15,293.49	8,423.59	(6,869.90)	182,435.92	98,101.90	(84,334.02)	113,749.00
Administrative/Business								
07000	Management	2,400.00	2,255.00	(145.00)	23,404.08	22,550.00	(854.08)	27,060.00
07100	Administration	226.95	270.00	43.05	4,113.57	2,700.00	(1,413.57)	3,240.00
07200	Insurance	5,502.00	4,626.00	(876.00)	45,763.07	46,260.00	496.93	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	7,610.00	19.34	9,110.00
07600	Miscellaneous	.00	.00	.00	5.00	.00	(5.00)	.00
07900	Bank Charges	.00	165.00	165.00	647.75	1,650.00	1,002.25	1,980.00
07910	Pay Pal Fees	.00	150.00	150.00	382.68	2,060.00	1,677.32	2,560.00
	Total Administrative/Bus	8,128.95	8,216.00	87.05	82,191.81	83,105.00	913.19	99,737.00
	Total Operating Expense	38,585.88	33,314.59	(5,271.29)	393,006.24	308,401.90	(84,604.34)	365,631.00
	NET OPERATING INCOME (LOSS)	12,077.48	2,225.41	9,852.07	37,244.05	46,998.10	(9,754.05)	60,849.00
Reserve Income								
08000	Reserve Contributions	3,722.00	3,722.00	.00	29,776.00	37,220.00	7,444.00	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	29,746.00	37,220.00	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)	3,722.00	3,722.00	.00	30,070.44	37,220.00	7,149.56	44,664.00
	Current Year Net Income (Loss)	8,355.48	(1,496.59)	9,852.07	7,173.61	9,778.10	(2,604.49)	16,185.00