

**SNOWCREST CONDOMINIUM UNIT OWNERS
ASSOCIATION, INC.**

**INTERNAL FINANCIAL STATEMENT
Jul-10**

Snowcrest Condominium Unit Owners Association, Inc.
Balance Sheet Prev Year Comparison
As of July 31, 2010

	<u>Jul 31, 10</u>	<u>Jul 31, 09</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Cash in Bank			
Citizens Sweep Account	68,701.59	134,625.73	-65,924.14
Citizens Checking Account	<u>-5,747.47</u>	<u>-2,529.16</u>	<u>-3,218.31</u>
Total Cash in Bank	<u>62,954.12</u>	<u>132,096.57</u>	<u>-69,142.45</u>
Total Checking/Savings	62,954.12	132,096.57	-69,142.45
Accounts Receivable			
Accounts Receivable Fees	<u>-9,854.02</u>	<u>-17,235.67</u>	<u>7,381.65</u>
Total Accounts Receivable	-9,854.02	-17,235.67	7,381.65
Other Current Assets			
Prepaid Satellite TV	1,929.60	1,929.60	0.00
Investments			
Fidelity Investments			
Fidelity Cash Reserves	210,837.04	80,907.15	129,929.89
Fidelity Value	<u>31,746.65</u>	<u>24,838.08</u>	<u>6,908.57</u>
Total Fidelity Investments	<u>242,583.69</u>	<u>105,745.23</u>	<u>136,838.46</u>
Total Investments	242,583.69	105,745.23	136,838.46
Accounts Receivable-Fees	1,505.00	0.00	1,505.00
Prepaid Income Tax	885.00	885.00	0.00
Prepaid Insurance	<u>18,851.48</u>	<u>19,415.48</u>	<u>-564.00</u>
Total Other Current Assets	<u>265,754.77</u>	<u>127,975.31</u>	<u>137,779.46</u>
Total Current Assets	<u>318,854.87</u>	<u>242,836.21</u>	<u>76,018.66</u>
TOTAL ASSETS	<u><u>318,854.87</u></u>	<u><u>242,836.21</u></u>	<u><u>76,018.66</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
*Accounts Payable	<u>3,382.93</u>	<u>8,521.79</u>	<u>-5,138.86</u>
Total Accounts Payable	3,382.93	8,521.79	-5,138.86
Other Current Liabilities			
Accounts Payable			
Accounts Payable	<u>80,044.40</u>	<u>54,894.90</u>	<u>25,149.50</u>
Total Accounts Payable	<u>80,044.40</u>	<u>54,894.90</u>	<u>25,149.50</u>
Total Other Current Liabilities	<u>80,044.40</u>	<u>54,894.90</u>	<u>25,149.50</u>
Total Current Liabilities	<u>83,427.33</u>	<u>63,416.69</u>	<u>20,010.64</u>

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As of July 31, 2010

	<u>Jul 31, 10</u>	<u>Jul 31, 09</u>	<u>\$ Change</u>
Total Liabilities	83,427.33	63,416.69	20,010.64
Equity			
Net Realized Gain (Loss) on Inv	20,220.99	13,574.17	6,646.82
Retained Earnings	160,666.91	124,756.94	35,909.97
Net Income	<u>54,539.64</u>	<u>41,088.41</u>	<u>13,451.23</u>
Total Equity	<u>235,427.54</u>	<u>179,419.52</u>	<u>56,008.02</u>
TOTAL LIABILITIES & EQUITY	<u><u>318,854.87</u></u>	<u><u>242,836.21</u></u>	<u><u>76,018.66</u></u>

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through July 2010

	<u>Jan - Jul 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Timbers-Compactor	0.00		
Condominium Fees	206,640.00	204,015.00	2,625.00
Laundry/Vending Machine Income	4,614.90	3,094.50	1,520.40
Interest and Dividend Income			
Dividend Income	18.77	112.58	-93.81
Interest Income	59.55	68.30	-8.75
Total Interest and Dividend Income	<u>78.32</u>	<u>180.88</u>	<u>-102.56</u>
Late Payment Fees	650.00	50.00	600.00
Linen Room Rentals			
Linen Room A Side	0.00	606.68	-606.68
Total Linen Room Rentals	<u>0.00</u>	<u>606.68</u>	<u>-606.68</u>
Total Income	211,983.22	207,947.06	4,036.16
Expense			
Bad Debt Expense	3,856.31		
Operating Expenses			
Management Services	44,025.54	42,403.70	1,621.84
Sewer and Water Services	35,508.48	35,507.60	0.88
Electric			
Trash Compactor	133.31	140.04	-6.73
Common Space	9,846.83	9,358.00	488.83
Total Electric	<u>9,980.14</u>	<u>9,498.04</u>	<u>482.10</u>
Disposal Service	1,626.66	2,942.97	-1,316.31
TV Satellite Service	15,342.46	15,166.70	175.76
Telephone System			
Telephone Service	14,235.77	14,000.00	235.77
Total Telephone System	<u>14,235.77</u>	<u>14,000.00</u>	<u>235.77</u>
Jacuzzi Operation			
Repairs	0.00	2,120.00	-2,120.00
Maintenance & Supplies	2,978.69	2,543.00	435.69
Propane	8,375.21	6,635.00	1,740.21
Total Jacuzzi Operation	<u>11,353.90</u>	<u>11,298.00</u>	<u>55.90</u>
Maint., Supplies & Repairs			
Re-Decorating	0.00	250.00	-250.00
Maint., Supplies & Repairs	2,073.36	4,347.36	-2,274.00
Landscaping	188.17	500.00	-311.83
Pest Control	593.60	641.70	-48.10
Chimney Cleaning/Insp.	2,242.96	3,000.00	-757.04
Total Maint., Supplies & Repairs	<u>5,098.09</u>	<u>8,739.06</u>	<u>-3,640.97</u>
Firewood	1,950.00	5,300.00	-3,350.00
Office Expense			

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through July 2010

	<u>Jan - Jul 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Web-Site Expense	239.40		
Office Supplies	360.95	490.95	-130.00
Office Expense - Other	69.40		
Total Office Expense	<u>669.75</u>	<u>490.95</u>	<u>178.80</u>
Elevator Expense			
Elevator Inspections	0.00	50.00	-50.00
Elevator Maintenance Contract	2,210.15	2,200.00	10.15
Total Elevator Expense	<u>2,210.15</u>	<u>2,250.00</u>	<u>-39.85</u>
Fire Systems.			
Fire Alarm System			
Fire Alarm Repairs	763.20		
Total Fire Alarm System	<u>763.20</u>		
Sprinkler System			
Sprinkler System Inspec. Con	561.80	561.80	0.00
Sprinkler System Minor Repairs	1,197.80	1,736.30	-538.50
Total Sprinkler System	<u>1,759.60</u>	<u>2,298.10</u>	<u>-538.50</u>
Total Fire Systems.	2,522.80	2,298.10	224.70
Attorney Fees	528.50	500.00	28.50
Accounting and Bookkeeping Ser.			
Bookkeeping Services	4,200.00	4,200.00	0.00
Total Accounting and Bookkeeping Ser.	<u>4,200.00</u>	<u>4,200.00</u>	<u>0.00</u>
Miscellaneous Expense			
Vending Supplies	839.38	588.94	250.44
Miscellaneous Expense	25.00	4,000.00	-3,975.00
Total Miscellaneous Expense	<u>864.38</u>	<u>4,588.94</u>	<u>-3,724.56</u>
Operating Expenses - Other	0.00		
Total Operating Expenses	<u>150,116.62</u>	<u>159,184.06</u>	<u>-9,067.44</u>
Non-Operating Revenues and Exp.			
Non-Operating Expenses.			
New Roof	2,936.50		
Laundry/Vending Machine Purch.	1,534.15		
Total Non-Operating Expenses.	<u>4,470.65</u>		
Total Non-Operating Revenues and Exp.	<u>4,470.65</u>		
Total Expense	<u>158,443.58</u>	<u>159,184.06</u>	<u>-740.48</u>
Net Ordinary Income	53,539.64	48,763.00	4,776.64
Other Income/Expense			
Other Expense			
Reserve Account Expenses			

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through July 2010

	<u>Jan - Jul 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Carpet - 2008	-1,000.00		
Total Reserve Account Expenses	<u>-1,000.00</u>		
Total Other Expense	<u>-1,000.00</u>		
Net Other Income	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>
Net Income	<u><u>54,539.64</u></u>	<u><u>48,763.00</u></u>	<u><u>5,776.64</u></u>

SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.
ANALYSIS OF RESERVE FUNDS
AS OF JULY 2010

Accumulated Maintenance Reserves

Assessment	
1983 - 1988 \$ 4,000 x 6 years	\$ 24,000.00
1989 - 1991 \$ 8,000 x 3 years	24,000.00
1992 - 1994 \$10,000 x 3 years	30,000.00
1995 - 1997 \$11,000 X 3 years	33,000.00
1998 - 2000 \$21,600 X 3 years	64,800.00
2001 - 2004 \$25,000 x 4 years	100,000.00
2005 \$27,000 x 1 years	27,000.00
2006 - 2007 \$35,000 x 2 years	70,000.00
2008 \$53,500	53,500.00
2009 \$50,000	50,000.00
2010 \$56,900	56,900.00
	<u>533,200.00</u>

Assessments:

Re-decorating, Interior Lighting Upgrade, Ozonators	99,450.00
Painting - 1990	39,984.00
Parking Lot Paving - 1992 & 1993	27,552.00
Extra Assessment Transfers	2,359.00 (1)
	<u>169,345.00</u>

Extra Reserve Fund Transfers (2)

1995	20,080.00
1996	25,000.00
1999	10,000.00
2000	7,000.00
2006 Carry over from 2005	15,000.00
2006 Excess Water and Sewer	20,000.00
2006 Excess Water and Sewer	40,000.00
2007 Excess Water and Sewer to be used when billed for increase	26,000.00
2007 Satellite Equipment Repay	5,871.00
2008 Carry over from 2007	9,000.00
2008 Satellite Equipment Repay	5,871.00
2009 Satellite Equipment Repay	5,871.00
2010 Satellite Equipment Repay	5,871.00
2010 Telephone Bill 34 months	68,000.00
	<u>263,564.00</u> (2)

Investment Earnings:

1989 - 2002	53,207.27
2003	10,640.80
2004	10,103.24
2005	10,506.28
2006	9,035.86
2007	4,125.59
2008	(18,059.80)
2009	9,940.92
2010	644.52
	<u>90,144.68</u>

Disbursements:

Re-decorating, Interior Lighting Upgrade, Ozonators	(99,450.00)
Bank Charges	(35.90)
Painting Contract - 1990	(41,300.00)
Parking Lot Paving - 1992	(28,595.00)
Parking Lot Paving Repairs - 1993	(5,500.00)
Vending Machine Purchase - 1993	(1,982.19)
Parking Lot Paving - 1994	(49,500.00)
Painting Contract - 1999	(87,466.86)
New Roof - 2001	(80,803.55)
Sprinkler System Repairs - 2002	(12,000.00)
New Telephone System - 2003	(23,641.57)
Parking Lot Paving - 2003	(31,280.00)
Carpet Cleaner - 2004	(2,502.66)
Parking Lot Sealing - 2004	(6,500.00)
Building Siding Replacement-2006	(46,000.00)
Exterior Painting - 2006	(112,500.00)
Satellite Equipment - 2006/07 will be repaid	(28,761.39)
Front Entrance - 2007	(39,694.67)
Interior Painting - 2008	(50,850.00)
Carpet - 2008	(33,250.00)
Fire Panel Replacement - 2008	(5,056.20)
Carpet - 2009	(1,000.00)
Transfer Sewer funds to operating funds - 2009	(26,000.00)
Total Project Cost	<u>(813,669.99)</u>
	<u>\$ 242,583.69</u>

Composition of Above

Cash in Bank	\$ -
Short-term Investments	
(Mkt. Value 7/31/10)	242,583.69
	<u>\$ 242,583.69</u>

(1) Extra transfers to maintenance reserve fund to cover difference in expenses over assessments.

(2) Extra transfers to maintenance reserve fund resulting from excess accumulation of excess revenues over expenses from prior year's operations.

SNOWCREST CONDOMINIUM UNIT OWNERS
ASSOCIATION, INC.

CASH REPORT
AS OF JULY 2010

CASH BALANCE BEFORE ADJUSTMENTS			\$ 62,954
MAINTENANCE RESERVE FUNDS:			
ACCRUED 2009 JAN-DEC	\$ 62,771		
LESS: AMOUNTS FUNDED 2009	(62,771)		\$ -
DUE PRIOR YR() RESERVE FUN	0		
EXTRA TRANSFERS	68000		
AMT. USED FOR SPECIAL PROJ.	0	(1)	
	<u>\$ 68,000</u>		68000
PREPAID CONDO FEES	\$ 21,942		<u>(21,942)</u>
UNPAID PRIOR YRS EXPENSES:			
Thyssenkrump	\$ 395		
Firebrick Refunds due	\$ 1,150		
FRONTIER	72,000		
CHIMNEY SWEEP	6500		(80,044)
	<u>\$ 80,044</u>		
UNPAID EXPENSES:			
Trash			
Allegheny Power			
Chimney Repairs			
Brewer			
Pest Control	\$ 85		
MAINT. EXPENSE	130.13		
Alarm Contract			
SNOWSHOE SERVICES			
SNOWSHOE WATER/SEWER	3168		
Propane			
Vending Machine			
SPOC			
Picnic Tables			(3,383)
CASH BALANCE ADJUSTED	<u>\$ 3,383</u>		<u>\$ 25,585</u>

Maintenance Reserve Account
Updated JULY 2010

	Estimated Lives (Years)	Estimated Replacement Costs	1 2010	2 2011	3 2012	4 2013	5 2014	6 2015	7 2016	8 2017	9 2018	10 2019	11 2020
Capital Expenditure													
Roof (2001)	20 to 25	75,000	17,500										109,498
Exterior Painting (2006)	8	158,500					188,248						
Carpet (2008)	7	66,500	5,000			5,000		81,745					
Parking Lot Repaving (2003)	10	32,000				36,721							
Parking Lot Sealing (2009)	5	12,000					14,252						
Hot Tubs Replacement (1982)	15	35,000	18,746	19,403									
Telephone System (2003)	10 to 15												
Painting	5 to 7	50,850							64,695				
Laundry Equipment	4	2,000	2,070	2,142	2,217	2,295							
Elevator	(1) (2)												
Fire Alarm System	(1)												
Building Maint/Repairs	Bldg Life	4,500											
Atrium Roof/Windows/Siding	10	6,000				7,126							
East Side Landscaping													
Fire Pit Area													
Repair Common area siding	25	5,200											
Electric Upgrade		6,000											
Fire Alarm Beam Detectors					12,000								
Fire Panel													
Sprinklers	22	14,000	15,000										
Sprinkler Heads				13,875									
Plumbing	Bldg. Life												
Satellite Equipment		27,006											
Electrical	Bldg. Life												
Trash Compactor (2002)	10	18,500			21,229								
Telephone Bill			68,000										
Snowblower (2004)	7	1,300		1,441									
Fire Places	Bldg. Life												
Total Capital Expenditures		<u>514,356</u>	<u>126,316</u>	<u>36,861</u>	<u>35,447</u>	<u>51,142</u>	<u>202,501</u>	<u>81,745</u>	<u>64,695</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>109,498</u>
Reserve Fund													
Beginning Balance December 31, 2009		<u>111,168</u>											
Funding			55,871	55,871	50,000	50,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Telephone Bill			68,000										
Earnings			1,222	3,869	4,597	4,525	86	-564	-872	-898	725	2,397	4,119
Total Reserve Fund Additions			<u>125,093</u>	<u>59,740</u>	<u>54,597</u>	<u>54,525</u>	<u>55,086</u>	<u>54,436</u>	<u>54,128</u>	<u>54,102</u>	<u>55,725</u>	<u>57,397</u>	<u>59,119</u>
Ending Reserve Fund Balance			<u>109,944</u>	<u>132,823</u>	<u>151,973</u>	<u>155,357</u>	<u>7,942</u>	<u>-19,368</u>	<u>-29,935</u>	<u>24,167</u>	<u>79,892</u>	<u>137,289</u>	<u>86,909</u>

Assumes a 3.5% inflation rate per year and 3% income on prior years balance.

(1) Maintained under annual service agreement which covers equipment.

(2) Service agreement does not cover car enclosure, floor covering and miscellaneous items.

Snowcrest Condominium Unit Owners Association, Inc.

2010 Revenue Budget

Condominium Fees

\$275 x 48 units x 12 months	\$ 158,400
\$340 x 48 units x 12 months	<u>195,840</u>
	354,240

Less:

Sales Tax	
Allowance of \$375 per month	<u>(4,500)</u>
	349,740

Laundry/Vending Machines Income	3,600
Linen Room Rental	
Interest Income	550
Late Payment Fees	<u>100</u>
Total Budgeted Revenue	\$ 353,990

**Snowcrest Condominium Unit Owners Association, Inc.
2010 Expense Budget**

Expenses assessed equally on a per unit basis, but paid collectively as an association

2009 Budget **Difference**

	Total	1 Bedroom	2 Bedroom		
Garbage Collection	\$4,700	\$4.08	\$4.08	\$4,700	\$0
Telephone Service	24,000	20.83	20.83	23,051	\$949
TV Cable/Wireless Internet	26,000	22.57	22.57	25,285	\$715
SPOC Assessments	2,304	2.00	2.00	2,304	\$0
Total expenses assessed equally on a per unit basis	57,004	49.48	49.48	55,340	

Expenses assessed directly on a per unit basis, but paid collectively as an association:

Snowshoe Mtn Assessments (1st half 40,062) (2nd half \$46,690)(based on assessed values)				86,752	-\$86,752
Water/Sewer new rate 5073.08 per month	60,872	52.84	52.84	34,802	\$26,070
Total expenses assessed directly on a per unit basis	60,872	52.84	52.84	121,554	

Expenses incurred directly by the association

Common Electric Service				14,000	\$500
Jacuzzi Operation					
Repairs	3,000			2,000	
Maintenance/Supplies	5,000			6,000	
Propane	12,500			12,000	
	20,500	13.88	21.71	20,000	\$500
Maintenance, Supplies & Repairs					
Maint, Supplies, Repairs	7,000	4.74	7.41	7,000	
Chimney Cleaning	3,000	2.60	2.60	3,800	
Pest Control	1,100	0.95	0.95	1,100	
Re-Decorating	250	0.22	0.22	250	
Landscaping	500	0.43	0.43	500	
	11,850	8.95	11.62	12,650	-\$800
Firewood	5,300	4.60	4.60	5,000	\$300
Office supplies, Postage, Telephone, Web Site	1,000	0.87	0.87	1,000	\$0
Elevator Maintenance/Contract	4,500	3.05	4.77	4,344	\$156
Fire System - Sprinkler/Alarm	2,800	1.90	2.97	2,800	\$0

Insurance					
General liability, Employee Dishonesty Directors & Officers Liability, Umbrella Real and Personal Property	25,000	16.93	26.48	26,000	-\$1,000
Audit	950	0.82	0.82	975	-\$25
Attorney Fees	1,000	0.87	0.87	1,500	-\$500
Contingency	6,000	4.06	6.35	6,000	\$0
Reserve Funds - Satellite repay	5,871	5.10	5.10	5,871	
Reserve Funds - Maintenance	56,900	38.53	60.26	50,000	\$6,900
Accounting Services (\$600/mo)	7,200	6.25	6.25	6,000	\$1,200
Management Services	50% 36,346	31.55	31.55	36,833	-\$487
(Includes Snowplowing and security)	50% 36,346	24.62	38.49	35,000	\$1,346
	<u>72,692</u>	<u>56.17</u>	<u>70.04</u>	<u>71,833</u>	
Total Expenses incurred directly by Association	<u>236,063</u>	<u>172</u>	<u>238</u>	<u>227,973</u>	
Total Budgeted Expenses	<u>353,939</u>	<u>275</u>	<u>340</u>	<u>404,867</u>	