

**BLACKFEATHER CONDOMINIUM ASSOC**

Balance Sheet  
As of 11/30/17

ASSETS

Mutual of Omaha Bank Operating	\$ 64,929.16	
Mutual of Omaha - Reserve Acct	331,033.35	
Accounts Receivable	17,667.34	
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TOTAL ASSETS		\$ 413,629.85
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 884.01	
Prepaid Assessments	18,167.49	
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Subtotal Current Liab.		\$ 19,051.50

RESERVES:

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

Retained Earnings	\$ 306,096.45	
Current Year Net Income/(Loss)	88,481.90	
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Subtotal Equity		\$ 394,578.35

TOTAL LIABILITIES & EQUITY		\$ 413,629.85
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# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 11/01/17 to 11/30/17

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	448,865.00	448,800.00	65.00	489,600.00
04020	Violation Income	.00	.00	.00	175.00	.00	175.00	.00
04050	BLACK FEATHER APARTMENTS	2,860.00	2,000.00	860.00	29,374.00	22,000.00	7,374.00	24,000.00
04100	Late Fee Income	496.00	83.33	412.67	1,900.00	916.63	983.37	1,000.00
04150	Clubhouse Rental	100.00	83.33	16.67	1,750.00	916.63	833.37	1,000.00
04350	Working Capital	.00	370.00	(370.00)	12,504.00	4,070.00	8,434.00	4,440.00
04400	Miscellaneous Income	.00	.00	.00	2,377.64	.00	2,377.64	.00
04450	Interest Income - Operating	3.80	.00	3.80	86.48	.00	86.48	.00
04500	Reserve Income	(4,083.34)	.00	(4,083.34)	(33,028.06)	.00	(33,028.06)	.00
04525	Garage Reserve	(1,116.66)	.00	(1,116.66)	(10,049.94)	.00	(10,049.94)	.00
04600	Reserve Interest Income	.00	.00	.00	86.99	.00	86.99	.00
04700	Garage Income	1,215.00	1,215.00	.00	13,355.00	13,365.00	(10.00)	14,580.00
	<b>Total Income</b>	<b>40,274.80</b>	<b>44,551.66</b>	<b>(4,276.86)</b>	<b>467,396.11</b>	<b>490,068.26</b>	<b>(22,672.15)</b>	<b>534,620.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	807.62	1,800.00	992.38	13,321.10	21,400.00	8,078.90	23,762.00
05050	Gas	169.70	423.50	253.80	5,915.93	5,858.50	(57.43)	6,282.00
05100	Water/Sewer	8,422.74	7,200.00	(1,222.74)	99,796.05	86,850.00	(12,946.05)	94,050.00
05200	Telephone & Cable	186.08	291.67	105.59	1,538.43	3,208.37	1,669.94	3,500.00
05400	Trash Removal	1,791.00	1,377.83	(413.17)	14,383.00	15,156.13	773.13	16,534.00
	<b>Total Utilities Expense</b>	<b>11,377.14</b>	<b>11,093.00</b>	<b>(284.14)</b>	<b>134,954.51</b>	<b>132,473.00</b>	<b>(2,481.51)</b>	<b>144,128.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maintenance	.00	1,083.33	1,083.33	14,005.53	11,916.63	(2,088.90)	13,000.00
06050	Garage Maintenance	.00	83.33	83.33	132.02	916.63	784.61	1,000.00
06200	Roof and Gutter Repairs	.00	1,000.00	1,000.00	3,656.00	14,000.00	10,344.00	15,000.00
06400	Pest Control	.00	.00	.00	592.00	.00	(592.00)	.00
06500	Landscape Contract	2,200.00	143.08	(2,056.92)	14,771.00	13,573.88	(1,197.12)	13,717.00
06525	Irrigation Repairs	.00	.00	.00	19,001.88	7,242.00	(11,759.88)	7,242.00
06550	Plants/Trees	.00	.00	.00	6,610.54	15,940.00	9,329.46	15,940.00
06575	Concrete Replacement	.00	.00	.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	.00	.00	.00	5,000.00	5,000.00	5,000.00
06630	Fire Monitoring Expense	232.00	232.50	.50	3,916.00	2,557.50	(1,358.50)	2,790.00
06640	Fire Alarm Maintenance	.00	547.17	547.17	7,435.50	9,618.87	2,183.37	10,166.00
06650	Janitorial	735.75	556.42	(179.33)	5,810.75	7,320.62	1,509.87	7,877.00
06655	Recreation Facility	4,412.03	566.67	(3,845.36)	18,286.41	6,233.37	(12,053.04)	6,800.00
06665	Pool & Spa Maintenance	.00	.00	.00	14,287.90	28,000.00	13,712.10	28,000.00
06670	Pool Chemicals	.00	.00	.00	4,176.02	4,100.00	(76.02)	4,100.00

# BLACKFEATHER CONDOMINIUM ASSOC

## Income/Expense Statement Period: 11/01/17 to 11/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06700	Snow Removal	678.53	6,083.34	5,404.81	6,616.11	36,416.70	29,800.59	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	338.99	485.92	146.93	4,280.38	5,345.12	1,064.74	5,831.00
06850	Common Area Lighting	.00	304.17	304.17	12,229.41	3,345.87	(8,883.54)	3,650.00
06875	Signage	.00	.00	.00	4.81	500.00	495.19	500.00
06900	Contingency	.00	.00	.00	.00	.00	.00	286.00
06950	Supplies	.00	.00	.00	100.68	.00	(100.68)	.00
Total Maintenance Expenses		8,597.30	11,085.93	2,488.63	204,555.03	195,527.19	(9,027.84)	206,899.00
Administrative/Business								
07000	Management	2,520.00	2,520.00	.00	27,720.00	27,720.00	.00	30,240.00
07100	Administration	235.55	433.33	197.78	3,557.08	4,766.63	1,209.55	5,200.00
07200	Insurance	3,481.87	5,497.75	2,015.88	45,940.38	60,475.25	14,534.87	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	2,000.00	(1,560.00)	2,000.00
07350	Bad Debt	(806.00)	.00	806.00	368.00	.00	(368.00)	.00
07500	Legal	.00	875.00	875.00	4,031.43	9,625.00	5,593.57	10,500.00
07510	Legal Passthrough	171.00	.00	(171.00)	576.23	.00	(576.23)	.00
07600	Miscellaneous	.00	182.00	182.00	525.00	182.00	(343.00)	182.00
07900	Bank Charges	.00	8.33	8.33	10.00	91.63	81.63	100.00
Total Administrative/Bus		5,602.42	9,516.41	3,913.99	86,563.12	111,860.51	25,297.39	121,195.00
Total Operating Expense		25,576.86	31,695.34	6,118.48	426,072.66	439,860.70	13,788.04	472,222.00
NET OPERATING INCOME (LOSS)		14,697.94	12,856.32	1,841.62	41,323.45	50,207.56	(8,884.11)	62,398.00
Reserve Income								
08000	Reserve Contributions	(4,083.34)	4,083.33	8,166.67	(36,750.06)	44,916.63	81,666.69	49,000.00
08020	Reserve Contribution Garage	(1,116.66)	1,116.67	2,233.33	(10,049.94)	12,283.37	22,333.31	13,400.00
08030	Reserve Interest Income	(48.22)	.00	48.22	(358.45)	.00	358.45	.00
Reserve Income		(5,248.22)	5,200.00	10,448.22	(47,158.45)	57,200.00	104,358.45	62,400.00
Reserve Expenses								
Total Reserve Expenses		.00	.00	.00	.00	.00	.00	.00
NET RESERVE INCOME (LOSS)		(5,248.22)	5,200.00	10,448.22	(47,158.45)	57,200.00	104,358.45	62,400.00

**BLACKFEATHER CONDOMINIUM ASSOC**

Income/Expense Statement  
Period: 11/01/17 to 11/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Current Year Net Income (Loss)	19,946.16	7,656.32	12,289.84	88,481.90	(6,992.44)	95,474.34	(2.00)