

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

**INTERNAL FINANCIAL STATEMENT
As Of April 2005**

Snowcrest Condominium Unit Owners Association, Inc.
Balance Sheet Prev Year Comparison
 As of April 30, 2005

	<u>Apr 30, 05</u>	<u>Apr 30, 04</u>
ASSETS		
Current Assets		
Checking/Savings		
Petty Cash	50.00	50.00
Cash in Bank		
City National Bank - High Yield	56,290.82	45,008.87
City National Checking Account	877.78	6,475.27
City National Reserve Account	0.00	1,330.41
Total Cash in Bank	<u>57,168.60</u>	<u>52,814.55</u>
Total Checking/Savings	57,218.60	52,864.55
Accounts Receivable		
Accounts Receivable Fees	-8,738.00	-11,087.78
Total Accounts Receivable	-8,738.00	-11,087.78
Other Current Assets		
Investments		
Fidelity Investments		
Fidelity Cash Reserves	64,872.02	44,244.08
Fidelity Value	48,120.73	40,383.48
Total Fidelity Investments	112,992.75	84,627.56
Total Investments	112,992.75	84,627.56
Prepaid Income Tax	1,200.81	1,175.81
Prepaid Insurance	18,644.72	18,644.72
Prepaid SPOC Fees	1,152.00	1,681.92
Total Other Current Assets	133,990.28	106,130.01
Total Current Assets	182,470.88	147,906.78
TOTAL ASSETS	<u>182,470.88</u>	<u>147,906.78</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
*Accounts Payable	12,232.23	9,638.75
Total Accounts Payable	12,232.23	9,638.75
Other Current Liabilities		
Sales Tax Liability	581.50	567.36
Accounts Payable		
Accounts Payable	3,700.00	0.00
Total Accounts Payable	3,700.00	0.00

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

	<u>Jan - Apr 05</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Condominium Fees	103,299.00	101,830.72	1,468.28
Laundry/Vending Machine Income	1,900.00	3,000.00	-1,100.00
Interest and Dividend Income			
Dividend Income	217.64		
Interest Income	115.08	136.04	-20.96
Total Interest and Dividend Income	332.72	136.04	196.68
Late Payment Fees	75.00		
Linen Room Rentals			
Linen Room A Side	600.00	600.00	0.00
Linen Room B Side	1,400.00	800.00	600.00
Total Linen Room Rentals	2,000.00	1,400.00	600.00
Total Income	107,606.72	106,366.76	1,239.96
Expense			
Operating Expenses			
Management Services	16,666.72	16,666.72	0.00
Snowshoe Services	22,488.96	22,499.00	-10.04
Sewer and Water Services	9,972.48	9,972.28	0.20
Electric			
Trash Compactor	85.98	92.87	-6.89
Common Space 1	2,271.94	2,398.41	-126.47
Common Space 2	3,832.06	3,967.99	-135.93
Total Electric	6,189.98	6,459.27	-269.29
Disposal Service	1,887.73	1,950.06	-62.33
TV Cable Service	8,202.56	8,037.00	165.56
Telephone System			
Telephone Service	3,707.30	3,794.04	-86.74
Total Telephone System	3,707.30	3,794.04	-86.74
Jacuzzi Operation			
Repairs	0.00	1,285.01	-1,285.01
Maintenance & Supplies	813.36	1,333.78	-520.42
Propane	3,527.74	2,762.14	765.60
Total Jacuzzi Operation	4,341.10	5,380.93	-1,039.83
Maint., Supplies & Repairs			
Maint., Supplies & Repairs	667.72	1,431.31	-763.59
Pest Control	339.20	352.00	-12.80
Total Maint., Supplies & Repairs	1,006.92	1,783.31	-776.39
Firewood	0.00	550.00	-550.00
Office Expense			
Office Supplies	183.92	97.79	86.13
Total Office Expense	183.92	97.79	86.13
Elevator Expense			
Elevator Maintenance Contract	1,351.84	1,440.00	-88.16
Total Elevator Expense	1,351.84	1,440.00	-88.16
Fire Systems.			
Fire Alarm System			
Fire Alarm Service Contract	0.00		
Fire Alarm Repairs	101.76	656.15	-554.39
Total Fire Alarm System	101.76	656.15	-554.39
Sprinkler System			
Sprinkler System Inspec. Con	561.80	561.80	0.00
Total Sprinkler System	561.80	561.80	0.00

SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.
ANALYSIS OF RESERVE FUNDS
AS OF April 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 02/28/050)	<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 April 2005

CASH BALANCE BEFORE ADJUSTMENTS		\$ 57,169
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	\$ 4,702	(4,702)
UNPAID PRIOR YRS EXPENSES:		
CITIZENS COMMUNICATION	\$ -	
SPOC ASSESSMENT	0	
RAGSDALE CLAIM	0	
	\$ -	-
UNPAID EXPENSES:		
ADELPHIA CABLE	\$ 1,988	
MAINT. EXPENSE	2447	
PEST CONTROL	85	
SNOWSHOE SERVICES	5219	
SNOWSHOE WATER/SEWER	2493	
	\$ 12,233	(12,233)
CASH BALANCE ADJUSTED		\$ 15,235

**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		<u>383,200</u>	<u>6,500</u>	<u>37,613</u>	<u>70,856</u>	<u>103,851</u>	<u>40,202</u>	<u>26,213</u>	<u>0</u>	<u>42,138</u>		
Reserve Fund												
Beginning Balance December 31, 2003		<u>84,518</u>										
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			<u>27,536</u>	<u>33,167</u>	<u>38,033</u>	<u>39,049</u>	<u>37,104</u>	<u>37,012</u>	<u>37,336</u>	<u>38,456</u>	<u>38,345</u>	
Ending Reserve Fund Balance			<u>105,554</u>	<u>101,108</u>	<u>68,285</u>	<u>3,482</u>	<u>385</u>	<u>11,184</u>	<u>48,519</u>	<u>44,837</u>	<u>83,182</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.

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

**Snowcrest Condominium Unit Owners Association, Inc
2005 Expense Budget**

Expenses assessed equally on a per unit basis, but paid collectively as an association	Total	1 Bedroom	2 Bedroom	Sales Tax		2004 Budget Difference	
				1 Bedroom	2 Bedroom		
Garbage Collection \$3.47/month x 96 units x 12 months	\$4,311	\$3.74	\$3.74	exempt	exempt	4,311	\$0
Telephone Service \$8.80/month x 96 units x 12 months	10,800	9.38	9.38	exempt	exempt	10,138	\$662
TV Cable \$20.93/month x 96 units x 12 months	24,111	20.93	20.93	exempt	exempt	24,111	\$0
SPOC Assessments \$4.17/month x 96 units x 12 months	<u>4,804</u>	<u>4.17</u>	<u>4.17</u>	<u>0.25</u>	<u>0.25</u>	4,804	\$0
Total expenses assessed equally on a per unit basis	44,026	38.22	38.22	0.25	0.25	43,364	
Expenses assessed directly on a per unit basis, but paid collectively as an association:							
Snowshoe Mtn Assessments (1st half 33,750) (2nd half 36,748)(based on assessed values)	70,498	51.96	70.44	exempt	exempt	62,231	\$8,267
Water and Sewer	<u>29,917</u>	<u>24.68</u>	<u>27.26</u>	<u>exempt</u>	<u>exempt</u>	<u>29,917</u>	\$0
Total expenses assessed directly on a per unit basis	100,415	76.64	97.69	0.00	0.00	92,148	
Expenses incurred directly by the association							
Common Electric Service	12,741	8.63	13.49	exempt	exempt	12,741	\$0
Jacuzzi Operation							
Repairs	2,000					2,000	
Maintenance/Supplies	5,000					4,000	
Propane	<u>6,500</u>					<u>6,000</u>	
	13,500	9.14	14.29	0.55	0.86	12,000	\$1,500
Maintenance, Supplies & Repairs							
Maint, Supplies, Repairs	7,500	5.08	7.94		0.30 0.48	8,000	
Chimney Cleaning	3,000	2.60	2.60	exempt	exempt	3,700	
Pest Control	1,056	0.92	0.92	exempt	exempt	1,100	
Re-Decorating	250	0.22	0.22		0.01 0.01	250	
Landscaping	<u>250</u>	<u>0.22</u>	<u>0.22</u>	<u>0.01</u>	<u>0.01</u>	<u>250</u>	
	12,056	9.03	11.90			13,300	-\$1,244
Firewood	3,850	3.34	3.34	exempt	exempt	3,800	\$50
Office supplies, Postage, Telephone, Web Site	1,400	1.22	1.22	exempt	exempt	1,200	\$200
Elevator Maintenance/Contract	3,600	2.44	3.81	exempt	exempt	3,560	\$40
Fire System - Sprinkler/Alarm	2,800	1.90	2.96	exempt	exempt	2,700	\$100
Insurance							
General liability, Employee Dishonesty Directors & Officers Liability, Umbrella Real and Personal Property	28,000	18.96	29.65	exempt	exempt	24,000	\$4,000
Audit	975	0.85	0.85	exempt	exempt	975	\$0
Attorney Fees	500	0.43	0.43	exempt	exempt	500	\$0
Contingency	6,000	4.06	6.35		0.24 0.38	5,908	\$92
Reserve Funds - Maintenance	27,000	18.29	28.59		1.10 1.72	25,000	\$2,000
Accounting Services	6,000	5.21	5.21		0.31 0.31	6,000	\$0
Management Services	50%	25,500	22.14			25,000	\$500
4% increase	50%	<u>25,500</u>	<u>17.27</u>	<u>27.00</u>		<u>25,000</u>	<u>\$500</u>
	51,000	39.41	49.14	2.36	2.95	50,000	

Total Expenses incurred directly by Association	<u>169,422</u>	<u>122.90</u>	<u>171.23</u>	<u>4.90</u>	<u>6.72</u>	<u>161,684</u>
Total Budgeted Expenses	313,863	237.76	307.14	5.15	6.97	
6 % Sales Tax		5.15	6.97			
Total Condo Fees with Sales Tax		243	314			
Less Vending Revenues \$4,000		2.99	3.96			
New Condo Fees		240	310			

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

	<u>Jan - Apr 05</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Total Fire Systems.	663.56	1,217.95	-554.39
Insurance	-64.00		
Accounting and Bookkeeping Ser.			
Bookkeeping Services	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
Total Accounting and Bookkeeping Ser.	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
Miscellaneous Expense			
Vending Supplies	1,036.70	1,125.64	-88.94
Miscellaneous Expense	<u>0.00</u>	<u>2,000.00</u>	<u>-2,000.00</u>
Total Miscellaneous Expense	<u>1,036.70</u>	<u>3,125.64</u>	<u>-2,088.94</u>
Total Operating Expenses	79,635.77	84,973.99	-5,338.22
Non-Operating Revenues and Exp.			
Non-Operating Expenses.			
Building Repairs	<u>3,942.61</u>		
Total Non-Operating Expenses.	<u>3,942.61</u>		
Total Non-Operating Revenues and Exp.	3,942.61		
Provision for Income Taxes			
Federal Income Taxes	<u>694.00</u>		
Total Provision for Income Taxes	<u>694.00</u>		
Total Expense	<u>84,272.38</u>	<u>84,973.99</u>	<u>-701.61</u>
Net Ordinary Income	23,334.34	21,392.77	1,941.57
Other Income/Expense			
Other Expense			
Reserve Account Expenses	<u>0.00</u>	<u>25,000.00</u>	<u>-25,000.00</u>
Total Other Expense	<u>0.00</u>	<u>25,000.00</u>	<u>-25,000.00</u>
Net Other Income	<u>0.00</u>	<u>-25,000.00</u>	<u>25,000.00</u>
Net Income	<u><u>23,334.34</u></u>	<u><u>-3,607.23</u></u>	<u><u>26,941.57</u></u>

Snowcrest Condominium Unit Owners Association, Inc.
Balance Sheet Prev Year Comparison
As of April 30, 2005

	<u>Apr 30, 05</u>	<u>Apr 30, 04</u>
Total Other Current Liabilities	<u>4,281.50</u>	<u>567.36</u>
Total Current Liabilities	<u>16,513.73</u>	<u>10,206.11</u>
Total Liabilities	16,513.73	10,206.11
Equity		
Net Realized Gain (Loss) on Inv	16,687.61	9,050.89
Retained Earnings	125,935.20	102,141.88
Net Income	<u>23,334.34</u>	<u>26,507.90</u>
Total Equity	<u>165,957.15</u>	<u>137,700.67</u>
TOTAL LIABILITIES & EQUITY	<u>182,470.88</u>	<u>147,906.78</u>