

**BLACKFEATHER CONDOMINIUM ASSOC**

Balance Sheet  
As of 08/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 116,693.27	
Mutual of Omaha - Reserve Acct	382,046.90	
Accounts Receivable	18,209.87	
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TOTAL ASSETS		\$ 516,950.04
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable	\$ 6,096.74	
Prepaid Assessments	31,728.51	
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Subtotal Current Liab.		\$ 37,825.25
RESERVES:		
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Subtotal Reserves		\$ .00
EQUITY:		
Retained Earnings	\$ 411,619.02	
Current Year Net Income/(Loss)	67,505.77	
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Subtotal Equity		\$ 479,124.79
TOTAL LIABILITIES & EQUITY		\$ 516,950.04
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# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 08/01/18 to 08/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>								
04000	Assessment Income	40,800.00	40,800.00	.00	325,900.00	326,400.00	(500.00)	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	16,000.00	(1,512.00)	24,000.00
04100	Late Fee Income	175.00	83.33	91.67	2,760.70	666.64	2,094.06	1,000.00
04150	Clubhouse Rental	.00	166.67	(166.67)	320.00	1,333.36	(1,013.36)	2,000.00
04200	Utility Reimbursement	.00	.00	.00	601.39	.00	601.39	.00
04350	Working Capital	2,580.00	425.00	2,155.00	6,780.00	3,400.00	3,380.00	5,100.00
04400	Miscellaneous Income	100.00	.00	100.00	950.00	.00	950.00	.00
04450	Interest Income - Operating	5.54	.00	5.54	97.92	.00	97.92	.00
04500	Reserve Income	(4,708.34)	(4,708.33)	(.01)	(37,666.72)	(37,666.64)	(.08)	(56,500.00)
04525	Garage Reserve	(950.00)	(950.00)	.00	(7,600.00)	(7,600.00)	.00	(11,400.00)
04700	Garage Income	1,215.00	1,215.00	.00	9,720.00	9,720.00	.00	14,580.00
04900	Insurance Reimbursement	.00	.00	.00	14,881.37	.00	14,881.37	.00
	<b>Total Income</b>	<b>39,217.20</b>	<b>39,031.67</b>	<b>185.53</b>	<b>331,432.66</b>	<b>312,253.36</b>	<b>19,179.30</b>	<b>468,380.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	1,970.78	1,344.08	(626.70)	11,562.17	10,752.64	(809.53)	16,129.00
05050	Gas	940.74	549.67	(391.07)	4,355.68	4,397.36	41.68	6,596.00
05100	Water/Sewer	10,820.40	8,027.75	(2,792.65)	71,270.76	64,222.00	(7,048.76)	96,333.00
05200	Telephone & Cable	176.08	291.67	115.59	1,408.64	2,333.36	924.72	3,500.00
05400	Trash Removal	1,245.00	1,291.67	46.67	10,652.00	10,333.36	(318.64)	15,500.00
	<b>Total Utilities Expense</b>	<b>15,153.00</b>	<b>11,504.84</b>	<b>(3,648.16)</b>	<b>99,249.25</b>	<b>92,038.72</b>	<b>(7,210.53)</b>	<b>138,058.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maintenance	876.35	1,916.67	1,040.32	22,603.65	15,333.36	(7,270.29)	23,000.00
06050	Garage Maintenance	.00	250.00	250.00	3,250.00	2,000.00	(1,250.00)	3,000.00
06200	Roof and Gutter Repairs	435.00	1,250.00	815.00	1,312.36	10,000.00	8,687.64	15,000.00
06400	Pest Control	295.00	.00	(295.00)	8,146.00	.00	(8,146.00)	.00
06500	Landscape Contract	.00	1,512.00	1,512.00	10,584.00	12,096.00	1,512.00	18,144.00
06525	Irrigation Repairs	.00	833.33	833.33	5,753.37	6,666.64	913.27	10,000.00
06550	Plants/Trees	.00	1,666.67	1,666.67	.00	13,333.36	13,333.36	20,000.00
06575	Concrete Replacement	.00	833.33	833.33	.00	6,666.64	6,666.64	10,000.00
06600	Parking Lot Maintenance	.00	833.33	833.33	2,810.00	6,666.64	3,856.64	10,000.00
06610	HVAC	75.00	.00	(75.00)	275.00	.00	(275.00)	.00
06625	Electric Upgrade/Repair	.00	416.67	416.67	.00	3,333.36	3,333.36	5,000.00
06630	Fire Monitoring Expense	232.00	250.00	18.00	1,856.00	2,000.00	144.00	3,000.00
06640	Fire Alarm Maintenance	.00	737.50	737.50	2,239.90	5,900.00	3,660.10	8,850.00
06650	Janitorial	980.00	678.33	(301.67)	4,912.00	5,426.64	514.64	8,140.00
06655	Recreation Facility	22.00	1,250.00	1,228.00	18,614.26	10,000.00	(8,614.26)	15,000.00



# BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement  
 Period: 08/01/18 to 08/31/18

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	NET RESERVE INCOME (LOSS)	(5,753.74)	.00	5,753.74	(45,709.31)	.00	45,709.31	.00
	Current Year Net Income (Loss)	8,100.14	.01	8,100.13	67,505.77	.08	67,505.69	.00