

**BLACKFEATHER CONDOMINIUM ASSOC**

Balance Sheet  
As of 11/30/18

ASSETS

Mutual of Omaha Bank Operating	\$ 102,819.97	
Mutual of Omaha - Reserve Acct	399,454.00	
Accounts Receivable	20,448.39	
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TOTAL ASSETS		\$ 522,722.36
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 7,221.50	
Prepaid Assessments	25,499.51	
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Subtotal Current Liab.		\$ 32,721.01

RESERVES:

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

Retained Earnings	\$ 411,619.02	
Current Year Net Income/(Loss)	78,382.33	
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Subtotal Equity		\$ 490,001.35

TOTAL LIABILITIES & EQUITY		\$ 522,722.36
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# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 11/01/18 to 11/30/18

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	449,110.00	448,800.00	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	22,000.00	(7,512.00)	24,000.00
04100	Late Fee Income	200.00	83.33	116.67	3,850.70	916.63	2,934.07	1,000.00
04150	Clubhouse Rental	300.00	166.67	133.33	620.00	1,833.37	(1,213.37)	2,000.00
04200	Utility Reimbursement	.00	.00	.00	601.39	.00	601.39	.00
04350	Working Capital	510.00	425.00	85.00	9,390.00	4,675.00	4,715.00	5,100.00
04400	Miscellaneous Income	10.00	.00	10.00	960.00	.00	960.00	.00
04450	Interest Income - Operating	4.42	.00	4.42	113.03	.00	113.03	.00
04500	Reserve Income	(4,708.34)	(4,708.33)	(.01)	(51,791.74)	(51,791.63)	(.11)	(56,500.00)
04525	Garage Reserve	(950.00)	(950.00)	.00	(10,450.00)	(10,450.00)	.00	(11,400.00)
04700	Garage Income	1,215.00	1,215.00	.00	13,365.00	13,365.00	.00	14,580.00
04900	Insurance Reimbursement	.00	.00	.00	14,881.37	.00	14,881.37	.00
	<b>Total Income</b>	<b>37,381.08</b>	<b>39,031.67</b>	<b>(1,650.59)</b>	<b>445,337.75</b>	<b>429,348.37</b>	<b>15,989.38</b>	<b>468,380.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	1,085.75	1,344.08	258.33	15,401.93	14,784.88	(617.05)	16,129.00
05050	Gas	289.47	549.67	260.20	5,393.77	6,046.37	652.60	6,596.00
05100	Water/Sewer	8,100.55	8,027.75	(72.80)	99,365.37	88,305.25	(11,060.12)	96,333.00
05200	Telephone & Cable	177.88	291.67	113.79	1,948.71	3,208.37	1,259.66	3,500.00
05400	Trash Removal	1,339.00	1,291.67	(47.33)	14,707.00	14,208.37	(498.63)	15,500.00
	<b>Total Utilities Expense</b>	<b>10,992.65</b>	<b>11,504.84</b>	<b>512.19</b>	<b>136,816.78</b>	<b>126,553.24</b>	<b>(10,263.54)</b>	<b>138,058.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maintenance	.00	1,916.67	1,916.67	22,678.65	21,083.37	(1,595.28)	23,000.00
06050	Garage Maintenance	675.00	250.00	(425.00)	3,925.00	2,750.00	(1,175.00)	3,000.00
06200	Roof and Gutter Repairs	.00	1,250.00	1,250.00	1,397.36	13,750.00	12,352.64	15,000.00
06400	Pest Control	1,104.00	.00	(1,104.00)	9,250.00	.00	(9,250.00)	.00
06500	Landscape Contract	1,512.00	1,512.00	.00	15,120.00	16,632.00	1,512.00	18,144.00
06525	Irrigation Repairs	.00	833.33	833.33	5,996.52	9,166.63	3,170.11	10,000.00
06550	Plants/Trees	.00	1,666.67	1,666.67	213.96	18,333.37	18,119.41	20,000.00
06575	Concrete Replacement	.00	833.33	833.33	.00	9,166.63	9,166.63	10,000.00
06600	Parking Lot Maintenance	.00	833.33	833.33	2,810.00	9,166.63	6,356.63	10,000.00
06610	HVAC	543.88	.00	(543.88)	743.88	.00	(743.88)	.00
06625	Electric Upgrade/Repair	.00	416.67	416.67	.00	4,583.37	4,583.37	5,000.00
06630	Fire Monitoring Expense	241.28	250.00	8.72	2,329.28	2,750.00	420.72	3,000.00
06640	Fire Alarm Maintenance	2,095.90	737.50	(1,358.40)	4,335.80	8,112.50	3,776.70	8,850.00
06650	Janitorial	585.00	678.33	93.33	7,790.00	7,461.63	(328.37)	8,140.00
06655	Recreation Facility	1,458.77	1,250.00	(208.77)	36,723.04	13,750.00	(22,973.04)	15,000.00



# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
 Period: 11/01/18 to 11/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	Budget
	NET RESERVE INCOME (LOSS)	(5,819.93)	.00	5,819.93	(63,116.41)	.00	63,116.41	.00
	Current Year Net Income (Loss)	13,084.37	.01	13,084.36	78,382.33	.11	78,382.22	.00