

**BLACKFEATHER CONDOMINIUM ASSOC**

Balance Sheet  
As of 09/30/18

ASSETS

Mutual of Omaha Bank Operating	\$ 94,776.34	
Mutual of Omaha - Reserve Acct	382,152.69	
Accounts Receivable	17,388.39	
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TOTAL ASSETS		\$ 494,317.42
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Assessments	\$ 27,483.51	
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Subtotal Current Liab.		\$ 27,483.51
RESERVES:		
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Subtotal Reserves		\$ .00
EQUITY:		
Retained Earnings	\$ 411,619.02	
Current Year Net Income/(Loss)	55,214.89	
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Subtotal Equity		\$ 466,833.91
TOTAL LIABILITIES & EQUITY		\$ 494,317.42
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# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 09/01/18 to 09/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	41,610.00	40,800.00	810.00	367,510.00	367,200.00	310.00	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	18,000.00	(3,512.00)	24,000.00
04100	Late Fee Income	200.00	83.33	116.67	2,960.70	749.97	2,210.73	1,000.00
04150	Clubhouse Rental	.00	166.67	(166.67)	320.00	1,500.03	(1,180.03)	2,000.00
04200	Utility Reimbursement	.00	.00	.00	601.39	.00	601.39	.00
04350	Working Capital	1,560.00	425.00	1,135.00	8,340.00	3,825.00	4,515.00	5,100.00
04400	Miscellaneous Income	.00	.00	.00	950.00	.00	950.00	.00
04450	Interest Income - Operating	5.47	.00	5.47	103.39	.00	103.39	.00
04500	Reserve Income	(4,708.34)	(4,708.33)	(.01)	(42,375.06)	(42,374.97)	(.09)	(56,500.00)
04525	Garage Reserve	(950.00)	(950.00)	.00	(8,550.00)	(8,550.00)	.00	(11,400.00)
04700	Garage Income	1,215.00	1,215.00	.00	10,935.00	10,935.00	.00	14,580.00
04900	Insurance Reimbursement	.00	.00	.00	14,881.37	.00	14,881.37	.00
	<b>Total Income</b>	<b>38,932.13</b>	<b>39,031.67</b>	<b>(99.54)</b>	<b>370,364.79</b>	<b>351,285.03</b>	<b>19,079.76</b>	<b>468,380.00</b>

EXPENSES

Utilities Expense

05000	Electric	1,681.00	1,344.08	(336.92)	13,243.17	12,096.72	(1,146.45)	16,129.00
05050	Gas	544.07	549.67	5.60	4,899.75	4,947.03	47.28	6,596.00
05100	Water/Sewer	10,062.44	8,027.75	(2,034.69)	81,333.20	72,249.75	(9,083.45)	96,333.00
05200	Telephone & Cable	176.08	291.67	115.59	1,584.72	2,625.03	1,040.31	3,500.00
05400	Trash Removal	1,411.00	1,291.67	(119.33)	12,063.00	11,625.03	(437.97)	15,500.00
	<b>Total Utilities Expense</b>	<b>13,874.59</b>	<b>11,504.84</b>	<b>(2,369.75)</b>	<b>113,123.84</b>	<b>103,543.56</b>	<b>(9,580.28)</b>	<b>138,058.00</b>

Maintenance Expenses

06000	Building Maintenance	75.00	1,916.67	1,841.67	22,678.65	17,250.03	(5,428.62)	23,000.00
06050	Garage Maintenance	.00	250.00	250.00	3,250.00	2,250.00	(1,000.00)	3,000.00
06200	Roof and Gutter Repairs	85.00	1,250.00	1,165.00	1,397.36	11,250.00	9,852.64	15,000.00
06400	Pest Control	.00	.00	.00	8,146.00	.00	(8,146.00)	.00
06500	Landscape Contract	1,512.00	1,512.00	.00	12,096.00	13,608.00	1,512.00	18,144.00
06525	Irrigation Repairs	.00	833.33	833.33	5,753.37	7,499.97	1,746.60	10,000.00
06550	Plants/Trees	74.65	1,666.67	1,592.02	74.65	15,000.03	14,925.38	20,000.00
06575	Concrete Replacement	.00	833.33	833.33	.00	7,499.97	7,499.97	10,000.00
06600	Parking Lot Maintenance	.00	833.33	833.33	2,810.00	7,499.97	4,689.97	10,000.00
06610	HVAC	.00	.00	.00	275.00	.00	(275.00)	.00
06625	Electric Upgrade/Repair	.00	416.67	416.67	.00	3,750.03	3,750.03	5,000.00
06630	Fire Monitoring Expense	232.00	250.00	18.00	2,088.00	2,250.00	162.00	3,000.00
06640	Fire Alarm Maintenance	.00	737.50	737.50	2,239.90	6,637.50	4,397.60	8,850.00
06650	Janitorial	700.00	678.33	(21.67)	6,620.00	6,104.97	(515.03)	8,140.00
06655	Recreation Facility	12,679.59	1,250.00	(11,429.59)	31,293.85	11,250.00	(20,043.85)	15,000.00



# BLACKFEATHER CONDOMINIUM ASSOC

## Income/Expense Statement

Period: 09/01/18 to 09/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	NET RESERVE INCOME (LOSS)	(105.79)	.00	105.79	(45,815.10)	.00	45,815.10	.00
	Current Year Net Income (Loss)	(11,282.88)	.01	(11,282.89)	55,214.89	.09	55,214.80	.00