

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 09/30/17

ASSETS

Mutual of Omaha Bank Operating	\$ 88,718.57	
Mutual of Omaha - Reserve Acct	320,536.66	
Accounts Receivable	18,605.18	
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TOTAL ASSETS		\$ 427,860.41
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 47,346.63	
Prepaid Assessments	25,707.49	
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Subtotal Current Liab.		\$ 73,054.12

RESERVES:

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

Retained Earnings	\$ 306,096.45	
Current Year Net Income/(Loss)	48,709.84	
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Subtotal Equity		\$ 354,806.29

TOTAL LIABILITIES & EQUITY		\$ 427,860.41
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 09/01/17 to 09/30/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000	Assessment Income	40,800.00	40,800.00	.00	366,755.00	367,200.00	(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	18,000.00	8,514.00	24,000.00
04100	Late Fee Income	438.00	83.33	354.67	2,133.00	749.97	1,383.03	1,000.00
04150	Clubhouse Rental	100.00	83.33	16.67	1,450.00	749.97	700.03	1,000.00
04350	Working Capital	540.00	370.00	170.00	10,434.00	3,330.00	7,104.00	4,440.00
04400	Miscellaneous Income	254.68	.00	254.68	1,932.87	.00	1,932.87	.00
04450	Interest Income - Operating	4.74	.00	4.74	78.56	.00	78.56	.00
04500	Reserve Income	(4,083.34)	.00	(4,083.34)	(24,861.38)	.00	(24,861.38)	.00
04525	Garage Reserve	(1,116.66)	.00	(1,116.66)	(7,816.62)	.00	(7,816.62)	.00
04600	Reserve Interest Income	46.39	.00	46.39	86.99	.00	86.99	.00
04700	Garage Income	1,215.00	1,215.00	.00	10,925.00	10,935.00	(10.00)	14,580.00
	Total Income	38,198.81	44,551.66	(6,352.85)	387,806.42	400,964.94	(13,158.52)	534,620.00
EXPENSES								
Utilities Expense								
05000	Electric	1,601.98	2,100.00	498.02	11,521.04	18,000.00	6,478.96	23,762.00
05050	Gas	579.87	423.50	(156.37)	5,575.05	5,011.50	(563.55)	6,282.00
05100	Water/Sewer	10,816.79	9,200.00	(1,616.79)	80,277.69	71,650.00	(8,627.69)	94,050.00
05200	Telephone & Cable	184.20	291.67	107.47	1,177.72	2,625.03	1,447.31	3,500.00
05400	Trash Removal	1,332.00	1,377.83	45.83	11,287.00	12,400.47	1,113.47	16,534.00
	Total Utilities Expense	14,514.84	13,393.00	(1,121.84)	109,838.50	109,687.00	(151.50)	144,128.00
Maintenance Expenses								
06000	Building Maintenance	2,739.27	1,083.33	(1,655.94)	13,180.53	9,749.97	(3,430.56)	13,000.00
06050	Garage Maintenance	.00	83.33	83.33	.00	749.97	749.97	1,000.00
06200	Roof and Gutter Repairs	800.00	2,000.00	1,200.00	3,656.00	11,000.00	7,344.00	15,000.00
06400	Pest Control	44.00	.00	(44.00)	242.00	.00	(242.00)	.00
06500	Landscape Contract	1,780.00	1,643.08	(136.92)	12,571.00	12,787.72	216.72	13,717.00
06525	Irrigation Repairs	2,250.09	957.00	(1,293.09)	18,535.88	7,242.00	(11,293.88)	7,242.00
06550	Plants/Trees	.00	13,940.00	13,940.00	6,610.54	15,940.00	9,329.46	15,940.00
06575	Concrete Replacement	40,000.00	.00	(40,000.00)	40,000.00	.00	(40,000.00)	.00
06600	Parking Lot Maintenance	.00	.00	.00	19.43	7,500.00	7,480.57	7,500.00
06625	Electric Upgrade/Repair	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	5,000.00
06630	Fire Monitoring Expense	1,132.00	232.50	(899.50)	3,452.00	2,092.50	(1,359.50)	2,790.00
06640	Fire Alarm Maintenance	.00	547.17	547.17	4,587.50	8,524.53	3,937.03	10,166.00
06650	Janitorial	458.75	556.42	97.67	4,790.00	6,207.78	1,417.78	7,877.00
06655	Recreation Facility	.00	566.67	566.67	13,874.38	5,100.03	(8,774.35)	6,800.00
06665	Pool & Spa Maintenance	1,000.00	3,166.65	2,166.65	13,287.90	28,000.00	14,712.10	28,000.00
06670	Pool Chemicals	1,252.92	.00	(1,252.92)	3,747.08	4,100.00	352.92	4,100.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement

Period: 09/01/17 to 09/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06700	Snow Removal	.00	.00	.00	5,937.58	30,333.36	24,395.78	42,500.00
06750	Grounds Improvements	.00	.00	.00	28,622.66	16,000.00	(12,622.66)	16,000.00
06800	Dog Lawn Maint	378.99	485.92	106.93	3,602.40	4,373.28	770.88	5,831.00
06850	Common Area Lighting	.00	304.17	304.17	12,229.41	2,737.53	(9,491.88)	3,650.00
06875	Signage	.00	200.00	200.00	4.81	500.00	495.19	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	51,836.02	30,766.24	(21,069.78)	191,400.78	177,938.67	(13,462.11)	206,899.00
Administrative/Business								
07000	Management	2,520.00	2,520.00	.00	22,680.00	22,680.00	.00	30,240.00
07100	Administration	186.07	433.33	247.26	3,165.99	3,899.97	733.98	5,200.00
07200	Insurance	3,481.87	5,497.75	2,015.88	38,976.64	49,479.75	10,503.11	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	2,000.00	2,000.00	3,560.00	2,000.00	(1,560.00)	2,000.00
07350	Bad Debt	.00	.00	.00	1,174.00	.00	(1,174.00)	.00
07500	Legal	.00	875.00	875.00	3,747.20	7,875.00	4,127.80	10,500.00
07510	Legal Passthrough	.00	.00	.00	405.23	.00	(405.23)	.00
07600	Miscellaneous	525.00	.00	(525.00)	525.00	.00	(525.00)	182.00
07900	Bank Charges	.00	8.33	8.33	10.00	74.97	64.97	100.00
	Total Administrative/Bus	6,712.94	11,334.41	4,621.47	74,519.06	93,009.69	18,490.63	121,195.00
	Total Operating Expense	73,063.80	55,493.65	(17,570.15)	375,758.34	380,635.36	4,877.02	472,222.00
	NET OPERATING INCOME (LOSS)	(34,864.99)	(10,941.99)	(23,923.00)	12,048.08	20,329.58	(8,281.50)	62,398.00
Reserve Income								
08000	Reserve Contributions	(4,083.34)	4,083.33	8,166.67	(28,583.38)	36,749.97	65,333.35	49,000.00
08020	Reserve Contribution Garage	(1,116.66)	1,116.67	2,233.33	(7,816.62)	10,050.03	17,866.65	13,400.00
08030	Reserve Interest Income	.00	.00	.00	(261.76)	.00	261.76	.00
	Reserve Income	(5,200.00)	5,200.00	10,400.00	(36,661.76)	46,800.00	83,461.76	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	10,400.00	(36,661.76)	46,800.00	83,461.76	62,400.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement

Period: 09/01/17 to 09/30/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
		=====	=====	=====	=====	=====	=====	=====
	Current Year Net Income (Loss)	(29,664.99)	(16,141.99)	(13,523.00)	48,709.84	(26,470.42)	75,180.26	(2.00)