

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 04/30/19

ASSETS

Mutual of Omaha Bank Operating	\$ 171,777.69	
Mutual of Omaha - Reserve Acct	431,521.86	
Accounts Receivable	26,856.93	
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TOTAL ASSETS		\$ 630,156.48
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 56,082.05	
Prepaid Assessments	30,753.51	
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Subtotal Current Liab.		\$ 86,835.56

RESERVES:

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

Retained Earnings	\$ 493,890.73	
Current Year Net Income/(Loss)	49,430.19	
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Subtotal Equity		\$ 543,320.92

TOTAL LIABILITIES & EQUITY		\$ 630,156.48
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BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 04/01/19 to 04/30/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000	Assessment Income	38,250.00	40,800.00	(2,550.00)	165,240.00	163,200.00	2,040.00	489,600.00
04020	Violation Income	.00	.00	.00	700.00	.00	700.00	.00
04050	BLACK FEATHER APARTMENTS	3,721.00	2,000.00	1,721.00	49,480.00	8,000.00	41,480.00	24,000.00
04100	Late Fee Income	1,823.00	125.00	1,698.00	2,921.00	500.00	2,421.00	1,500.00
04150	Clubhouse Rental	.00	8.33	(8.33)	100.00	33.32	66.68	100.00
04350	Working Capital	1,275.00	425.00	850.00	2,355.00	1,700.00	655.00	5,100.00
04400	Miscellaneous Income	495.00	.00	495.00	1,285.54	.00	1,285.54	.00
04450	Interest Income - Operating	7.05	.00	7.05	27.26	.00	27.26	.00
04500	Reserve Income	(5,114.17)	(5,114.17)	.00	(20,456.68)	(20,456.68)	.00	(61,370.00)
04525	Garage Reserve	(875.00)	(875.00)	.00	(3,500.00)	(3,500.00)	.00	(10,500.00)
04550	RESERVE INCOME NEW OWNER	.00	.00	.00	540.00	.00	540.00	.00
04700	Garage Income	1,200.00	1,215.00	(15.00)	4,980.00	4,860.00	120.00	14,580.00
	Total Income	40,781.88	38,584.16	2,197.72	203,672.12	154,336.64	49,335.48	463,010.00
EXPENSES								
Utilities Expense								
05000	Electric	1,205.80	1,475.00	269.20	5,172.24	5,900.00	727.76	17,700.00
05050	Gas	248.15	550.00	301.85	1,275.96	2,200.00	924.04	6,600.00
05100	Water/Sewer	7,744.70	8,183.33	438.63	31,642.77	32,733.32	1,090.55	98,200.00
05200	Telephone & Cable	177.88	208.33	30.45	701.52	833.32	131.80	2,500.00
05400	Trash Removal	1,423.00	1,407.50	(15.50)	5,355.00	5,630.00	275.00	16,890.00
	Total Utilities Expense	10,799.53	11,824.16	1,024.63	44,147.49	47,296.64	3,149.15	141,890.00
Maintenance Expenses								
06000	Building Maintenance	300.00	2,291.67	1,991.67	3,355.00	9,166.68	5,811.68	27,500.00
06050	Garage Maintenance	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
06200	Roof and Gutter Repairs	135.00	416.67	281.67	6,323.00	1,666.68	(4,656.32)	5,000.00
06500	Landscape Contract	1,820.00	1,666.67	(153.33)	7,280.00	6,666.68	(613.32)	20,000.00
06525	Irrigation Repairs	.00	666.67	666.67	.00	2,666.68	2,666.68	8,000.00
06550	Plants/Trees	.00	833.33	833.33	45.00	3,333.32	3,288.32	10,000.00
06600	Parking Lot Maintenance	.00	2,083.33	2,083.33	50.00	8,333.32	8,283.32	25,000.00
06625	Electric Upgrade/Repair	.00	625.00	625.00	.00	2,500.00	2,500.00	7,500.00
06630	Fire Monitoring Expense	232.00	250.00	18.00	955.86	1,000.00	44.14	3,000.00
06640	Fire Alarm Maintenance	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
06650	Janitorial	585.00	758.33	173.33	2,485.00	3,033.32	548.32	9,100.00
06655	Recreation Facility	585.00	1,500.00	915.00	1,708.06	6,000.00	4,291.94	18,000.00
06665	Pool & Spa Maintenance	.00	1,250.00	1,250.00	.00	5,000.00	5,000.00	15,000.00
06670	Pool Chemicals	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
06700	Snow Removal	1,530.00	.00	(1,530.00)	33,669.75	16,250.01	(17,419.74)	32,500.02
06750	Grounds Maint & Improvements	950.00	1,666.67	716.67	4,568.00	6,666.68	2,098.68	20,000.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 04/01/19 to 04/30/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06800	Dog Lawn Maint	910.97	441.67	(469.30)	2,284.56	1,766.68	(517.88)	5,300.00
06850	Common Area Lighting	.00	500.00	500.00	1,830.00	2,000.00	170.00	6,000.00
06875	Signage	.00	83.33	83.33	.00	333.32	333.32	1,000.00
06900	Contingency	.00	16.67	16.67	.00	66.68	66.68	200.00
	Total Maintenance Expenses	7,047.97	16,050.01	9,002.04	64,554.23	80,450.05	15,895.82	225,100.02
Administrative/Business								
07000	Management	2,858.09	2,858.08	(.01)	11,432.36	11,432.32	(.04)	34,297.00
07100	Administration	337.95	350.00	12.05	1,223.54	1,400.00	176.46	4,200.00
07200	Insurance	45,951.70	3,718.58	(42,233.12)	54,754.10	14,874.32	(39,879.78)	44,623.00
07300	Audit/Tax Return	.00	583.33	583.33	.00	2,333.32	2,333.32	7,000.00
07500	Legal	29.50	458.33	428.83	495.50	1,833.32	1,337.82	5,500.00
07510	Legal Passthrough	708.00	.00	(708.00)	1,598.00	.00	(1,598.00)	.00
07600	Miscellaneous	111.28	25.00	(86.28)	111.28	100.00	(11.28)	300.00
07650	Homeowner Reimbursement	.00	.00	.00	551.01	.00	(551.01)	.00
07900	Bank Charges	.00	8.33	8.33	10.00	33.32	23.32	100.00
	Total Administrative/Bus	49,996.52	8,001.65	(41,994.87)	70,175.79	32,006.60	(38,169.19)	96,020.00
	Total Operating Expense	67,844.02	35,875.82	(31,968.20)	178,877.51	159,753.29	(19,124.22)	463,010.02
	NET OPERATING INCOME (LOSS)	(27,062.14)	2,708.34	(29,770.48)	24,794.61	(5,416.65)	30,211.26	(.02)
Reserve Income								
08000	Reserve Contributions	(5,114.17)	.00	5,114.17	(20,456.68)	.00	20,456.68	.00
08020	Reserve Contribution Garage	(875.00)	.00	875.00	(3,500.00)	.00	3,500.00	.00
08030	Reserve Interest Income	(174.43)	.00	174.43	(678.90)	.00	678.90	.00
	Reserve Income	(6,163.60)	.00	6,163.60	(24,635.58)	.00	24,635.58	.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	NET RESERVE INCOME (LOSS)	(6,163.60)	.00	6,163.60	(24,635.58)	.00	24,635.58	.00
	Current Year Net Income (Loss)	(20,898.54)	2,708.34	(23,606.88)	49,430.19	(5,416.65)	54,846.84	(.02)