

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 06/30/18

ASSETS

Mutual of Omaha Bank Operating	\$ 119,503.29	
Mutual of Omaha - Reserve Acct	370,541.81	
Accounts Receivable	18,418.04	
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TOTAL ASSETS		\$ 508,463.14
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable	\$ 15,283.42	
Prepaid Assessments	26,302.51	
Due to Management	100.00	
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Subtotal Current Liab.		\$ 41,685.93
RESERVES:		
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Subtotal Reserves		\$.00
EQUITY:		
Retained Earnings	\$ 411,619.02	
Current Year Net Income/(Loss)	55,158.19	
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Subtotal Equity		\$ 466,777.21
TOTAL LIABILITIES & EQUITY		\$ 508,463.14
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 06/01/18 to 06/30/18

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	244,300.00	244,800.00	(500.00)	489,600.00
04020	Violation Income	.00	.00	.00	200.00	.00	200.00	.00
04050	BLACK FEATHER APARTMENTS	.00	2,000.00	(2,000.00)	14,488.00	12,000.00	2,488.00	24,000.00
04100	Late Fee Income	599.00	83.33	515.67	2,222.00	499.98	1,722.02	1,000.00
04150	Clubhouse Rental	.00	166.67	(166.67)	320.00	1,000.02	(680.02)	2,000.00
04200	Utility Reimbursement	.00	.00	.00	601.39	.00	601.39	.00
04350	Working Capital	510.00	425.00	85.00	3,690.00	2,550.00	1,140.00	5,100.00
04400	Miscellaneous Income	300.00	.00	300.00	750.00	.00	750.00	.00
04450	Interest Income - Operating	59.27	.00	59.27	86.76	.00	86.76	.00
04500	Reserve Income	(4,708.34)	(4,708.33)	(.01)	(28,250.04)	(28,249.98)	(.06)	(56,500.00)
04525	Garage Reserve	(950.00)	(950.00)	.00	(5,700.00)	(5,700.00)	.00	(11,400.00)
04700	Garage Income	1,215.00	1,215.00	.00	7,290.00	7,290.00	.00	14,580.00
04900	Insurance Reimbursement	14,881.37	.00	14,881.37	14,881.37	.00	14,881.37	.00
	Total Income	52,706.30	39,031.67	13,674.63	254,879.48	234,190.02	20,689.46	468,380.00
EXPENSES								
Utilities Expense								
05000	Electric	1,076.24	1,344.08	267.84	8,008.37	8,064.48	56.11	16,129.00
05050	Gas	646.80	549.67	(97.13)	2,173.42	3,298.02	1,124.60	6,596.00
05100	Water/Sewer	9,935.34	8,027.75	(1,907.59)	50,368.58	48,166.50	(2,202.08)	96,333.00
05200	Telephone & Cable	176.08	291.67	115.59	1,056.48	1,750.02	693.54	3,500.00
05400	Trash Removal	1,305.00	1,291.67	(13.33)	8,028.00	7,750.02	(277.98)	15,500.00
	Total Utilities Expense	13,139.46	11,504.84	(1,634.62)	69,634.85	69,029.04	(605.81)	138,058.00
Maintenance Expenses								
06000	Building Maintenance	6,145.00	1,916.67	(4,228.33)	21,577.30	11,500.02	(10,077.28)	23,000.00
06050	Garage Maintenance	.00	250.00	250.00	3,250.00	1,500.00	(1,750.00)	3,000.00
06200	Roof and Gutter Repairs	.00	1,250.00	1,250.00	877.36	7,500.00	6,622.64	15,000.00
06400	Pest Control	2,466.00	.00	(2,466.00)	7,041.00	.00	(7,041.00)	.00
06500	Landscape Contract	1,512.00	1,512.00	.00	9,072.00	9,072.00	.00	18,144.00
06525	Irrigation Repairs	890.10	833.33	(56.77)	890.10	4,999.98	4,109.88	10,000.00
06550	Plants/Trees	.00	1,666.67	1,666.67	.00	10,000.02	10,000.02	20,000.00
06575	Concrete Replacement	.00	833.33	833.33	.00	4,999.98	4,999.98	10,000.00
06600	Parking Lot Maintenance	.00	833.33	833.33	2,810.00	4,999.98	2,189.98	10,000.00
06610	HVAC	200.00	.00	(200.00)	200.00	.00	(200.00)	.00
06625	Electric Upgrade/Repair	.00	416.67	416.67	.00	2,500.02	2,500.02	5,000.00
06630	Fire Monitoring Expense	232.00	250.00	18.00	1,392.00	1,500.00	108.00	3,000.00
06640	Fire Alarm Maintenance	.00	737.50	737.50	2,100.90	4,425.00	2,324.10	8,850.00
06650	Janitorial	.00	678.33	678.33	3,932.00	4,069.98	137.98	8,140.00
06655	Recreation Facility	149.62	1,250.00	1,100.38	14,537.26	7,500.00	(7,037.26)	15,000.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
 Period: 06/01/18 to 06/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	NET RESERVE INCOME (LOSS)	(5,658.34)	.00	5,658.34	(34,204.22)	.00	34,204.22	.00
	Current Year Net Income (Loss)	17,322.10	.01	17,322.09	55,158.19	.06	55,158.13	.00