

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet  
As of 04/30/18

ASSETS

|                                |              |               |
|--------------------------------|--------------|---------------|
| Mutual of Omaha Bank Operating | \$ 96,498.31 |               |
| Mutual of Omaha - Reserve Acct | 359,116.38   |               |
| Accounts Receivable            | 18,862.84    |               |
|                                | <hr/>        |               |
| TOTAL ASSETS                   |              | \$ 474,477.53 |
|                                |              | =====         |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

|                        |             |              |
|------------------------|-------------|--------------|
| Accounts Payable       | \$ 5,581.53 |              |
| Prepaid Assessments    | 29,716.51   |              |
|                        | <hr/>       |              |
| Subtotal Current Liab. |             | \$ 35,298.04 |

RESERVES:

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

EQUITY:

|                                |               |               |
|--------------------------------|---------------|---------------|
| Retained Earnings              | \$ 411,619.02 |               |
| Current Year Net Income/(Loss) | 27,560.47     |               |
|                                | <hr/>         |               |
| Subtotal Equity                |               | \$ 439,179.49 |

|                            |  |               |
|----------------------------|--|---------------|
| TOTAL LIABILITIES & EQUITY |  | \$ 474,477.53 |
|                            |  | =====         |

# BLACKFEATHER CONDOMINIUM ASSOC

## Income/Expense Statement Period: 04/01/18 to 04/30/18

| 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               | 163,200.00        | 163,200.00        | .00               | 489,600.00        |
| 04020                           | Violation Income               | (700.00)         | .00              | (700.00)          | 200.00            | .00               | 200.00            | .00               |
| 04050                           | BLACK FEATHER APARTMENTS       | .00              | 2,000.00         | (2,000.00)        | .00               | 8,000.00          | (8,000.00)        | 24,000.00         |
| 04100                           | Late Fee Income                | 225.00           | 83.33            | 141.67            | 1,000.00          | 333.32            | 666.68            | 1,000.00          |
| 04150                           | Clubhouse Rental               | 100.00           | 166.67           | (66.67)           | 200.00            | 666.68            | (466.68)          | 2,000.00          |
| 04200                           | Utility Reimbursement          | .00              | .00              | .00               | 601.39            | .00               | 601.39            | .00               |
| 04350                           | Working Capital                | .00              | 425.00           | (425.00)          | 2,100.00          | 1,700.00          | 400.00            | 5,100.00          |
| 04400                           | Miscellaneous Income           | 100.00           | .00              | 100.00            | 450.00            | .00               | 450.00            | .00               |
| 04450                           | Interest Income - Operating    | 5.63             | .00              | 5.63              | 21.78             | .00               | 21.78             | .00               |
| 04500                           | Reserve Income                 | (4,708.34)       | (4,708.33)       | (.01)             | (18,833.36)       | (18,833.32)       | (.04)             | (56,500.00)       |
| 04525                           | Garage Reserve                 | (950.00)         | (950.00)         | .00               | (3,800.00)        | (3,800.00)        | .00               | (11,400.00)       |
| 04700                           | Garage Income                  | 1,215.00         | 1,215.00         | .00               | 4,860.00          | 4,860.00          | .00               | 14,580.00         |
|                                 | <b>Total Income</b>            | <b>36,087.29</b> | <b>39,031.67</b> | <b>(2,944.38)</b> | <b>149,999.81</b> | <b>156,126.68</b> | <b>(6,126.87)</b> | <b>468,380.00</b> |
| <br><b>EXPENSES</b>             |                                |                  |                  |                   |                   |                   |                   |                   |
| <b>Utilities Expense</b>        |                                |                  |                  |                   |                   |                   |                   |                   |
| 05000                           | Electric                       | .00              | 1,344.08         | 1,344.08          | 4,908.32          | 5,376.32          | 468.00            | 16,129.00         |
| 05050                           | Gas                            | 1,295.85         | 549.67           | (746.18)          | 2,413.07          | 2,198.68          | (214.39)          | 6,596.00          |
| 05100                           | Water/Sewer                    | 8,298.46         | 8,027.75         | (270.71)          | 32,356.10         | 32,111.00         | (245.10)          | 96,333.00         |
| 05200                           | Telephone & Cable              | 176.08           | 291.67           | 115.59            | 704.32            | 1,166.68          | 462.36            | 3,500.00          |
| 05400                           | Trash Removal                  | 1,363.00         | 1,291.67         | (71.33)           | 5,449.00          | 5,166.68          | (282.32)          | 15,500.00         |
|                                 | <b>Total Utilities Expense</b> | <b>11,133.39</b> | <b>11,504.84</b> | <b>371.45</b>     | <b>45,830.81</b>  | <b>46,019.36</b>  | <b>188.55</b>     | <b>138,058.00</b> |
| <br><b>Maintenance Expenses</b> |                                |                  |                  |                   |                   |                   |                   |                   |
| 06000                           | Building Maintenance           | 14,881.37        | 1,916.67         | (12,964.70)       | 14,956.37         | 7,666.68          | (7,289.69)        | 23,000.00         |
| 06050                           | Garage Maintenance             | 3,000.00         | 250.00           | (2,750.00)        | 3,250.00          | 1,000.00          | (2,250.00)        | 3,000.00          |
| 06200                           | Roof and Gutter Repairs        | 475.00           | 1,250.00         | 775.00            | 475.00            | 5,000.00          | 4,525.00          | 15,000.00         |
| 06400                           | Pest Control                   | 147.00           | .00              | (147.00)          | 147.00            | .00               | (147.00)          | .00               |
| 06500                           | Landscape Contract             | 1,512.00         | 1,512.00         | .00               | 6,048.00          | 6,048.00          | .00               | 18,144.00         |
| 06525                           | Irrigation Repairs             | .00              | 833.33           | 833.33            | .00               | 3,333.32          | 3,333.32          | 10,000.00         |
| 06550                           | Plants/Trees                   | .00              | 1,666.67         | 1,666.67          | .00               | 6,666.68          | 6,666.68          | 20,000.00         |
| 06575                           | Concrete Replacement           | .00              | 833.33           | 833.33            | .00               | 3,333.32          | 3,333.32          | 10,000.00         |
| 06600                           | Parking Lot Maintenance        | .00              | 833.33           | 833.33            | .00               | 3,333.32          | 3,333.32          | 10,000.00         |
| 06625                           | Electric Upgrade/Repair        | .00              | 416.67           | 416.67            | .00               | 1,666.68          | 1,666.68          | 5,000.00          |
| 06630                           | Fire Monitoring Expense        | 232.00           | 250.00           | 18.00             | 928.00            | 1,000.00          | 72.00             | 3,000.00          |
| 06640                           | Fire Alarm Maintenance         | 233.00           | 737.50           | 504.50            | 570.90            | 2,950.00          | 2,379.10          | 8,850.00          |
| 06650                           | Janitorial                     | 520.00           | 678.33           | 158.33            | 2,334.00          | 2,713.32          | 379.32            | 8,140.00          |
| 06655                           | Recreation Facility            | .00              | 1,250.00         | 1,250.00          | 2,249.14          | 5,000.00          | 2,750.86          | 15,000.00         |
| 06665                           | Pool & Spa Maintenance         | 1,438.49         | 2,333.33         | 894.84            | 20,688.49         | 9,333.32          | (11,355.17)       | 28,000.00         |
| 06670                           | Pool Chemicals                 | .00              | 416.67           | 416.67            | .00               | 1,666.68          | 1,666.68          | 5,000.00          |

# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 04/01/18 to 04/30/18

| Account                        | Description                        | Current Period     |                  |                   | Year-To-Date       |                   |                  | Yearly Budget     |
|--------------------------------|------------------------------------|--------------------|------------------|-------------------|--------------------|-------------------|------------------|-------------------|
|                                |                                    | Actual             | Budget           | Variance          | Actual             | Budget            | Variance         |                   |
| 06700                          | Snow Removal                       | .00                | 2,708.33         | 2,708.33          | 6,620.00           | 10,833.32         | 4,213.32         | 32,500.00         |
| 06750                          | Grounds Improvements               | 2,112.00           | 833.33           | (1,278.67)        | 15,137.00          | 3,333.32          | (11,803.68)      | 10,000.00         |
| 06800                          | Dog Lawn Maint                     | 433.99             | 400.00           | (33.99)           | 1,615.96           | 1,600.00          | (15.96)          | 4,800.00          |
| 06850                          | Common Area Lighting               | .00                | 500.00           | 500.00            | 1,555.17           | 2,000.00          | 444.83           | 6,000.00          |
| 06875                          | Signage                            | .00                | 66.67            | 66.67             | 119.13             | 266.68            | 147.55           | 800.00            |
| 06900                          | Contingency                        | .00                | 28.50            | 28.50             | .00                | 114.00            | 114.00           | 342.00            |
|                                | <b>Total Maintenance Expenses</b>  | <b>24,984.85</b>   | <b>19,714.66</b> | <b>(5,270.19)</b> | <b>76,694.16</b>   | <b>78,858.64</b>  | <b>2,164.48</b>  | <b>236,576.00</b> |
| <b>Administrative/Business</b> |                                    |                    |                  |                   |                    |                   |                  |                   |
| 07000                          | Management                         | 2,772.00           | 2,772.00         | .00               | 11,088.00          | 11,088.00         | .00              | 33,264.00         |
| 07100                          | Administration                     | 182.68             | 391.67           | 208.99            | 1,955.90           | 1,566.68          | (389.22)         | 4,700.00          |
| 07200                          | Insurance                          | 3,300.00           | 3,583.33         | 283.33            | 10,263.75          | 14,333.32         | 4,069.57         | 43,000.00         |
| 07300                          | Audit/Tax Return                   | .00                | 583.33           | 583.33            | .00                | 2,333.32          | 2,333.32         | 7,000.00          |
| 07340                          | Reserve Study                      | (710.00)           | .00              | 710.00            | (710.00)           | .00               | 710.00           | .00               |
| 07500                          | Legal                              | .00                | 458.33           | 458.33            | .00                | 1,833.32          | 1,833.32         | 5,500.00          |
| 07600                          | Miscellaneous                      | .00                | 15.17            | 15.17             | .00                | 60.68             | 60.68            | 182.00            |
| 07650                          | Homeowner Reimbursement            | .00                | .00              | .00               | 149.42             | .00               | (149.42)         | .00               |
| 07900                          | Bank Charges                       | .00                | 8.33             | 8.33              | .00                | 33.32             | 33.32            | 100.00            |
|                                | <b>Total Administrative/Bus</b>    | <b>5,544.68</b>    | <b>7,812.16</b>  | <b>2,267.48</b>   | <b>22,747.07</b>   | <b>31,248.64</b>  | <b>8,501.57</b>  | <b>93,746.00</b>  |
|                                | <b>Total Operating Expense</b>     | <b>41,662.92</b>   | <b>39,031.66</b> | <b>(2,631.26)</b> | <b>145,272.04</b>  | <b>156,126.64</b> | <b>10,854.60</b> | <b>468,380.00</b> |
|                                | <b>NET OPERATING INCOME (LOSS)</b> | <b>(5,575.63)</b>  | <b>.01</b>       | <b>(5,575.64)</b> | <b>4,727.77</b>    | <b>.04</b>        | <b>4,727.73</b>  | <b>.00</b>        |
| <b>Reserve Income</b>          |                                    |                    |                  |                   |                    |                   |                  |                   |
| 08000                          | Reserve Contributions              | (18,833.36)        | .00              | 18,833.36         | (18,833.36)        | .00               | 18,833.36        | .00               |
| 08020                          | Reserve Contribution Garage        | (3,800.00)         | .00              | 3,800.00          | (3,800.00)         | .00               | 3,800.00         | .00               |
| 08030                          | Reserve Interest Income            | (51.69)            | .00              | 51.69             | (199.34)           | .00               | 199.34           | .00               |
|                                | <b>Reserve Income</b>              | <b>(22,685.05)</b> | <b>.00</b>       | <b>22,685.05</b>  | <b>(22,832.70)</b> | <b>.00</b>        | <b>22,832.70</b> | <b>.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>(22,685.05)</b> | <b>.00</b>       | <b>22,685.05</b>  | <b>(22,832.70)</b> | <b>.00</b>        | <b>22,832.70</b> | <b>.00</b>        |

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# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 04/01/18 to 04/30/18

| Account | Description                    | Actual    | Current Period |           | Actual    | Year-To-Date |           | Yearly Budget |
|---------|--------------------------------|-----------|----------------|-----------|-----------|--------------|-----------|---------------|
|         |                                |           | Budget         | Variance  |           | Budget       | Variance  |               |
|         | Current Year Net Income (Loss) | 17,109.42 | .01            | 17,109.41 | 27,560.47 | .04          | 27,560.43 | .00           |