

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 08/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 91,306.10	
Mutual of Omaha - Reserve Acct	315,290.27	
Accounts Receivable	17,848.18	
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TOTAL ASSETS		\$ 424,444.55
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 13,275.01	
Prepaid Assessments	23,904.49	
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Subtotal Current Liab.		\$ 37,179.50

RESERVES:

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

Retained Earnings	\$ 306,096.45	
Current Year Net Income/(Loss)	81,168.60	
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Subtotal Equity		\$ 387,265.05

TOTAL LIABILITIES & EQUITY		\$ 424,444.55
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 08/01/17 to 08/31/17

Account	Description	Actual	Current Period			Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance		
INCOME:									
04000	Assessment Income	40,800.00	40,800.00	.00	325,955.00	326,400.00	(445.00)	489,600.00	
04020	Violation Income	.00	.00	.00	175.00	.00	175.00	.00	
04050	BLACK FEATHER APARTMENTS	.00	2,000.00	(2,000.00)	26,514.00	16,000.00	10,514.00	24,000.00	
04100	Late Fee Income	250.00	83.33	166.67	1,695.00	666.64	1,028.36	1,000.00	
04150	Clubhouse Rental	.00	83.33	(83.33)	1,350.00	666.64	683.36	1,000.00	
04350	Working Capital	1,050.00	370.00	680.00	9,894.00	2,960.00	6,934.00	4,440.00	
04400	Miscellaneous Income	.00	.00	.00	1,678.19	.00	1,678.19	.00	
04450	Interest Income - Operating	4.97	.00	4.97	73.82	.00	73.82	.00	
04500	Reserve Income	(4,083.34)	.00	(4,083.34)	(20,778.04)	.00	(20,778.04)	.00	
04525	Garage Reserve	(1,116.66)	.00	(1,116.66)	(6,699.96)	.00	(6,699.96)	.00	
04600	Reserve Interest Income	.00	.00	.00	40.60	.00	40.60	.00	
04700	Garage Income	1,215.00	1,215.00	.00	9,710.00	9,720.00	(10.00)	14,580.00	
	Total Income	38,119.97	44,551.66	(6,431.69)	349,607.61	356,413.28	(6,805.67)	534,620.00	
EXPENSES									
Utilities Expense									
05000	Electric	1,681.75	2,200.00	518.25	9,919.06	15,900.00	5,980.94	23,762.00	
05050	Gas	1,107.07	823.50	(283.57)	4,995.18	4,588.00	(407.18)	6,282.00	
05100	Water/Sewer	10,867.01	9,200.00	(1,667.01)	69,460.90	62,450.00	(7,010.90)	94,050.00	
05200	Telephone & Cable	174.70	291.67	116.97	993.52	2,333.36	1,339.84	3,500.00	
05400	Trash Removal	1,275.00	1,377.83	102.83	9,955.00	11,022.64	1,067.64	16,534.00	
	Total Utilities Expense	15,105.53	13,893.00	(1,212.53)	95,323.66	96,294.00	970.34	144,128.00	
Maintenance Expenses									
06000	Building Maintenance	1,844.05	1,083.33	(760.72)	10,441.26	8,666.64	(1,774.62)	13,000.00	
06050	Garage Maintenance	.00	83.33	83.33	.00	666.64	666.64	1,000.00	
06200	Roof and Gutter Repairs	400.00	2,000.00	1,600.00	2,456.00	9,000.00	6,544.00	15,000.00	
06400	Pest Control	198.00	.00	(198.00)	198.00	.00	(198.00)	.00	
06500	Landscape Contract	2,225.00	2,143.08	(81.92)	10,791.00	11,144.64	353.64	13,717.00	
06525	Irrigation Repairs	6,588.00	957.00	(5,631.00)	16,285.79	6,285.00	(10,000.79)	7,242.00	
06550	Plants/Trees	4,145.00	.00	(4,145.00)	6,610.54	2,000.00	(4,610.54)	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	232.00	232.50	.50	1,856.00	1,860.00	4.00	2,790.00	
06640	Fire Alarm Maintenance	712.50	2,347.17	1,634.67	3,514.50	7,977.36	4,462.86	10,166.00	
06650	Janitorial	1,078.00	956.42	(121.58)	4,331.25	5,651.36	1,320.11	7,877.00	
06655	Recreation Facility	9,388.44	566.67	(8,821.77)	13,583.61	4,533.36	(9,050.25)	6,800.00	
06665	Pool & Spa Maintenance	1,800.00	4,666.67	2,866.67	12,287.90	24,833.35	12,545.45	28,000.00	
06670	Pool Chemicals	1,161.71	1,000.00	(161.71)	2,494.16	4,100.00	1,605.84	4,100.00	
06700	Snow Removal	.00	.00	.00	5,937.58	30,333.36	24,395.78	42,500.00	

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 08/01/17 to 08/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06750	Grounds Improvements	1,170.00	.00	(1,170.00)	28,622.66	16,000.00	(12,622.66)	16,000.00
06800	Dog Lawn Maint	378.99	485.92	106.93	3,223.41	3,887.36	663.95	5,831.00
06850	Common Area Lighting	.00	304.17	304.17	12,229.41	2,433.36	(9,796.05)	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	.00	.00	.00	2,449.68	.00	(2,449.68)	.00
Total Maintenance Expenses		31,321.69	16,826.26	(14,495.43)	137,336.99	147,172.43	9,835.44	206,899.00
Administrative/Business								
07000	Management	2,520.00	2,520.00	.00	20,160.00	20,160.00	.00	30,240.00
07100	Administration	610.59	433.33	(177.26)	2,979.92	3,466.64	486.72	5,200.00
07200	Insurance	3,506.87	5,497.75	1,990.88	35,494.77	43,982.00	8,487.23	65,973.00
07300	Audit/Tax Return	.00	.00	.00	275.00	7,000.00	6,725.00	7,000.00
07340	Reserve Study	.00	.00	.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	344.77	875.00	530.23	3,431.43	7,000.00	3,568.57	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	66.64	56.64	100.00
Total Administrative/Bus		6,982.23	9,334.41	2,352.18	67,240.12	81,675.28	14,435.16	121,195.00
Total Operating Expense		53,409.45	40,053.67	(13,355.78)	299,900.77	325,141.71	25,240.94	472,222.00
NET OPERATING INCOME (LOSS)		(15,289.48)	4,497.99	(19,787.47)	49,706.84	31,271.57	18,435.27	62,398.00
Reserve Income								
08000	Reserve Contributions	(4,083.34)	4,083.33	8,166.67	(24,500.04)	32,666.64	57,166.68	49,000.00
08020	Reserve Contribution Garage	(1,116.66)	1,116.67	2,233.33	(6,699.96)	8,933.36	15,633.32	13,400.00
08030	Reserve Interest Income	(47.58)	.00	47.58	(261.76)	.00	261.76	.00
Reserve Income		(5,247.58)	5,200.00	10,447.58	(31,461.76)	41,600.00	73,061.76	62,400.00
Reserve Expenses								
Total Reserve Expenses		.00	.00	.00	.00	.00	.00	.00
NET RESERVE INCOME (LOSS)		(5,247.58)	5,200.00	10,447.58	(31,461.76)	41,600.00	73,061.76	62,400.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement

Period: 08/01/17 to 08/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
		=====	=====	=====	=====	=====	=====	
	Current Year Net Income (Loss)	(10,041.90)	(702.01)	(9,339.89)	81,168.60	(10,328.43)	91,497.03	(2.00)