

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

**INTERNAL FINANCIAL STATEMENT  
Jul-08**

**Snowcrest Condominium Unit Owners Association, Inc.**  
**Balance Sheet Prev Year Comparison**  
As of July 31, 2008

	<b>Jul 31, 08</b>	<b>Jul 31, 07</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
<b>Cash in Bank</b>		
Citizens Sweep Account	75,974.95	0.00
Citizens Checking Account	-17,900.60	0.00
City National Bank - High Yield	1,000.00	63,483.06
City National Checking Account	5,619.67	805.26
<b>Total Cash in Bank</b>	<b>64,694.02</b>	<b>64,288.32</b>
<b>Total Checking/Savings</b>	64,694.02	64,288.32
<b>Accounts Receivable</b>		
Accounts Receivable Fees	2,977.00	2,998.00
<b>Total Accounts Receivable</b>	<b>2,977.00</b>	<b>2,998.00</b>
<b>Other Current Assets</b>		
Prepaid Satellite TV	1,929.60	1,929.60
<b>Investments</b>		
<b>Fidelity Investments</b>		
Fidelity Cash Reserves	50,136.05	44,430.76
Fidelity Value	34,037.90	44,223.74
<b>Total Fidelity Investments</b>	<b>84,173.95</b>	<b>88,654.50</b>
<b>Total Investments</b>	84,173.95	88,654.50
Prepaid Income Tax	885.00	885.00
Prepaid Insurance	17,742.48	17,742.48
<b>Total Other Current Assets</b>	<b>104,731.03</b>	<b>109,211.58</b>
<b>Total Current Assets</b>	<b>172,402.05</b>	<b>176,497.90</b>
<b>TOTAL ASSETS</b>	<b>172,402.05</b>	<b>176,497.90</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
*Accounts Payable	6,427.04	3,379.15
<b>Total Accounts Payable</b>	<b>6,427.04</b>	<b>3,379.15</b>
<b>Other Current Liabilities</b>		
Sales Tax Liability	0.00	757.92
<b>Accounts Payable</b>		
Accounts Payable	30,500.00	3,250.00
<b>Total Accounts Payable</b>	<b>30,500.00</b>	<b>3,250.00</b>
<b>Total Other Current Liabilities</b>	<b>30,500.00</b>	<b>4,007.92</b>

**Snowcrest Condominium Unit Owners Association, Inc.**  
**Balance Sheet Prev Year Comparison**  
As of July 31, 2008

	<u>Jul 31, 08</u>	<u>Jul 31, 07</u>
<b>Total Current Liabilities</b>	<u>36,927.04</u>	<u>7,387.07</u>
<b>Total Liabilities</b>	<u>36,927.04</u>	<u>7,387.07</u>
<b>Equity</b>		
<b>Net Realized Gain (Loss) on Inv</b>	22,900.51	33,086.35
<b>Retained Earnings</b>	145,407.76	117,852.61
<b>Net Income</b>	<u>-32,833.26</u>	<u>18,171.87</u>
<b>Total Equity</b>	<u>135,475.01</u>	<u>169,110.83</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>172,402.05</u></u>	<u><u>176,497.90</u></u>

**Snowcrest Condominium Unit Owners Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
January through July 2008

	<u>Jan - Jul 08</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Condominium Fees	238,966.56	236,341.00	2,625.56
Laundry/Vending Machine Income	4,655.78	6,314.35	-1,658.57
Interest and Dividend Income			
Dividend Income	1,338.25		
Interest Income	765.81	233.35	532.46
<b>Total Interest and Dividend Income</b>	<u>2,104.06</u>	<u>233.35</u>	<u>1,870.71</u>
Late Payment Fees	3,475.00	25.00	3,450.00
Linen Room Rentals			
Linen Room B Side	0.00	2,450.00	-2,450.00
<b>Total Linen Room Rentals</b>	<u>0.00</u>	<u>2,450.00</u>	<u>-2,450.00</u>
<b>Total Income</b>	249,201.40	245,363.70	3,837.70
<b>Expense</b>			
<b>Operating Expenses</b>			
Management Services	35,704.62	35,875.00	-170.38
Snowshoe Services	47,108.39	49,078.55	-1,970.16
Sewer and Water Services	20,301.12	20,301.20	-0.08
Electric			
Trash Compactor	125.01	145.94	-20.93
Common Space 1	3,140.09	3,333.86	-193.77
Common Space 2	4,547.85	5,386.02	-838.17
<b>Total Electric</b>	<u>7,812.95</u>	<u>8,865.82</u>	<u>-1,052.87</u>
Disposal Service	2,503.17	3,029.86	-526.69
TV Cable Service	14,899.49	14,583.35	316.14
Telephone System			
Telephone Service	14,000.00	13,446.45	553.55
<b>Total Telephone System</b>	<u>14,000.00</u>	<u>13,446.45</u>	<u>553.55</u>
Jacuzzi Operation			
Repairs	369.94	1,050.00	-680.06
Maintenance & Supplies	932.00	909.92	22.08
Propane	10,906.58	6,637.81	4,268.77
<b>Total Jacuzzi Operation</b>	<u>12,208.52</u>	<u>8,597.73</u>	<u>3,610.79</u>
<b>Maint., Supplies &amp; Repairs</b>			
Re-Decorating	0.00	250.00	-250.00
Maint., Supplies & Repairs	1,234.86	1,558.56	-323.70
Landscaping	2,141.17	1,500.00	641.17
Pest Control	593.60	641.70	-48.10
<b>Total Maint., Supplies &amp; Repairs</b>	<u>3,969.63</u>	<u>3,950.26</u>	<u>19.37</u>
Firewood	0.00	550.00	-550.00
Office Expense			
Web-Site Expense	239.40	239.40	0.00

**Snowcrest Condominium Unit Owners Association, Inc.**  
**Profit & Loss Budget vs. Actual**  
January through July 2008

	<u>Jan - Jul 08</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Telephone Calls	0.00	116.73	-116.73
Office Supplies	352.86	633.71	-280.85
<b>Total Office Expense</b>	<u>592.26</u>	<u>989.84</u>	<u>-397.58</u>
<b>Elevator Expense</b>			
Elevator Maintenance Contract	1,974.50	2,062.50	-88.00
<b>Total Elevator Expense</b>	<u>1,974.50</u>	<u>2,062.50</u>	<u>-88.00</u>
<b>Fire Systems.</b>			
Sprinkler System			
Sprinkler System Inspec. Con	561.80	620.17	-58.37
<b>Total Sprinkler System</b>	<u>561.80</u>	<u>620.17</u>	<u>-58.37</u>
<b>Total Fire Systems.</b>	561.80	620.17	-58.37
<b>Accounting and Bookkeeping Ser.</b>			
Bookkeeping Services	3,500.00	3,500.00	0.00
<b>Total Accounting and Bookkeeping Ser.</b>	<u>3,500.00</u>	<u>3,500.00</u>	<u>0.00</u>
<b>SPOC Assessment</b>	2,304.00		
<b>Miscellaneous Expense</b>			
Vending Supplies	371.63	1,089.68	-718.05
Miscellaneous Expense	102.28		
<b>Total Miscellaneous Expense</b>	<u>473.91</u>	<u>1,089.68</u>	<u>-615.77</u>
<b>Total Operating Expenses</b>	<u>167,914.36</u>	<u>166,540.41</u>	<u>1,373.95</u>
<b>Total Expense</b>	<u>167,914.36</u>	<u>166,540.41</u>	<u>1,373.95</u>
<b>Net Ordinary Income</b>	81,287.04	78,823.29	2,463.75
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
<b>Reserve Account Expenses</b>			
Carpet - 2008	56,250.00		
New electric service	1,512.00		
Interior Painting 2008	50,850.00		
Electrical Service Panel 2008	452.10		
Fire Panel Replacement 2008	5,056.20		
Front entrance	0.00	0.00	0.00
<b>Total Reserve Account Expenses</b>	<u>114,120.30</u>	<u>0.00</u>	<u>114,120.30</u>
<b>Total Other Expense</b>	<u>114,120.30</u>	<u>0.00</u>	<u>114,120.30</u>
<b>Net Other Income</b>	<u>-114,120.30</u>	<u>0.00</u>	<u>-114,120.30</u>
<b>Net Income</b>	<u><u>-32,833.26</u></u>	<u><u>78,823.29</u></u>	<u><u>-111,656.55</u></u>

SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.  
ANALYSIS OF RESERVE FUNDS  
AS OF AUGUST 2008

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
		<u>426,300.00</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
		<u>183,822.00</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		(6,242.10)
		<u>91,376.94</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 Paining - 2008		(50,850.00)
Carpet - 2008		(33,250.00)
Fire Panel Replacement - 2008		(5,056.20)
Total Project Cost		<u>(786,669.99)</u>
		<u>\$ 84,173.95</u>
Composition of Above		
Cash in Bank		\$ -
Short-term Investments (Mkt. Value 07/31/08)		84,173.95
		<u>\$ 84,173.95</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 AUGUST 2008

CASH BALANCE BEFORE ADJUSTMENTS		\$ 64,694
MAINTENANCE RESERVE FUNDS:		
ACCRUED 2008 JAN-DEC	\$ 59,371	
LESS: AMOUNTS FUNDED 2008	(59,371)	\$ -
DUE PRIOR YR( ) RESERVE FUN	0	
EXTRA TRANSFERS	0	
AMT. USED FOR SPECIAL PROJ.	0	(1)
	<u>\$ -</u>	0
PREPAID CONDO FEES	\$ 5,868	<u>(5,868)</u>
UNPAID PRIOR YRS EXPENSES:		
CITIZENS COMMUNICATION	\$ -	
FRONTIER	24,000	
CHIMNEY SWEEP	6500	
	<u>\$ 30,500</u>	<u>(30,500)</u>
UNPAID EXPENSES:		
Bulk TV		
Allegheny Power		
Sales Tax		
Cash Reserves		
Electric Upgrade	\$ 730	
MAINT. EXPENSE	1251.23	
Jacuzzi Supplies		
SNOWSHOE SERVICES		
SNOWSHOE WATER/SEWER		
Propane		
Vending Machine		
SPOC	2304	
Picnic Tables	2141.17	
	<u>\$ 6,427</u>	<u>(6,427)</u>
CASH BALANCE ADJUSTED		<u>\$ 21,899</u>

Maintenance Reserve Account  
Updated AUGUST 2008

	Estimated Lives (Years)	Estimated Replacement Costs	1 2008	2 2009	3 2010	4 2011	5 2012	6 2013	7 2014	8 2015	9 2016
<b>Capital Expenditure</b>											
Roof (2001)	20 to 25	75,000									
Exterior Painting (2006)	8	158,500							201,656		
Carpet (1999)	7	47,000	76,110								
Parking Lot Repaving (2003)	10	32,000						39,336			
Parking Lot Sealing (2004)	5	12,000			13,305					15,802	
Hot Tubs Replacement (1982)	15	35,000		18,746	19,403						
Telephone System (2003)	10 to 15										
Painting	5 to 7	40,000	50,850								
Laundry Equipment	4	2,000			2,217	2,295	2,375				
Elevator	( 1 ) ( 2 )										
Fire Alarm System	( 1 )										
Building Maint/Repairs	Bldg Life	4,500									
Atrium Roof/Windows/Siding	10	6,000						7,376			
East Side Landscaping											
Fire Pit Area											
Repair Common area siding	25	5,200									
Electric Upgrade		6,000	6,000								
Fire Alarm Beam Detectors							12,000				
Fire Panel			5,056								
Sprinklers	22	14,000	14,000								
Sprinkler Heads						13,875					
Plumbing	Bldg. Life										
Satellite Equipment		27,006									
Electrical	Bldg. Life										
Trash Compactor (2002)	10	18,500					21,972				
New Entrance	Bldg. Life	40,000									
Snowblower (2004)	7	1,300				1,492					
Water and Sewer Funds			26,000								
Fire Places	Bldg. Life										
<b>Total Capital Expenditures</b>		<u>524,006</u>	<u>178,016</u>	<u>18,746</u>	<u>34,925</u>	<u>17,662</u>	<u>36,348</u>	<u>46,712</u>	<u>201,656</u>	<u>15,802</u>	<u>0</u>
<b>Reserve Fund</b>											
Beginning Balance December 31, 2007		<u>112,583</u>									
<b>Funding</b>			68,371	40,871	50,871	50,871	50,000	50,000	50,000	50,000	50,000
Earnings			88	755	1,256	2,289	2,768	2,949	-1,512	-531	-547
<b>Total Reserve Fund Additions</b>			<u>68,459</u>	<u>41,626</u>	<u>52,127</u>	<u>53,160</u>	<u>52,768</u>	<u>52,949</u>	<u>48,488</u>	<u>49,469</u>	<u>49,453</u>
<b>Ending Reserve Fund Balance</b>			<u>3,026</u>	<u>25,905</u>	<u>43,107</u>	<u>78,605</u>	<u>95,026</u>	<u>101,263</u>	<u>-51,905</u>	<u>-18,238</u>	<u>31,215</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.

2008 Revenue Budget

Condominium Fees	
\$295 x 48 units x 12 months	\$ 169,920
\$390 x 48 units x 12 months	<u>224,640</u>
	394,560
Less:	
Sales Tax	(9,587)
Allowance of \$375 per month	<u>(4,500)</u>
	380,473
Telephone/Toll Commission	0
Laundry/Vending Machines Income	4,000
Linen Room Rental	
Interest Income	400
Late Payment Fees	<u>75</u>
Total Budgeted Revenue	<u>\$ 384,948</u>

**Snowcrest Condominium Unit Owners Association, Inc.  
2008 Expense Budget**

Expenses assessed equally on a per unit basis, but paid collectively as an association				Sales Tax		2007 Budget <b>Difference</b>	
	Total	1 Bedroom	2 Bedroom	1 Bedroom	2 Bedroom		
Garbage Collection	\$4,700	\$4.08	\$4.08	exempt	exempt	\$4,664	\$36
Telephone Service	23,051	20.01	20.01	exempt	exempt	20,148	\$2,903
TV Cable/Wireless Internet	25,000	21.70	21.70	exempt	exempt	24,538	\$462
SPOC Assessments	<u>2,304</u>	<u>2.00</u>	<u>2.00</u>	<u>0.12</u>	<u>0.12</u>	<u>2,304</u>	<u>\$0</u>
<b>Total expenses assessed equally on a per unit basis</b>	<b>55,055</b>	<b>47.79</b>	<b>47.79</b>	<b>0.12</b>	<b>0.12</b>	<b>51,654</b>	
Expenses assessed directly on a per unit basis, but paid collectively as an association:							
Snowshoe Mtn Assessments (1st half 40,379) (2nd half \$52,199)(based on assessed values)	92,578	65.09	95.64	exempt	exempt	80,285	\$12,293
Water/Sewer	<u>34,802</u>	<u>30.21</u>	<u>30.21</u>	<u>exempt</u>	<u>exempt</u>	<u>60,877</u>	<u>-\$26,075</u>
<b>Total expenses assessed directly on a per unit basis</b>	<b>127,380</b>	<b>95.30</b>	<b>125.85</b>	<b>0.00</b>	<b>0.00</b>	<b>141,162</b>	
Expenses incurred directly by the association							
Common Electric Service	14,000	9.48	14.83	exempt	exempt	13,000	\$1,000
Jacuzzi Operation							
Repairs	2,000					2,000	
Maintenance/Supplies	6,000					5,000	
Propane	<u>12,000</u>					<u>11,000</u>	
	20,000	13.54	21.18	0.81	1.27	18,000	\$2,000
Maintenance, Supplies & Repairs							
Maint, Supplies, Repairs	7,000	4.74	7.41		0.28	0.44	8,600
Chimney Cleaning	3,500	3.04	3.04	exempt	exempt	3,250	
Pest Control	1,100	0.95	0.95	exempt	exempt	1,056	
Re-Decorating	250	0.22	0.22		0.01	0.01	250
Landscaping	<u>1,500</u>	<u>1.30</u>	<u>1.30</u>		<u>0.08</u>	<u>0.08</u>	<u>450</u>
	13,350	10.25	12.93			13,606	-\$256
Firewood	4,000	3.47	3.47	exempt	exempt	3,850	\$150
Office supplies, Postage, Telephone, Web Site	1,500	1.30	1.30	exempt	exempt	1,400	\$100
Elevator Maintenance/Contract	4,125	2.79	4.37	exempt	exempt	3,866	\$259
Fire System - Sprinkler/Alarm	2,800	1.90	2.97	exempt	exempt	2,800	\$0
Insurance							
General liability, Employee Dishonesty Directors & Officers Liability, Umbrella Real and Personal Property	29,700	20.11	31.45	exempt	exempt	30,500	-\$800
Audit	975	0.85	0.85	exempt	exempt	975	\$0
Attorney Fees	1,500	1.30	1.30	exempt	exempt	500	\$1,000
Contingency	6,000	4.06	6.35	0.24	0.38	6,000	\$0

Reserve Funds - Satellite repay		5,871	5.10	5.10			5,871	
Reserve Funds - Maintenance		53,500	39.22	56.66	2.35	3.40	35,000	\$18,500
Accounting Services		6,000	5.21	5.21	0.31	0.31	6,000	\$0
Management Services	50%	30,750	26.69	26.69			37,500	-\$6,750
(Includes Snowplowing and security)	50%	30,750	20.83	32.56			37,500	-\$6,750
		61,500	47.52	59.25	2.85	3.56	75,000	
<b>Total Expenses incurred directly by Association</b>		<b>224,821</b>	<b>166.10</b>	<b>227.21</b>	<b>6.95</b>	<b>9.46</b>	<b>216,368</b>	
<b>Total Budgeted Expenses</b>		<b>407,256</b>	<b>309.19</b>	<b>400.85</b>	<b>7.07</b>	<b>9.58</b>	<b>409,184</b>	
<b>6 % Sales Tax</b>			<b>7.07</b>	<b>9.58</b>				
<b>Total Condo Fees with Sales Tax</b>			<b>317</b>	<b>410</b>				