

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 01/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 47,220.14	
Mutual of Omaha - Reserve Acct	273,384.08	
Accounts Receivable	39,306.86	
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TOTAL ASSETS		\$ 359,911.08
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 11,004.00	
Prepaid Assessments	25,881.38	
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Subtotal Current Liab.		\$ 36,885.38

RESERVES:

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

Retained Earnings	\$ 307,666.97	
Current Year Net Income/(Loss)	15,358.73	
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Subtotal Equity		\$ 323,025.70

TOTAL LIABILITIES & EQUITY		\$ 359,911.08
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 01/01/17 to 01/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	40,355.00	40,800.00	(445.00)	40,355.00	40,800.00	(445.00)	489,600.00
04050	BLACK FEATHER APARTMENTS	5,599.00	2,000.00	3,599.00	5,599.00	2,000.00	3,599.00	24,000.00
04100	Late Fee Income	345.00	83.33	261.67	345.00	83.33	261.67	1,000.00
04150	Clubhouse Rental	500.00	83.33	416.67	500.00	83.33	416.67	1,000.00
04350	Working Capital	984.00	370.00	614.00	984.00	370.00	614.00	4,440.00
04400	Miscellaneous Income	10.00	.00	10.00	10.00	.00	10.00	.00
04450	Interest Income - Operating	2.53	.00	2.53	2.53	.00	2.53	.00
04500	Reserve Income	3,722.00	.00	3,722.00	3,722.00	.00	3,722.00	.00
04600	Reserve Interest Income	40.60	.00	40.60	40.60	.00	40.60	.00
04700	Garage Income	1,215.00	1,215.00	.00	1,215.00	1,215.00	.00	14,580.00
	Total Income	52,773.13	44,551.66	8,221.47	52,773.13	44,551.66	8,221.47	534,620.00
 EXPENSES								
Utilities Expense								
05000	Electric	.00	1,980.17	1,980.17	.00	1,980.17	1,980.17	23,762.00
05050	Gas	414.83	523.50	108.67	414.83	523.50	108.67	6,282.00
05100	Water/Sewer	7,549.42	7,837.50	288.08	7,549.42	7,837.50	288.08	94,050.00
05200	Telephone & Cable	64.35	291.67	227.32	64.35	291.67	227.32	3,500.00
05400	Trash Removal	1,174.00	1,377.83	203.83	1,174.00	1,377.83	203.83	16,534.00
	Total Utilities Expense	9,202.60	12,010.67	2,808.07	9,202.60	12,010.67	2,808.07	144,128.00
 Maintenance Expenses								
06000	Building Maintenance	225.00	1,083.33	858.33	225.00	1,083.33	858.33	13,000.00
06050	Garage Maintenance	.00	83.33	83.33	.00	83.33	83.33	1,000.00
06200	Roof and Gutter Repairs	200.00	1,250.00	1,050.00	200.00	1,250.00	1,050.00	15,000.00
06500	Landscape Contract	795.00	1,143.08	348.08	795.00	1,143.08	348.08	13,717.00
06525	Irrigation Repairs	.00	603.33	603.33	.00	603.33	603.33	7,240.00
06550	Plants/Trees	.00	1,328.33	1,328.33	.00	1,328.33	1,328.33	15,940.00
06600	Parking Lot Maintenance	.00	625.00	625.00	.00	625.00	625.00	7,500.00
06625	Electric Upgrade/Repair	.00	416.67	416.67	.00	416.67	416.67	5,000.00
06630	Fire Monitoring Expense	232.00	232.50	.50	232.00	232.50	.50	2,790.00
06640	Fire Alarm Maintenance	1,895.00	847.17	(1,047.83)	1,895.00	847.17	(1,047.83)	10,166.00
06650	Janitorial	285.00	656.42	371.42	285.00	656.42	371.42	7,877.00
06655	Recreation Facility	.00	566.67	566.67	.00	566.67	566.67	6,800.00
06665	Pool & Spa Maintenance	.00	2,333.33	2,333.33	.00	2,333.33	2,333.33	28,000.00
06670	Pool Chemicals	.00	341.67	341.67	.00	341.67	341.67	4,100.00
06700	Snow Removal	4,699.88	3,541.67	(1,158.21)	4,699.88	3,541.67	(1,158.21)	42,500.00
06750	Grounds Improvements	.00	1,333.33	1,333.33	.00	1,333.33	1,333.33	16,000.00
06800	Dog Lawn Maint	514.26	485.92	(28.34)	514.26	485.92	(28.34)	5,831.00
06850	Common Area Lighting	408.65	304.17	(104.48)	408.65	304.17	(104.48)	3,650.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 01/01/17 to 01/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06875	Signage	.00	41.67	41.67	.00	41.67	41.67	500.00
06900	Contingency	.00	23.83	23.83	.00	23.83	23.83	286.00
	Total Maintenance Expenses	9,254.79	17,241.42	7,986.63	9,254.79	17,241.42	7,986.63	206,897.00
Administrative/Business								
07000	Management	2,520.00	2,520.00	.00	2,520.00	2,520.00	.00	30,240.00
07100	Administration	223.01	433.33	210.32	223.01	433.33	210.32	5,200.00
07200	Insurance	11,004.00	5,497.75	(5,506.25)	11,004.00	5,497.75	(5,506.25)	65,973.00
07300	Audit/Tax Return	.00	583.33	583.33	.00	583.33	583.33	7,000.00
07340	Reserve Study	.00	166.67	166.67	.00	166.67	166.67	2,000.00
07500	Legal	.00	875.00	875.00	.00	875.00	875.00	10,500.00
07600	Miscellaneous	.00	15.17	15.17	.00	15.17	15.17	182.00
07900	Bank Charges	10.00	8.33	(1.67)	10.00	8.33	(1.67)	100.00
	Total Administrative/Bus	13,757.01	10,099.58	(3,657.43)	13,757.01	10,099.58	(3,657.43)	121,195.00
	Total Operating Expense	32,214.40	39,351.67	7,137.27	32,214.40	39,351.67	7,137.27	472,220.00
	NET OPERATING INCOME (LOSS)	20,558.73	5,199.99	15,358.74	20,558.73	5,199.99	15,358.74	62,400.00
Reserve Income								
08000	Reserve Contributions	4,083.34	4,083.33	(.01)	4,083.34	4,083.33	(.01)	49,000.00
08020	Reserve Contribution Garage	1,116.66	1,116.67	.01	1,116.66	1,116.67	.01	13,400.00
	Reserve Income	5,200.00	5,200.00	.00	5,200.00	5,200.00	.00	62,400.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	NET RESERVE INCOME (LOSS)	5,200.00	5,200.00	.00	5,200.00	5,200.00	.00	62,400.00
	Current Year Net Income (Loss)	15,358.73	(.01)	15,358.74	15,358.73	(.01)	15,358.74	.00