

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 05/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 112,198.67	
Mutual of Omaha - Reserve Acct	364,829.56	
Accounts Receivable	16,261.04	
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TOTAL ASSETS		\$ 493,289.27
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 16,047.65	
Prepaid Assessments	27,374.51	
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Subtotal Current Liab.		\$ 43,422.16

RESERVES:

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

Retained Earnings	\$ 411,619.02	
Current Year Net Income/(Loss)	38,248.09	
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Subtotal Equity		\$ 449,867.11

TOTAL LIABILITIES & EQUITY		\$ 493,289.27
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 05/01/18 to 05/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	40,300.00	40,800.00	(500.00)	203,500.00	204,000.00	(500.00)	489,600.00
04020	Violation Income	.00	.00	.00	200.00	.00	200.00	.00
04050	BLACK FEATHER APARTMENTS	14,488.00	2,000.00	12,488.00	14,488.00	10,000.00	4,488.00	24,000.00
04100	Late Fee Income	(225.00)	83.33	(308.33)	775.00	416.65	358.35	1,000.00
04150	Clubhouse Rental	120.00	166.67	(46.67)	320.00	833.35	(513.35)	2,000.00
04200	Utility Reimbursement	.00	.00	.00	601.39	.00	601.39	.00
04350	Working Capital	1,080.00	425.00	655.00	3,180.00	2,125.00	1,055.00	5,100.00
04400	Miscellaneous Income	.00	.00	.00	450.00	.00	450.00	.00
04450	Interest Income - Operating	5.71	.00	5.71	27.49	.00	27.49	.00
04500	Reserve Income	(4,708.34)	(4,708.33)	(.01)	(23,541.70)	(23,541.65)	(.05)	(56,500.00)
04525	Garage Reserve	(950.00)	(950.00)	.00	(4,750.00)	(4,750.00)	.00	(11,400.00)
04700	Garage Income	1,215.00	1,215.00	.00	6,075.00	6,075.00	.00	14,580.00
	Total Income	51,325.37	39,031.67	12,293.70	201,325.18	195,158.35	6,166.83	468,380.00
EXPENSES								
Utilities Expense								
05000	Electric	962.49	1,344.08	381.59	6,932.13	6,720.40	(211.73)	16,129.00
05050	Gas	174.87	549.67	374.80	1,526.62	2,748.35	1,221.73	6,596.00
05100	Water/Sewer	8,077.14	8,027.75	(49.39)	40,433.24	40,138.75	(294.49)	96,333.00
05200	Telephone & Cable	176.08	291.67	115.59	880.40	1,458.35	577.95	3,500.00
05400	Trash Removal	1,274.00	1,291.67	17.67	6,723.00	6,458.35	(264.65)	15,500.00
	Total Utilities Expense	10,664.58	11,504.84	840.26	56,495.39	57,524.20	1,028.81	138,058.00
Maintenance Expenses								
06000	Building Maintenance	475.93	1,916.67	1,440.74	15,432.30	9,583.35	(5,848.95)	23,000.00
06050	Garage Maintenance	.00	250.00	250.00	3,250.00	1,250.00	(2,000.00)	3,000.00
06200	Roof and Gutter Repairs	402.36	1,250.00	847.64	877.36	6,250.00	5,372.64	15,000.00
06400	Pest Control	3,168.00	.00	(3,168.00)	3,315.00	.00	(3,315.00)	.00
06500	Landscape Contract	1,512.00	1,512.00	.00	7,560.00	7,560.00	.00	18,144.00
06525	Irrigation Repairs	.00	833.33	833.33	.00	4,166.65	4,166.65	10,000.00
06550	Plants/Trees	.00	1,666.67	1,666.67	.00	8,333.35	8,333.35	20,000.00
06575	Concrete Replacement	.00	833.33	833.33	.00	4,166.65	4,166.65	10,000.00
06600	Parking Lot Maintenance	2,810.00	833.33	(1,976.67)	2,810.00	4,166.65	1,356.65	10,000.00
06625	Electric Upgrade/Repair	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
06630	Fire Monitoring Expense	232.00	250.00	18.00	1,160.00	1,250.00	90.00	3,000.00
06640	Fire Alarm Maintenance	1,530.00	737.50	(792.50)	2,100.90	3,687.50	1,586.60	8,850.00
06650	Janitorial	1,598.00	678.33	(919.67)	3,932.00	3,391.65	(540.35)	8,140.00
06655	Recreation Facility	2,791.50	1,250.00	(1,541.50)	14,387.64	6,250.00	(8,137.64)	15,000.00
06665	Pool & Spa Maintenance	2,304.24	2,333.33	29.09	22,992.73	11,666.65	(11,326.08)	28,000.00
06670	Pool Chemicals	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 05/01/18 to 05/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06700	Snow Removal	.00	2,708.33	2,708.33	6,620.00	13,541.65	6,921.65	32,500.00
06750	Grounds Improvements	.00	833.33	833.33	15,137.00	4,166.65	(10,970.35)	10,000.00
06800	Dog Lawn Maint	433.99	400.00	(33.99)	2,049.95	2,000.00	(49.95)	4,800.00
06850	Common Area Lighting	.00	500.00	500.00	1,555.17	2,500.00	944.83	6,000.00
06875	Signage	593.42	66.67	(526.75)	712.55	333.35	(379.20)	800.00
06900	Contingency	300.00	28.50	(271.50)	300.00	142.50	(157.50)	342.00
	Total Maintenance Expenses	18,151.44	19,714.66	1,563.22	104,192.60	98,573.30	(5,619.30)	236,576.00
Administrative/Business								
07000	Management	2,772.00	2,772.00	.00	13,860.00	13,860.00	.00	33,264.00
07100	Administration	314.71	391.67	76.96	2,270.61	1,958.35	(312.26)	4,700.00
07200	Insurance	4,401.20	3,583.33	(817.87)	14,664.95	17,916.65	3,251.70	43,000.00
07300	Audit/Tax Return	.00	583.33	583.33	.00	2,916.65	2,916.65	7,000.00
07340	Reserve Study	.00	.00	.00	(710.00)	.00	710.00	.00
07350	Bad Debt	500.00	.00	(500.00)	500.00	.00	(500.00)	.00
07500	Legal	.00	458.33	458.33	.00	2,291.65	2,291.65	5,500.00
07600	Miscellaneous	.00	15.17	15.17	.00	75.85	75.85	182.00
07650	Homeowner Reimbursement	200.00	.00	(200.00)	349.42	.00	(349.42)	.00
07900	Bank Charges	.00	8.33	8.33	.00	41.65	41.65	100.00
	Total Administrative/Bus	8,187.91	7,812.16	(375.75)	30,934.98	39,060.80	8,125.82	93,746.00
	Total Operating Expense	37,003.93	39,031.66	2,027.73	191,622.97	195,158.30	3,535.33	468,380.00
	NET OPERATING INCOME (LOSS)	14,321.44	.01	14,321.43	9,702.21	.05	9,702.16	.00
Reserve Income								
08000	Reserve Contributions	(4,708.34)	.00	4,708.34	(23,541.70)	.00	23,541.70	.00
08020	Reserve Contribution Garage	(950.00)	.00	950.00	(4,750.00)	.00	4,750.00	.00
08030	Reserve Interest Income	(54.84)	.00	54.84	(254.18)	.00	254.18	.00
	Reserve Income	(5,713.18)	.00	5,713.18	(28,545.88)	.00	28,545.88	.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	NET RESERVE INCOME (LOSS)	(5,713.18)	.00	5,713.18	(28,545.88)	.00	28,545.88	.00

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Income/Expense Statement
 Period: 05/01/18 to 05/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
		=====	=====	=====	=====	=====	=====	=====
	Current Year Net Income (Loss)	20,034.62	.01	20,034.61	38,248.09	.05	38,248.04	.00