

BLACKFEATHER CONDOMINIUM ASSOC

Balance Sheet
As of 10/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 74,455.38	
Mutual of Omaha - Reserve Acct	325,785.13	
Accounts Receivable	20,470.18	
	<hr/>	
TOTAL ASSETS		\$ 420,710.69
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 22,894.02	
Prepaid Assessments	22,845.49	
	<hr/>	
Subtotal Current Liab.		\$ 45,739.51

RESERVES:

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

EQUITY:

Retained Earnings	\$ 306,096.45	
Current Year Net Income/(Loss)	68,874.73	
	<hr/>	
Subtotal Equity		\$ 374,971.18

TOTAL LIABILITIES & EQUITY		\$ 420,710.69
		=====

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	41,310.00	40,800.00	510.00	408,065.00	408,000.00	65.00	489,600.00
04020	Violation Income	.00	.00	.00	175.00	.00	175.00	.00
04050	BLACKFEATHER APARTMENTS	.00	2,000.00	(2,000.00)	26,514.00	20,000.00	6,514.00	24,000.00
04100	Late Fee Income	(729.00)	83.33	(812.33)	1,404.00	833.30	570.70	1,000.00
04150	Clubhouse Rental	200.00	83.33	116.67	1,650.00	833.30	816.70	1,000.00
04350	Working Capital	2,070.00	370.00	1,700.00	12,504.00	3,700.00	8,804.00	4,440.00
04400	Miscellaneous Income	444.77	.00	444.77	2,377.64	.00	2,377.64	.00
04450	Interest Income - Operating	4.12	.00	4.12	82.68	.00	82.68	.00
04500	Reserve Income	(4,083.34)	.00	(4,083.34)	(28,944.72)	.00	(28,944.72)	.00
04525	Garage Reserve	(1,116.66)	.00	(1,116.66)	(8,933.28)	.00	(8,933.28)	.00
04600	Reserve Interest Income	.00	.00	.00	86.99	.00	86.99	.00
04700	Garage Income	1,215.00	1,215.00	.00	12,140.00	12,150.00	(10.00)	14,580.00
	Total Income	39,314.89	44,551.66	(5,236.77)	427,121.31	445,516.60	(18,395.29)	534,620.00
EXPENSES								
Utilities Expense								
05000	Electric	992.44	1,600.00	607.56	12,513.48	19,600.00	7,086.52	23,762.00
05050	Gas	171.18	423.50	252.32	5,746.23	5,435.00	(311.23)	6,282.00
05100	Water/Sewer	11,095.62	8,000.00	(3,095.62)	91,373.31	79,650.00	(11,723.31)	94,050.00
05200	Telephone & Cable	174.63	291.67	117.04	1,352.35	2,916.70	1,564.35	3,500.00
05400	Trash Removal	1,305.00	1,377.83	72.83	12,592.00	13,778.30	1,186.30	16,534.00
	Total Utilities Expense	13,738.87	11,693.00	(2,045.87)	123,577.37	121,380.00	(2,197.37)	144,128.00
Maintenance Expenses								
06000	Building Maintenance	825.00	1,083.33	258.33	14,005.53	10,833.30	(3,172.23)	13,000.00
06050	Garage Maintenance	132.02	83.33	(48.69)	132.02	833.30	701.28	1,000.00
06200	Roof and Gutter Repairs	.00	2,000.00	2,000.00	3,656.00	13,000.00	9,344.00	15,000.00
06400	Pest Control	350.00	.00	(350.00)	592.00	.00	(592.00)	.00
06500	Landscape Contract	.00	643.08	643.08	12,571.00	13,430.80	859.80	13,717.00
06525	Irrigation Repairs	466.00	.00	(466.00)	19,001.88	7,242.00	(11,759.88)	7,242.00
06550	Plants/Trees	.00	.00	.00	6,610.54	15,940.00	9,329.46	15,940.00
06575	Concrete Replacement	.00	.00	.00	40,000.00	.00	(40,000.00)	.00
06600	Parking Lot Maintenance	.00	.00	.00	19.43	7,500.00	7,480.57	7,500.00
06625	Electric Upgrade/Repair	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
06630	Fire Monitoring Expense	232.00	232.50	.50	3,684.00	2,325.00	(1,359.00)	2,790.00
06640	Fire Alarm Maintenance	2,848.00	547.17	(2,300.83)	7,435.50	9,071.70	1,636.20	10,166.00
06650	Janitorial	285.00	556.42	271.42	5,075.00	6,764.20	1,689.20	7,877.00
06655	Recreation Facility	.00	566.67	566.67	13,874.38	5,666.70	(8,207.68)	6,800.00
06665	Pool & Spa Maintenance	1,000.00	.00	(1,000.00)	14,287.90	28,000.00	13,712.10	28,000.00
06670	Pool Chemicals	428.94	.00	(428.94)	4,176.02	4,100.00	(76.02)	4,100.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement
Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06700	Snow Removal	.00	.00	.00	5,937.58	30,333.36	24,395.78	42,500.00
06750	Grounds Improvements	.00	.00	.00	28,622.66	16,000.00	(12,622.66)	16,000.00
06800	Dog Lawn Maint	.00	485.92	485.92	3,602.40	4,859.20	1,256.80	5,831.00
06850	Common Area Lighting	.00	304.17	304.17	12,229.41	3,041.70	(9,187.71)	3,650.00
06875	Signage	.00	.00	.00	4.81	500.00	495.19	500.00
06900	Contingency	.00	.00	.00	.00	.00	.00	286.00
06950	Supplies	(2,349.00)	.00	2,349.00	100.68	.00	(100.68)	.00
	Total Maintenance Expenses	4,217.96	6,502.59	2,284.63	195,618.74	184,441.26	(11,177.48)	206,899.00
Administrative/Business								
07000	Management	2,520.00	2,520.00	.00	25,200.00	25,200.00	.00	30,240.00
07100	Administration	155.54	433.33	277.79	3,321.53	4,333.30	1,011.77	5,200.00
07200	Insurance	3,481.87	5,497.75	2,015.88	42,458.51	54,977.50	12,518.99	65,973.00
07300	Audit/Tax Return	.00	.00	.00	275.00	7,000.00	6,725.00	7,000.00
07340	Reserve Study	.00	.00	.00	3,560.00	2,000.00	(1,560.00)	2,000.00
07350	Bad Debt	.00	.00	.00	1,174.00	.00	(1,174.00)	.00
07500	Legal	284.23	875.00	590.77	4,031.43	8,750.00	4,718.57	10,500.00
07510	Legal Passthrough	.00	.00	.00	405.23	.00	(405.23)	.00
07600	Miscellaneous	.00	.00	.00	525.00	.00	(525.00)	182.00
07900	Bank Charges	.00	8.33	8.33	10.00	83.30	73.30	100.00
	Total Administrative/Bus	6,441.64	9,334.41	2,892.77	80,960.70	102,344.10	21,383.40	121,195.00
	Total Operating Expense	24,398.47	27,530.00	3,131.53	400,156.81	408,165.36	8,008.55	472,222.00
	NET OPERATING INCOME (LOSS)	14,916.42	17,021.66	(2,105.24)	26,964.50	37,351.24	(10,386.74)	62,398.00
Reserve Income								
08000	Reserve Contributions	(4,083.34)	4,083.33	8,166.67	(32,666.72)	40,833.30	73,500.02	49,000.00
08020	Reserve Contribution Garage	(1,116.66)	1,116.67	2,233.33	(8,933.28)	11,166.70	20,099.98	13,400.00
08030	Reserve Interest Income	(48.47)	.00	48.47	(310.23)	.00	310.23	.00
	Reserve Income	(5,248.47)	5,200.00	10,448.47	(41,910.23)	52,000.00	93,910.23	62,400.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	NET RESERVE INCOME (LOSS)	(5,248.47)	5,200.00	10,448.47	(41,910.23)	52,000.00	93,910.23	62,400.00

BLACKFEATHER CONDOMINIUM ASSOC

Income/Expense Statement

Period: 10/01/17 to 10/31/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
		=====	=====	=====	=====	=====	=====	=====
	Current Year Net Income (Loss)	20,164.89	11,821.66	8,343.23	68,874.73	(14,648.76)	83,523.49	(2.00)