

**BLACKFEATHER CONDOMINIUM ASSOC**

Balance Sheet  
As of 07/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 110,051.70	
Mutual of Omaha - Reserve Acct	310,042.69	
Accounts Receivable	17,260.18	
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TOTAL ASSETS		\$ 437,354.57
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 11,741.34	
Prepaid Assessments	27,992.49	
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Subtotal Current Liab.		\$ 39,733.83

RESERVES:

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

Retained Earnings	\$ 306,096.45	
Current Year Net Income/(Loss)	91,524.29	
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Subtotal Equity		\$ 397,620.74

TOTAL LIABILITIES & EQUITY		\$ 437,354.57
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# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 07/01/17 to 07/31/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>								
04000	Assessment Income	40,800.00	40,800.00	.00	285,155.00	285,600.00	(445.00)	489,600.00
04020	Violation Income	50.00	.00	50.00	175.00	.00	175.00	.00
04050	BLACK FEATHER APARTMENTS	2,315.00	2,000.00	315.00	26,514.00	14,000.00	12,514.00	24,000.00
04100	Late Fee Income	250.00	83.33	166.67	1,445.00	583.31	861.69	1,000.00
04150	Clubhouse Rental	.00	83.33	(83.33)	1,350.00	583.31	766.69	1,000.00
04350	Working Capital	2,100.00	370.00	1,730.00	8,844.00	2,590.00	6,254.00	4,440.00
04400	Miscellaneous Income	100.00	.00	100.00	1,678.19	.00	1,678.19	.00
04450	Interest Income - Operating	5.36	.00	5.36	68.85	.00	68.85	.00
04500	Reserve Income	(4,083.34)	.00	(4,083.34)	(16,694.70)	.00	(16,694.70)	.00
04525	Garage Reserve	(1,116.66)	.00	(1,116.66)	(5,583.30)	.00	(5,583.30)	.00
04600	Reserve Interest Income	.00	.00	.00	40.60	.00	40.60	.00
04700	Garage Income	1,215.00	1,215.00	.00	8,495.00	8,505.00	(10.00)	14,580.00
	<b>Total Income</b>	<b>41,635.36</b>	<b>44,551.66</b>	<b>(2,916.30)</b>	<b>311,487.64</b>	<b>311,861.62</b>	<b>(373.98)</b>	<b>534,620.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	1,763.42	2,200.00	436.58	8,237.31	13,700.00	5,462.69	23,762.00
05050	Gas	991.89	823.50	(168.39)	3,888.11	3,764.50	(123.61)	6,282.00
05100	Water/Sewer	10,194.76	8,200.00	(1,994.76)	58,593.89	53,250.00	(5,343.89)	94,050.00
05200	Telephone & Cable	174.70	291.67	116.97	818.82	2,041.69	1,222.87	3,500.00
05400	Trash Removal	1,245.00	1,377.83	132.83	8,680.00	9,644.81	964.81	16,534.00
	<b>Total Utilities Expense</b>	<b>14,369.77</b>	<b>12,893.00</b>	<b>(1,476.77)</b>	<b>80,218.13</b>	<b>82,401.00</b>	<b>2,182.87</b>	<b>144,128.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maintenance	59.00	1,083.33	1,024.33	8,597.21	7,583.31	(1,013.90)	13,000.00
06050	Garage Maintenance	.00	83.33	83.33	.00	583.31	583.31	1,000.00
06200	Roof and Gutter Repairs	.00	2,000.00	2,000.00	2,056.00	7,000.00	4,944.00	15,000.00
06500	Landscape Contract	1,780.00	3,143.08	1,363.08	8,566.00	9,001.56	435.56	13,717.00
06525	Irrigation Repairs	2,060.00	957.00	(1,103.00)	9,697.79	5,328.00	(4,369.79)	7,242.00
06550	Plants/Trees	.00	.00	.00	2,465.54	2,000.00	(465.54)	15,940.00
06600	Parking Lot Maintenance	.00	.00	.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	.00	232.50	232.50	1,624.00	1,627.50	3.50	2,790.00
06640	Fire Alarm Maintenance	.00	547.17	547.17	2,802.00	5,630.19	2,828.19	10,166.00
06650	Janitorial	980.00	956.42	(23.58)	3,253.25	4,694.94	1,441.69	7,877.00
06655	Recreation Facility	676.10	566.67	(109.43)	3,881.38	3,966.69	85.31	6,800.00
06665	Pool & Spa Maintenance	6,882.31	4,666.67	(2,215.64)	10,487.90	20,166.68	9,678.78	28,000.00
06670	Pool Chemicals	1,332.45	1,000.00	(332.45)	1,332.45	3,100.00	1,767.55	4,100.00
06700	Snow Removal	.00	.00	.00	5,937.58	30,333.36	24,395.78	42,500.00
06750	Grounds Improvements	2,800.00	2,000.00	(800.00)	27,452.66	16,000.00	(11,452.66)	16,000.00

# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 07/01/17 to 07/31/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06800	Dog Lawn Maint	299.00	485.92	186.92	2,844.42	3,401.44	557.02	5,831.00
06850	Common Area Lighting	1,485.00	304.17	(1,180.83)	12,229.41	2,129.19	(10,100.22)	3,650.00
06875	Signage	.00	.00	.00	4.81	300.00	295.19	500.00
06900	Contingency	.00	.00	.00	.00	.00	.00	286.00
06950	Supplies	59.99	.00	(59.99)	2,449.68	.00	(2,449.68)	.00
	<b>Total Maintenance Expenses</b>	<b>18,413.85</b>	<b>18,026.26</b>	<b>(387.59)</b>	<b>105,701.51</b>	<b>130,346.17</b>	<b>24,644.66</b>	<b>206,899.00</b>
<b>Administrative/Business</b>								
07000	Management	2,520.00	2,520.00	.00	17,640.00	17,640.00	.00	30,240.00
07100	Administration	184.26	433.33	249.07	2,369.33	3,033.31	663.98	5,200.00
07200	Insurance	3,478.30	5,497.75	2,019.45	31,987.90	38,484.25	6,496.35	65,973.00
07300	Audit/Tax Return	.00	.00	.00	275.00	7,000.00	6,725.00	7,000.00
07340	Reserve Study	3,560.00	.00	(3,560.00)	3,560.00	.00	(3,560.00)	2,000.00
07350	Bad Debt	.00	.00	.00	1,174.00	.00	(1,174.00)	.00
07500	Legal	5.00	875.00	870.00	3,086.66	6,125.00	3,038.34	10,500.00
07510	Legal Passthrough	.00	.00	.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	58.31	48.31	100.00
	<b>Total Administrative/Bus</b>	<b>9,747.56</b>	<b>9,334.41</b>	<b>(413.15)</b>	<b>60,257.89</b>	<b>72,340.87</b>	<b>12,082.98</b>	<b>121,195.00</b>
	<b>Total Operating Expense</b>	<b>42,531.18</b>	<b>40,253.67</b>	<b>(2,277.51)</b>	<b>246,177.53</b>	<b>285,088.04</b>	<b>38,910.51</b>	<b>472,222.00</b>
	<b>NET OPERATING INCOME (LOSS)</b>	<b>(895.82)</b>	<b>4,297.99</b>	<b>(5,193.81)</b>	<b>65,310.11</b>	<b>26,773.58</b>	<b>38,536.53</b>	<b>62,398.00</b>
<b>Reserve Income</b>								
08000	Reserve Contributions	(4,083.34)	4,083.33	8,166.67	(20,416.70)	28,583.31	49,000.01	49,000.00
08020	Reserve Contribution Garage	(1,116.66)	1,116.67	2,233.33	(5,583.30)	7,816.69	13,399.99	13,400.00
08030	Reserve Interest Income	(46.55)	.00	46.55	(214.18)	.00	214.18	.00
	<b>Reserve Income</b>	<b>(5,246.55)</b>	<b>5,200.00</b>	<b>10,446.55</b>	<b>(26,214.18)</b>	<b>36,400.00</b>	<b>62,614.18</b>	<b>62,400.00</b>
<b>Reserve Expenses</b>								
	<b>Total Reserve Expenses</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
	<b>NET RESERVE INCOME (LOSS)</b>	<b>(5,246.55)</b>	<b>5,200.00</b>	<b>10,446.55</b>	<b>(26,214.18)</b>	<b>36,400.00</b>	<b>62,614.18</b>	<b>62,400.00</b>
	<b>Current Year Net Income (Loss)</b>	<b>4,350.73</b>	<b>(902.01)</b>	<b>5,252.74</b>	<b>91,524.29</b>	<b>(9,626.42)</b>	<b>101,150.71</b>	<b>(2.00)</b>