

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 10/31/18

ASSETS

| | | |
|--------------------------------|--------------|---------------|
| Mutual of Omaha Bank Operating | \$ 94,690.79 | |
| Mutual of Omaha - Reserve Acct | 393,634.07 | |
| Accounts Receivable | 18,728.39 | |
| | <hr/> | |
| TOTAL ASSETS | | \$ 507,053.25 |
| | | ===== |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | |
|------------------------|-------------|--------------|
| Accounts Payable | \$ 5,234.76 | |
| Prepaid Assessments | 24,901.51 | |
| | <hr/> | |
| Subtotal Current Liab. | | \$ 30,136.27 |

RESERVES:

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

EQUITY:

| | | |
|--------------------------------|---------------|---------------|
| Retained Earnings | \$ 411,619.02 | |
| Current Year Net Income/(Loss) | 65,297.96 | |
| | <hr/> | |
| Subtotal Equity | | \$ 476,916.98 |

| | | |
|----------------------------|--|---------------|
| TOTAL LIABILITIES & EQUITY | | \$ 507,053.25 |
| | | ===== |

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement Period: 10/01/18 to 10/31/18

| Account | Description | Current Period | | | Year-To-Date | | | Yearly |
|-----------------------------|--------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| INCOME: | | | | | | | | |
| 04000 | Assessment Income | 40,800.00 | 40,800.00 | .00 | 408,310.00 | 408,000.00 | 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 | 20,000.00 | (5,512.00) | 24,000.00 |
| 04100 | Late Fee Income | 690.00 | 83.33 | 606.67 | 3,650.70 | 833.30 | 2,817.40 | 1,000.00 |
| 04150 | Clubhouse Rental | .00 | 166.67 | (166.67) | 320.00 | 1,666.70 | (1,346.70) | 2,000.00 |
| 04200 | Utility Reimbursement | .00 | .00 | .00 | 601.39 | .00 | 601.39 | .00 |
| 04350 | Working Capital | 540.00 | 425.00 | 115.00 | 8,880.00 | 4,250.00 | 4,630.00 | 5,100.00 |
| 04400 | Miscellaneous Income | .00 | .00 | .00 | 950.00 | .00 | 950.00 | .00 |
| 04450 | Interest Income - Operating | 5.22 | .00 | 5.22 | 108.61 | .00 | 108.61 | .00 |
| 04500 | Reserve Income | (4,708.34) | (4,708.33) | (.01) | (47,083.40) | (47,083.30) | (.10) | (56,500.00) |
| 04525 | Garage Reserve | (950.00) | (950.00) | .00 | (9,500.00) | (9,500.00) | .00 | (11,400.00) |
| 04700 | Garage Income | 1,215.00 | 1,215.00 | .00 | 12,150.00 | 12,150.00 | .00 | 14,580.00 |
| 04900 | Insurance Reimbursement | .00 | .00 | .00 | 14,881.37 | .00 | 14,881.37 | .00 |
| | Total Income | 37,591.88 | 39,031.67 | (1,439.79) | 407,956.67 | 390,316.70 | 17,639.97 | 468,380.00 |
| EXPENSES | | | | | | | | |
| Utilities Expense | | | | | | | | |
| 05000 | Electric | 1,073.01 | 1,344.08 | 271.07 | 14,316.18 | 13,440.80 | (875.38) | 16,129.00 |
| 05050 | Gas | 204.55 | 549.67 | 345.12 | 5,104.30 | 5,496.70 | 392.40 | 6,596.00 |
| 05100 | Water/Sewer | 9,931.62 | 8,027.75 | (1,903.87) | 91,264.82 | 80,277.50 | (10,987.32) | 96,333.00 |
| 05200 | Telephone & Cable | 186.11 | 291.67 | 105.56 | 1,770.83 | 2,916.70 | 1,145.87 | 3,500.00 |
| 05400 | Trash Removal | 1,305.00 | 1,291.67 | (13.33) | 13,368.00 | 12,916.70 | (451.30) | 15,500.00 |
| | Total Utilities Expense | 12,700.29 | 11,504.84 | (1,195.45) | 125,824.13 | 115,048.40 | (10,775.73) | 138,058.00 |
| Maintenance Expenses | | | | | | | | |
| 06000 | Building Maintenance | .00 | 1,916.67 | 1,916.67 | 22,678.65 | 19,166.70 | (3,511.95) | 23,000.00 |
| 06050 | Garage Maintenance | .00 | 250.00 | 250.00 | 3,250.00 | 2,500.00 | (750.00) | 3,000.00 |
| 06200 | Roof and Gutter Repairs | .00 | 1,250.00 | 1,250.00 | 1,397.36 | 12,500.00 | 11,102.64 | 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 | 13,608.00 | 15,120.00 | 1,512.00 | 18,144.00 |
| 06525 | Irrigation Repairs | 243.15 | 833.33 | 590.18 | 5,996.52 | 8,333.30 | 2,336.78 | 10,000.00 |
| 06550 | Plants/Trees | 139.31 | 1,686.67 | 1,527.36 | 213.96 | 16,666.70 | 16,452.74 | 20,000.00 |
| 06575 | Concrete Replacement | .00 | 833.33 | 833.33 | .00 | 8,333.30 | 8,333.30 | 10,000.00 |
| 06600 | Parking Lot Maintenance | .00 | 833.33 | 833.33 | 2,810.00 | 8,333.30 | 5,523.30 | 10,000.00 |
| 06610 | HVAC | .00 | .00 | .00 | 200.00 | .00 | (200.00) | .00 |
| 06625 | Electric Upgrade/Repair | .00 | 416.67 | 416.67 | .00 | 4,166.70 | 4,166.70 | 5,000.00 |
| 06630 | Fire Monitoring Expense | .00 | 250.00 | 250.00 | 2,088.00 | 2,500.00 | 412.00 | 3,000.00 |
| 06640 | Fire Alarm Maintenance | .00 | 737.50 | 737.50 | 2,239.90 | 7,375.00 | 5,135.10 | 8,850.00 |
| 06650 | Janitorial | 585.00 | 678.33 | 93.33 | 7,205.00 | 6,783.30 | (421.70) | 8,140.00 |
| 06655 | Recreation Facility | 3,970.42 | 1,250.00 | (2,720.42) | 35,264.27 | 12,500.00 | (22,764.27) | 15,000.00 |

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
 Period: 10/01/18 to 10/31/18

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|---------|--------------------------------|----------------|--------|-----------|--------------|--------|-----------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| | NET RESERVE INCOME (LOSS) | (11,481.38) | .00 | 11,481.38 | (57,296.48) | .00 | 57,296.48 | .00 |
| | Current Year Net Income (Loss) | 10,476.07 | .01 | 10,476.06 | 65,297.96 | .10 | 65,297.86 | .00 |