

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

**INTERNAL FINANCIAL STATEMENT
As Of February 2005**

Balance Sheet Prev Year Comparison

As of February 28, 2005

Snowcrest Condominium Unit Owners Association
Balance Sheet as of February 28, 2005

	<u>Feb 28, 05</u>	<u>Feb 29, 04</u>
ASSETS		
Current Assets		
Checking/Savings		
Petty Cash	50.00	50.00
Cash in Bank		
City National Bank - High Yield	51,192.69	28,305.82
City National Checking Account	5,370.90	8,674.29
City National Reserve Account	0.00	1,329.97
Total Cash in Bank	<u>56,563.59</u>	<u>38,310.08</u>
Total Checking/Savings	56,613.59	38,360.08
Accounts Receivable		
Accounts Receivable Fees	<u>-17,532.56</u>	<u>-8,433.30</u>
Total Accounts Receivable	-17,532.56	-8,433.30
Other Current Assets		
Investments		
Fidelity Investments		
Fidelity Cash Reserves	64,769.20	44,187.72
Fidelity Value	<u>47,888.65</u>	<u>39,001.13</u>
Total Fidelity Investments	<u>112,657.85</u>	<u>83,188.85</u>
Total Investments	112,657.85	83,188.85
Prepaid Income Tax	1,200.81	1,092.81
Prepaid Insurance	18,644.72	18,644.72
Prepaid SPOC Fees	<u>1,152.00</u>	<u>1,681.92</u>
Total Other Current Assets	<u>133,655.38</u>	<u>104,608.30</u>
Total Current Assets	<u>172,736.41</u>	<u>134,535.08</u>
TOTAL ASSETS	<u>172,736.41</u>	<u>134,535.08</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
*Accounts Payable	<u>11,566.39</u>	<u>9,552.88</u>
Total Accounts Payable	11,566.39	9,552.88
Other Current Liabilities		
Sales Tax Liability	1,163.00	1,134.72
Accounts Payable		
Accounts Payable	<u>3,700.00</u>	<u>0.00</u>

Snowcrest Condominium Unit Owners Association, Inc.
Balance Sheet Prev Year Comparison
As of February 28, 2005

	<u>Feb 28, 05</u>	<u>Feb 29, 04</u>
Total Accounts Payable	3,700.00	0.00
Accrued Taxes		
Accrued Federal Taxes	<u>0.00</u>	<u>1,517.00</u>
Total Accrued Taxes	<u>0.00</u>	<u>1,517.00</u>
Total Other Current Liabilities	<u>4,863.00</u>	<u>2,651.72</u>
Total Current Liabilities	<u>16,429.39</u>	<u>12,204.60</u>
Total Liabilities	16,429.39	12,204.60
Equity		
Net Realized Gain (Loss) on Inv	16,455.53	7,668.54
Retained Earnings	125,935.20	102,141.88
Net Income	<u>13,916.29</u>	<u>12,520.06</u>
Total Equity	<u>156,307.02</u>	<u>122,330.48</u>
TOTAL LIABILITIES & EQUITY	<u>172,736.41</u>	<u>134,535.08</u>

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through February 2005

Snowcrest Unit Owners Association
Actual vs Budget as of February 28, 2005

	<u>Jan - Feb 05</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Condominium Fees	51,662.00	50,915.40	746.60
Laundry/Vending Machine Income	1,900.00	2,000.00	-100.00
Interest and Dividend Income			
Dividend Income	114.82		
Interest Income	44.02	66.66	-22.64
Total Interest and Dividend Income	<u>158.84</u>	<u>66.66</u>	<u>92.18</u>
Late Payment Fees	50.00		
Linen Room Rentals			
Linen Room A Side	300.00	300.00	0.00
Linen Room B Side	700.00	400.00	300.00
Total Linen Room Rentals	<u>1,000.00</u>	<u>700.00</u>	<u>300.00</u>
Total Income	<u>54,770.84</u>	<u>53,682.06</u>	<u>1,088.78</u>
Expense			
Operating Expenses			
Management Services	8,333.36	8,333.36	0.00
Snowshoe Services	11,244.48	11,250.00	-5.52
Sewer and Water Services	4,986.24	4,986.24	0.00
Electric			
Trash Compactor	41.80	46.64	-4.84
Common Space 1	1,242.40	1,339.11	-96.71
Common Space 2	1,989.01	2,250.39	-261.38
Total Electric	<u>3,273.21</u>	<u>3,636.14</u>	<u>-362.93</u>
Disposal Service	1,471.98	1,464.11	7.87
TV Cable Service	3,975.76	4,018.50	-42.74
Telephone System			
Telephone Service	1,871.92	1,910.64	-38.72
Total Telephone System	<u>1,871.92</u>	<u>1,910.64</u>	<u>-38.72</u>
Jacuzzi Operation			
Repairs	0.00	228.15	-228.15
Maintenance & Supplies	813.36	1,183.05	-369.69
Propane	1,821.89	1,560.49	261.40
Total Jacuzzi Operation	<u>2,635.25</u>	<u>2,971.69</u>	<u>-336.44</u>
Maint., Supplies & Repairs			
Maint., Supplies & Repairs	263.45	867.56	-604.11
Pest Control	169.60	176.00	-6.40
Total Maint., Supplies & Repairs	<u>433.05</u>	<u>1,043.56</u>	<u>-610.51</u>
Office Expense			

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
 January through February 2005

	<u>Jan - Feb 05</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Office Supplies	110.92	37.00	73.92
Total Office Expense	<u>110.92</u>	<u>37.00</u>	<u>73.92</u>
 Elevator Expense			
Elevator Maintenance Contract	675.92	720.00	-44.08
Total Elevator Expense	<u>675.92</u>	<u>720.00</u>	<u>-44.08</u>
 Insurance	-64.00		
Accounting and Bookkeeping Ser.			
Bookkeeping Services	1,000.00	1,000.00	0.00
Total Accounting and Bookkeeping Ser.	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
 Miscellaneous Expense			
Vending Supplies	906.46	774.26	132.20
Miscellaneous Expense	0.00	1,000.00	-1,000.00
Total Miscellaneous Expense	<u>906.46</u>	<u>1,774.26</u>	<u>-867.80</u>
 Total Operating Expenses	<u>40,854.55</u>	<u>43,145.50</u>	<u>-2,290.95</u>
 Total Expense	<u>40,854.55</u>	<u>43,145.50</u>	<u>-2,290.95</u>
 Net Ordinary Income	<u>13,916.29</u>	<u>10,536.56</u>	<u>3,379.73</u>
 Net Income	<u><u>13,916.29</u></u>	<u><u>10,536.56</u></u>	<u><u>3,379.73</u></u>

SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.
ANALYSIS OF RESERVE FUNDS
AS OF February 2005

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	<u>100,000.00</u>
	275,800.00

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	<u>2,359.00</u> (1)
	169,345.00

Extra Reserve Fund Transfers (2)

1995	20,080.00
1996	25,000.00
1999	10,000.00
2000	<u>7,000.00</u>
	62,080.00 "(2)

Investment Earnings:

1989 – 2002	53,207.27
2003	10,640.80
2004	10,103.24
2005	<u>2,374.00</u>
	76,325.31

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)
	<u>(470,557.73)</u>
	<u>\$ 112,992.58</u>

Composition of Above

Cash in Bank	\$ -
Short-term Investments	
(Mkt. Value 02/28/05)	<u>112,993.00</u>
	<u>\$ 112,993.00</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 February 2005

CASH BALANCE BEFORE ADJUSTMENTS		\$ 57,551
MAINTENANCE RESERVE FUNDS:		
ACCRUED 2005 JAN-DEC	\$ 25,000	
LESS: AMOUNTS FUNDED 2005		\$ (25,000)
DUE PRIOR YR() RESERVE FUN	0	
EXTRA TRANSFERS	0	
AMT. USED FOR SPECIAL PROJ.	0	(1)
	\$ -	0
PREPAID CONDO FEES	\$ 14,440	(14,440)
UNPAID PRIOR YRS EXPENSES:		
CITIZENS COMMUNICATION	\$ -	
SPOC ASSESSMENT	0	
RAGSDALE CLAIM	0	
	\$ -	-
UNPAID EXPENSES:		
ADELPHIA CABLE	\$ 1,988	
MAINT. EXPENSE	577	
Waste Disposal	975	
SNOWSHOE SERVICES	5219	
SNOWSHOE WATER/SEWER	2493	
Propane	313	
	\$ 11,566	(11,566)
CASH BALANCE ADJUSTED		\$ 6,546

**Snowcrest Maintenance Reserve Fund
Projections**

	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs	1 2004	2 2005	3 2006	4 2007	5 2008	6 2009	7 2010	8 2011	9 2012	10 2013
Capital Expenditure												
Roof	20 to 25	75,000										
Exterior Painting	5 to 6	90,500				103,851						
Carpet	3 to 5	47,000		2,000	52,110							
Parking Lot Repaving	4 to 5	32,000								42,138		
Parking Lot Sealing	2 to 3	12,000	6,500				14,252					
Hot Tubs Replacement	2 to 3	35,000		18,113	18,746							
Telephone System -2003	10 to 15	20,000										
Re-Decorating	5 to 7	40,000		3,500			22,950	23,754				
Laundry Equipment	1 to 3	2,000					3,000	2,459				
Elevator	(1) (2)											
Fire Alarm System	(1)											
Building Maint/Repairs	Bldg Life	4,500										
Atrium Roof/Windows/Siding	10	6,000										
Repair Common area siding	Bldg Life	5,200										
Sprinklers	Repairs/Bldg. Life	14,000		14,000								
Plumbing	Bldg. Life											
Electrical	Bldg. Life											
Trash Compactor	10											
Snowblower												
Fire Places	Bldg. Life											
Total Capital Expenditures		383,200	6,500	37,613	70,856	103,851	40,202	26,213	0	42,138		
Reserve Fund												
Beginning Balance December 31, 2003		84,518										
Annual Assessments			25,000	30,000	35,000	37,000	37,000	37,000	37,000	37,000	37,000	
Special Assessments												
Earnings			2,536	3,167	3,033	2,049	104	12	336	1,456	1,345	
Total Reserve Fund Additions			27,536	33,167	38,033	39,049	37,104	37,012	37,336	38,456	38,345	
Ending Reserve Fund Balance			105,554	101,108	68,285	3,482	385	11,184	48,519	44,837	83,182	

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.

2005 Revenue Budget

Condominium Fees

\$240 x 48 units x 12 months	\$ 138,240
\$310 x 48 units x 12 months	<u>178,560</u>
	316,800

Less:

Sales Tax	(6,978)
Allowance of \$375 per month	<u>(4,500)</u>
	305,322

Telephone/Toll Commission	0
Laundry/Vending Machines Income	4,000
Linen Room Rental	4,200
Interest Income	400
Late Payment Fees	<u>75</u>
Total Budgeted Revenue	\$ 313,997