

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 01/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 105,517.84	
Mutual of Omaha - Reserve Acct	336,334.53	
Accounts Receivable	19,767.34	
	<hr/>	
TOTAL ASSETS		\$ 461,619.71
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 804.30	
Prepaid Assessments	28,181.01	
	<hr/>	
Subtotal Current Liab.		\$ 28,985.31

RESERVES:

Subtotal Reserves	<hr/>	\$.00
-------------------	-------	--------

EQUITY:

Retained Earnings	\$ 412,234.02	
Current Year Net Income/(Loss)	20,400.38	
	<hr/>	
Subtotal Equity		\$ 432,634.40

TOTAL LIABILITIES & EQUITY		\$ 461,619.71
		=====

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 01/01/18 to 01/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	40,800.00	40,800.00	.00	40,800.00	40,800.00	.00	489,600.00
04020	Violation Income	500.00	.00	500.00	500.00	.00	500.00	.00
04050	BLACK FEATHER APARTMENTS	.00	2,000.00	(2,000.00)	.00	2,000.00	(2,000.00)	24,000.00
04100	Late Fee Income	300.00	83.33	216.67	300.00	83.33	216.67	1,000.00
04150	Clubhouse Rental	.00	166.67	(166.67)	.00	166.67	(166.67)	2,000.00
04350	Working Capital	1,050.00	425.00	625.00	1,050.00	425.00	625.00	5,100.00
04450	Interest Income - Operating	4.57	.00	4.57	4.57	.00	4.57	.00
04500	Reserve Income	.00	(4,708.33)	4,708.33	.00	(4,708.33)	4,708.33	(56,500.00)
04525	Garage Reserve	.00	(950.00)	950.00	.00	(950.00)	950.00	(11,400.00)
04700	Garage Income	1,215.00	1,215.00	.00	1,215.00	1,215.00	.00	14,580.00
	Total Income	43,869.57	39,031.67	4,837.90	43,869.57	39,031.67	4,837.90	468,380.00
 EXPENSES								
Utilities Expense								
05000	Electric	1,160.01	1,344.08	184.07	1,160.01	1,344.08	184.07	16,129.00
05050	Gas	415.31	549.67	134.36	415.31	549.67	134.36	6,596.00
05100	Water/Sewer	8,005.27	8,027.75	22.48	8,005.27	8,027.75	22.48	96,333.00
05200	Telephone & Cable	176.08	291.67	115.59	176.08	291.67	115.59	3,500.00
05400	Trash Removal	1,389.00	1,291.67	(97.33)	1,389.00	1,291.67	(97.33)	15,500.00
	Total Utilities Expense	11,145.67	11,504.84	359.17	11,145.67	11,504.84	359.17	138,058.00
 Maintenance Expenses								
06000	Building Maintenance	75.00	1,916.67	1,841.67	75.00	1,916.67	1,841.67	23,000.00
06050	Garage Maintenance	250.00	250.00	.00	250.00	250.00	.00	3,000.00
06200	Roof and Gutter Repairs	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
06500	Landscape Contract	1,512.00	1,512.00	.00	1,512.00	1,512.00	.00	18,144.00
06525	Irrigation Repairs	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06550	Plants/Trees	.00	1,666.67	1,666.67	.00	1,666.67	1,666.67	20,000.00
06575	Concrete Replacement	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06600	Parking Lot Maintenance	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06625	Electric Upgrade/Repair	.00	416.67	416.67	.00	416.67	416.67	5,000.00
06630	Fire Monitoring Expense	.00	250.00	250.00	.00	250.00	250.00	3,000.00
06640	Fire Alarm Maintenance	.00	737.50	737.50	.00	737.50	737.50	8,850.00
06650	Janitorial	585.00	678.33	93.33	585.00	678.33	93.33	8,140.00
06655	Recreation Facility	1,267.91	1,250.00	(17.91)	1,267.91	1,250.00	(17.91)	15,000.00
06665	Pool & Spa Maintenance	.00	2,333.33	2,333.33	.00	2,333.33	2,333.33	28,000.00
06670	Pool Chemicals	.00	416.67	416.67	.00	416.67	416.67	5,000.00
06700	Snow Removal	360.00	2,708.33	2,348.33	360.00	2,708.33	2,348.33	32,500.00
06750	Grounds Improvements	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06800	Dog Lawn Maint	313.99	400.00	86.01	313.99	400.00	86.01	4,800.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 01/01/18 to 01/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06850	Common Area Lighting	1,555.17	500.00	(1,055.17)	1,555.17	500.00	(1,055.17)	6,000.00
06875	Signage	37.80	66.67	28.87	37.80	66.67	28.87	800.00
06900	Contingency	.00	28.50	28.50	.00	28.50	28.50	342.00
	Total Maintenance Expenses	5,956.87	19,714.66	13,757.79	5,956.87	19,714.66	13,757.79	236,576.00
Administrative/Business								
07000	Management	2,772.00	2,772.00	.00	2,772.00	2,772.00	.00	33,264.00
07100	Administration	163.63	391.67	228.04	163.63	391.67	228.04	4,700.00
07200	Insurance	3,481.87	3,583.33	101.46	3,481.87	3,583.33	101.46	43,000.00
07300	Audit/Tax Return	.00	583.33	583.33	.00	583.33	583.33	7,000.00
07500	Legal	.00	458.33	458.33	.00	458.33	458.33	5,500.00
07600	Miscellaneous	.00	15.17	15.17	.00	15.17	15.17	182.00
07900	Bank Charges	.00	8.33	8.33	.00	8.33	8.33	100.00
	Total Administrative/Bus	6,417.50	7,812.16	1,394.66	6,417.50	7,812.16	1,394.66	93,746.00
	Total Operating Expense	23,520.04	39,031.66	15,511.62	23,520.04	39,031.66	15,511.62	468,380.00
	NET OPERATING INCOME (LOSS)	20,349.53	.01	20,349.52	20,349.53	.01	20,349.52	.00
Reserve Income								
08030	Reserve Interest Income	(50.85)	.00	50.85	(50.85)	.00	50.85	.00
	Reserve Income	(50.85)	.00	50.85	(50.85)	.00	50.85	.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	NET RESERVE INCOME (LOSS)	(50.85)	.00	50.85	(50.85)	.00	50.85	.00
=====								
	Current Year Net Income (Loss)	20,400.38	.01	20,400.37	20,400.38	.01	20,400.37	.00