

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 02/28/19

ASSETS

Mutual of Omaha Bank Operating	\$ 143,010.92	
Mutual of Omaha - Reserve Acct	417,587.01	
Accounts Receivable	27,943.93	
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TOTAL ASSETS		\$ 588,541.86
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Assessments	\$ 29,565.51	
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Subtotal Current Liab.		\$ 29,565.51

RESERVES:

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

Retained Earnings	\$ 493,890.73	
Current Year Net Income/(Loss)	65,085.62	
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Subtotal Equity		\$ 558,976.35

TOTAL LIABILITIES & EQUITY		\$ 588,541.86
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 02/01/19 to 02/28/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	43,095.00	40,800.00	2,295.00	86,700.00	81,600.00	5,100.00	489,600.00
04020	Violation Income	.00	.00	.00	700.00	.00	700.00	.00
04050	BLACK FEATHER APARTMENTS	.00	2,000.00	(2,000.00)	45,759.00	4,000.00	41,759.00	24,000.00
04100	Late Fee Income	95.00	125.00	(30.00)	395.00	250.00	145.00	1,500.00
04150	Clubhouse Rental	.00	8.33	(8.33)	.00	16.66	(16.66)	100.00
04350	Working Capital	.00	425.00	(425.00)	540.00	850.00	(310.00)	5,100.00
04450	Interest Income - Operating	6.46	.00	6.46	13.22	.00	13.22	.00
04500	Reserve Income	(5,114.17)	(5,114.17)	.00	(10,228.34)	(10,228.34)	.00	(61,370.00)
04525	Garage Reserve	(875.00)	(875.00)	.00	(1,750.00)	(1,750.00)	.00	(10,500.00)
04550	RESERVE INCOME NEW OWNER	540.00	.00	540.00	540.00	.00	540.00	.00
04700	Garage Income	1,200.00	1,215.00	(15.00)	2,580.00	2,430.00	150.00	14,580.00
	Total Income	38,947.29	38,584.16	363.13	125,248.88	77,168.32	48,080.56	463,010.00

EXPENSES

Utilities Expense

05000	Electric	1,631.55	1,475.00	(156.55)	2,918.78	2,950.00	31.22	17,700.00
05050	Gas	.00	550.00	550.00	344.85	1,100.00	755.15	6,600.00
05100	Water/Sewer	7,982.09	8,183.33	201.24	16,012.62	16,366.66	354.04	98,200.00
05200	Telephone & Cable	177.88	208.33	30.45	345.76	416.66	70.90	2,500.00
05400	Trash Removal	1,245.00	1,407.50	162.50	2,687.00	2,815.00	128.00	16,890.00
	Total Utilities Expense	11,036.52	11,824.16	787.64	22,309.01	23,648.32	1,339.31	141,890.00

Maintenance Expenses

06000	Building Maintenance	1,075.00	2,291.67	1,216.67	1,075.00	4,583.34	3,508.34	27,500.00
06050	Garage Maintenance	.00	333.33	333.33	.00	666.66	666.66	4,000.00
06200	Roof and Gutter Repairs	1,000.00	416.67	(583.33)	5,188.00	833.34	(4,354.66)	5,000.00
06500	Landscape Contract	1,820.00	1,666.67	(153.33)	3,640.00	3,333.34	(306.66)	20,000.00
06525	Irrigation Repairs	.00	666.67	666.67	.00	1,333.34	1,333.34	8,000.00
06550	Plants/Trees	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
06600	Parking Lot Maintenance	.00	2,083.33	2,083.33	.00	4,166.66	4,166.66	25,000.00
06625	Electric Upgrade/Repair	.00	625.00	625.00	.00	1,250.00	1,250.00	7,500.00
06630	Fire Monitoring Expense	241.29	250.00	8.71	482.58	500.00	17.42	3,000.00
06640	Fire Alarm Maintenance	.00	250.00	250.00	.00	500.00	500.00	3,000.00
06650	Janitorial	730.00	758.33	28.33	1,315.00	1,516.66	201.66	9,100.00
06655	Recreation Facility	745.00	1,500.00	755.00	970.00	3,000.00	2,030.00	18,000.00
06665	Pool & Spa Maintenance	.00	1,250.00	1,250.00	.00	2,500.00	2,500.00	15,000.00
06670	Pool Chemicals	.00	416.67	416.67	.00	833.34	833.34	5,000.00
06700	Snow Removal	1,485.00	5,416.67	3,931.67	19,742.50	10,833.34	(8,909.16)	32,500.02
06750	Grounds Maint & Improvements	200.00	1,666.67	1,466.67	600.00	3,333.34	2,733.34	20,000.00
06800	Dog Lawn Maint	422.31	441.67	19.36	851.28	883.34	32.06	5,300.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 02/01/19 to 02/28/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06850	Common Area Lighting	.00	500.00	500.00	1,420.00	1,000.00	(420.00)	6,000.00
06875	Signage	.00	83.33	83.33	.00	166.66	166.66	1,000.00
06900	Contingency	.00	16.67	16.67	.00	33.34	33.34	200.00
	Total Maintenance Expenses	7,718.60	21,466.68	13,748.08	35,284.36	42,933.36	7,649.00	225,100.02
Administrative/Business								
07000	Management	2,858.09	2,858.08	(.01)	5,716.18	5,716.16	(.02)	34,297.00
07100	Administration	298.85	350.00	51.15	460.04	700.00	239.96	4,200.00
07200	Insurance	4,401.20	3,718.58	(682.62)	8,802.40	7,437.16	(1,365.24)	44,623.00
07300	Audit/Tax Return	.00	583.33	583.33	.00	1,166.66	1,166.66	7,000.00
07500	Legal	.00	458.33	458.33	.00	916.66	916.66	5,500.00
07510	Legal Passthrough	.00	.00	.00	(113.00)	.00	113.00	.00
07600	Miscellaneous	.00	25.00	25.00	.00	50.00	50.00	300.00
07900	Bank Charges	10.00	8.33	(1.67)	10.00	16.66	6.66	100.00
	Total Administrative/Bus	7,568.14	8,001.65	433.51	14,875.62	16,003.30	1,127.68	96,020.00
	Total Operating Expense	26,323.26	41,292.49	14,969.23	72,468.99	82,584.98	10,115.99	463,010.02
	NET OPERATING INCOME (LOSS)	12,624.03	(2,708.33)	15,332.36	52,779.89	(5,416.66)	58,196.55	(.02)
Reserve Income								
08000	Reserve Contributions	(5,114.17)	.00	5,114.17	(10,228.34)	.00	10,228.34	.00
08020	Reserve Contribution Garage	(875.00)	.00	875.00	(1,750.00)	.00	1,750.00	.00
08030	Reserve Interest Income	(156.58)	.00	156.58	(327.39)	.00	327.39	.00
	Reserve Income	(6,145.75)	.00	6,145.75	(12,305.73)	.00	12,305.73	.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	NET RESERVE INCOME (LOSS)	(6,145.75)	.00	6,145.75	(12,305.73)	.00	12,305.73	.00
Current Year Net Income (Loss)								
	Current Year Net Income (Loss)	18,769.78	(2,708.33)	21,478.11	65,085.62	(5,416.66)	70,502.28	(.02)