

**BLACKFEATHER CONDOMINIUM ASSOC**

Balance Sheet  
As of 05/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 89,068.00	
Mutual of Omaha - Reserve Acct	294,352.62	
Accounts Receivable	36,545.07	
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TOTAL ASSETS		\$ 419,965.69
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable	\$ 9,377.67	
Prepaid Assessments	26,737.38	
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Subtotal Current Liab.		\$ 36,115.05
RESERVES:		
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Subtotal Reserves		\$ .00
EQUITY:		
Retained Earnings	\$ 306,096.45	
Current Year Net Income/(Loss)	77,754.19	
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Subtotal Equity		\$ 383,850.64
TOTAL LIABILITIES & EQUITY		\$ 419,965.69
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# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 05/01/17 to 05/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	40,800.00	40,800.00	.00	203,555.00	204,000.00	(445.00)	489,600.00
04020	Violation Income	100.00	.00	100.00	125.00	.00	125.00	.00
04050	BLACK FEATHER APARTMENTS	3,999.00	2,000.00	1,999.00	13,806.00	10,000.00	3,806.00	24,000.00
04100	Late Fee Income	225.00	83.33	141.67	1,095.00	416.65	678.35	1,000.00
04150	Clubhouse Rental	350.00	83.33	266.67	1,250.00	416.65	833.35	1,000.00
04350	Working Capital	1,560.00	370.00	1,190.00	4,674.00	1,850.00	2,824.00	4,440.00
04400	Miscellaneous Income	200.00	.00	200.00	1,278.19	.00	1,278.19	.00
04450	Interest Income - Operating	48.21	.00	48.21	58.88	.00	58.88	.00
04500	Reserve Income	.00	.00	.00	(8,528.02)	.00	(8,528.02)	.00
04525	Garage Reserve	.00	.00	.00	(3,349.98)	.00	(3,349.98)	.00
04600	Reserve Interest Income	.00	.00	.00	40.60	.00	40.60	.00
04700	Garage Income	1,215.00	1,215.00	.00	6,065.00	6,075.00	(10.00)	14,580.00
	<b>Total Income</b>	<b>48,497.21</b>	<b>44,551.66</b>	<b>3,945.55</b>	<b>220,069.67</b>	<b>222,758.30</b>	<b>(2,688.63)</b>	<b>534,620.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	1,458.97	2,200.00	741.03	4,920.45	9,300.00	4,379.55	23,762.00
05050	Gas	581.93	423.50	(158.43)	1,663.35	2,117.50	454.15	6,282.00
05100	Water/Sewer	8,015.56	7,800.00	(215.56)	39,008.16	36,850.00	(2,158.16)	94,050.00
05200	Telephone & Cable	193.02	291.67	98.65	469.42	1,458.35	988.93	3,500.00
05400	Trash Removal	1,305.00	1,377.83	72.83	6,190.00	6,889.15	699.15	16,534.00
	<b>Total Utilities Expense</b>	<b>11,554.48</b>	<b>12,093.00</b>	<b>538.52</b>	<b>52,251.38</b>	<b>56,615.00</b>	<b>4,363.62</b>	<b>144,128.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maintenance	.00	1,083.33	1,083.33	4,564.21	5,416.65	852.44	13,000.00
06050	Garage Maintenance	.00	83.33	83.33	.00	416.65	416.65	1,000.00
06200	Roof and Gutter Repairs	200.00	1,000.00	800.00	2,056.00	3,000.00	944.00	15,000.00
06500	Landscape Contract	3,766.00	1,143.08	(2,622.92)	4,561.00	3,715.40	(845.60)	13,717.00
06525	Irrigation Repairs	3,973.79	1,707.00	(2,266.79)	3,973.79	3,414.00	(559.79)	7,242.00
06550	Plants/Trees	.00	.00	.00	1,786.40	2,000.00	213.60	15,940.00
06600	Parking Lot Maintenance	.00	7,500.00	7,500.00	19.43	7,500.00	7,480.57	7,500.00
06625	Electric Upgrade/Repair	.00	.00	.00	.00	.00	.00	5,000.00
06630	Fire Monitoring Expense	232.00	232.50	.50	1,624.00	1,162.50	(461.50)	2,790.00
06640	Fire Alarm Maintenance	.00	547.17	547.17	2,665.00	4,535.85	1,870.85	10,166.00
06650	Janitorial	356.25	556.42	200.17	1,546.25	2,782.10	1,235.85	7,877.00
06655	Recreation Facility	507.85	566.67	58.82	2,830.28	2,833.35	3.07	6,800.00
06665	Pool & Spa Maintenance	1,567.67	7,666.67	6,099.00	2,567.67	10,833.34	8,265.67	28,000.00
06670	Pool Chemicals	.00	.00	.00	.00	600.00	600.00	4,100.00
06700	Snow Removal	857.70	.00	(857.70)	5,937.58	30,333.36	24,395.78	42,500.00
06750	Grounds Improvements	93.33	4,000.00	3,906.67	22,916.69	10,000.00	(12,916.69)	16,000.00

# BLACKFEATHER CONDOMINIUM ASSOC

## Income/Expense Statement Period: 05/01/17 to 05/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06800	Dog Lawn Maint	364.92	485.92	121.00	1,732.77	2,429.60	696.83	5,831.00
06850	Common Area Lighting	16.10	304.17	288.07	860.05	1,520.85	660.80	3,650.00
06875	Signage	.00	200.00	200.00	4.81	300.00	295.19	500.00
06900	Contingency	.00	.00	.00	.00	.00	.00	286.00
06950	Supplies	.00	.00	.00	2,389.69	.00	(2,389.69)	.00
Total Maintenance Expenses		11,935.61	27,076.26	15,140.65	62,035.62	92,793.65	30,758.03	206,899.00
Administrative/Business								
07000	Management	2,520.00	2,520.00	.00	12,600.00	12,600.00	.00	30,240.00
07100	Administration	347.99	433.33	85.34	1,425.63	2,166.65	741.02	5,200.00
07200	Insurance	3,478.30	5,497.75	2,019.45	25,031.30	27,488.75	2,457.45	65,973.00
07300	Audit/Tax Return	.00	7,000.00	7,000.00	275.00	7,000.00	6,725.00	7,000.00
07340	Reserve Study	.00	.00	.00	.00	.00	.00	2,000.00
07350	Bad Debt	246.00	.00	(246.00)	1,174.00	.00	(1,174.00)	.00
07500	Legal	1,212.00	875.00	(337.00)	3,081.66	4,375.00	1,293.34	10,500.00
07510	Legal Passthrough	155.00	.00	(155.00)	155.00	.00	(155.00)	.00
07600	Miscellaneous	.00	.00	.00	.00	.00	.00	182.00
07900	Bank Charges	.00	8.33	8.33	10.00	41.65	31.65	100.00
Total Administrative/Bus		7,959.29	16,334.41	8,375.12	43,752.59	53,672.05	9,919.46	121,195.00
Total Operating Expense		31,449.38	55,503.67	24,054.29	158,039.59	203,080.70	45,041.11	472,222.00
NET OPERATING INCOME (LOSS)		17,047.83	(10,952.01)	27,999.84	62,030.08	19,677.60	42,352.48	62,398.00
Reserve Income								
08000	Reserve Contributions	.00	4,083.33	4,083.33	(12,250.02)	20,416.65	32,666.67	49,000.00
08020	Reserve Contribution Garage	.00	1,116.67	1,116.67	(3,349.98)	5,583.35	8,933.33	13,400.00
08030	Reserve Interest Income	.00	.00	.00	(124.11)	.00	124.11	.00
Reserve Income		.00	5,200.00	5,200.00	(15,724.11)	26,000.00	41,724.11	62,400.00
Reserve Expenses								
Total Reserve Expenses		.00	.00	.00	.00	.00	.00	.00
NET RESERVE INCOME (LOSS)		.00	5,200.00	5,200.00	(15,724.11)	26,000.00	41,724.11	62,400.00
Current Year Net Income (Loss)		17,047.83	(16,152.01)	33,199.84	77,754.19	(6,322.40)	84,076.59	(2.00)