

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

**INTERNAL FINANCIAL STATEMENT
Dec-17**

Snowcrest Condominium Unit Owners Association, Inc.
Balance Sheet Prev Year Comparison
As of December 31, 2017

	<u>Dec 31, 17</u>	<u>Dec 31, 16</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Cash in Bank			
Citizens Sweep Account	109,141.59	108,337.95	803.64
Citizens Checking Account	<u>-1,432.92</u>	<u>-4,574.35</u>	<u>3,141.43</u>
Total Cash in Bank	<u>107,708.67</u>	<u>103,763.60</u>	<u>3,945.07</u>
Total Checking/Savings	107,708.67	103,763.60	3,945.07
Accounts Receivable			
Accounts Receivable Fees	<u>9,320.81</u>	<u>7,200.75</u>	<u>2,120.06</u>
Total Accounts Receivable	9,320.81	7,200.75	2,120.06
Other Current Assets			
Undeposited Funds	8,575.00	11,820.00	-3,245.00
Investments			
Fidelity Investments			
Fidelity Cash Reserves	484,899.76	419,583.81	65,315.95
Fidelity Value	<u>82,106.40</u>	<u>71,891.41</u>	<u>10,214.99</u>
Total Fidelity Investments	<u>567,006.16</u>	<u>491,475.22</u>	<u>75,530.94</u>
Total Investments	567,006.16	491,475.22	75,530.94
Accounts Receivable-Fees	17,382.21	18,837.21	-1,455.00
Prepaid Income Tax	885.00	885.00	0.00
Prepaid Insurance	<u>20,909.84</u>	<u>20,909.84</u>	<u>0.00</u>
Total Other Current Assets	<u>614,758.21</u>	<u>543,927.27</u>	<u>70,830.94</u>
Total Current Assets	<u>731,787.69</u>	<u>654,891.62</u>	<u>76,896.07</u>
Other Assets			
Allowance for Bad Debt	<u>-2,669.86</u>	<u>-2,669.86</u>	<u>0.00</u>
Total Other Assets	<u>-2,669.86</u>	<u>-2,669.86</u>	<u>0.00</u>
TOTAL ASSETS	<u><u>729,117.83</u></u>	<u><u>652,221.76</u></u>	<u><u>76,896.07</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
*Accounts Payable	<u>3,498.81</u>	<u>5,753.96</u>	<u>-2,255.15</u>
Total Accounts Payable	3,498.81	5,753.96	-2,255.15
Other Current Liabilities			
Revenue Received in Advance			
Revenue Received in Advance	<u>18,837.21</u>	<u>18,837.21</u>	<u>0.00</u>
Total Revenue Received in Advance	<u>18,837.21</u>	<u>18,837.21</u>	<u>0.00</u>
Total Other Current Liabilities	<u>18,837.21</u>	<u>18,837.21</u>	<u>0.00</u>
Total Current Liabilities	<u>22,336.02</u>	<u>24,591.17</u>	<u>-2,255.15</u>
Total Liabilities	22,336.02	24,591.17	-2,255.15
Equity			
Net Realized Gain (Loss) on Inv	65,979.62	56,845.82	9,133.80
Opening Bal Equity	2,318.30	2,318.30	0.00
Retained Earnings	568,466.47	502,288.72	66,177.75
Net Income	<u>70,017.42</u>	<u>66,177.75</u>	<u>3,839.67</u>
Total Equity	<u>706,781.81</u>	<u>627,630.59</u>	<u>79,151.22</u>
TOTAL LIABILITIES & EQUITY	<u><u>729,117.83</u></u>	<u><u>652,221.76</u></u>	<u><u>76,896.07</u></u>

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through December 2017

	<u>Jan - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Timbers-Compactor	790.00	750.00	40.00
Condominium Fees	437,760.00	432,900.00	4,860.00
Laundry/Vending Machine Income	7,340.00	3,000.00	4,340.00
Interest and Dividend Income			
Dividend Income	3,397.14	448.66	2,948.48
Interest Income	55.97	51.34	4.63
Total Interest and Dividend Income	<u>3,453.11</u>	<u>500.00</u>	<u>2,953.11</u>
Late Payment Fees	0.10	0.00	0.10
Linen Room Rentals			
Linen Room A Side	600.00	600.00	0.00
Linen Room B Side	1,000.00	0.00	1,000.00
Total Linen Room Rentals	<u>1,600.00</u>	<u>600.00</u>	<u>1,000.00</u>
Total Income	<u>450,943.21</u>	<u>437,750.00</u>	<u>13,193.21</u>
Expense			
Bad Debt Expense	2,228.92		
Operating Expenses			
Management Services	70,287.94	63,865.00	6,422.94
Sewer and Water Services	86,845.85	100,873.00	-14,027.15
Electric			
Trash Compactor	395.51	530.15	-134.64
Common Space	21,133.27	30,970.85	-9,837.58
Total Electric	<u>21,528.78</u>	<u>31,501.00</u>	<u>-9,972.22</u>
Disposal Service	3,443.85	4,900.00	-1,456.15
TV Satellite Service	19,836.12	19,235.00	601.12
Telephone System			
Telephone and Internet	51,323.46	51,479.00	-155.54
Total Telephone System	<u>51,323.46</u>	<u>51,479.00</u>	<u>-155.54</u>
Jacuzzi Operation			
Repairs	-25.44	2,000.00	-2,025.44
Maintenance & Supplies	117.15	3,000.00	-2,882.85
Total Jacuzzi Operation	<u>91.71</u>	<u>5,000.00</u>	<u>-4,908.29</u>
Maint., Supplies & Repairs			
Maint., Supplies & Repairs	8,503.65	7,000.00	1,503.65
Landscaping	0.00	600.00	-600.00
Pest Control	932.80	1,100.00	-167.20
Maint., Supplies & Repairs - Other	0.00	250.00	-250.00
Total Maint., Supplies & Repairs	<u>9,436.45</u>	<u>8,950.00</u>	<u>486.45</u>
Office Expense			
Web-Site Expense	0.00	300.00	-300.00
Office Supplies	351.93	700.00	-348.07
Total Office Expense	<u>351.93</u>	<u>1,000.00</u>	<u>-648.07</u>
Elevator Expense			
Elevator Inspections	325.60	325.60	0.00
Elevator Maintenance Contract	5,203.35	5,430.40	-227.05
Elevator Repairs	3,500.00		
Total Elevator Expense	<u>9,028.95</u>	<u>5,756.00</u>	<u>3,272.95</u>
Fire Systems.			
Fire Alarm System			
Fire Alarm Service Contract	3,742.29	403.18	3,339.11
Total Fire Alarm System	<u>3,742.29</u>	<u>403.18</u>	<u>3,339.11</u>

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through December 2017

	<u>Jan - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Sprinkler System			
Sprinkler System Inspec. Con	478.50	642.00	-163.50
Sprinkler System Minor Repairs	0.00	2,454.82	-2,454.82
Total Sprinkler System	<u>478.50</u>	<u>3,096.82</u>	<u>-2,618.32</u>
Total Fire Systems.	4,220.79	3,500.00	720.79
Insurance	25,888.19	29,638.00	-3,749.81
Attorney Fees	1,725.85	1,500.00	225.85
Accounting and Bookkeeping Ser.			
Accounting Services	1,500.00	1,500.00	0.00
Bookkeeping Services	7,200.00	7,200.00	0.00
Total Accounting and Bookkeeping Ser.	<u>8,700.00</u>	<u>8,700.00</u>	<u>0.00</u>
Miscellaneous Expense			
Lien Fees	11.00		
Vending Supplies	1,648.18	0.00	1,648.18
Miscellaneous Expense	35.00	7,916.00	-7,881.00
Total Miscellaneous Expense	<u>1,694.18</u>	<u>7,916.00</u>	<u>-6,221.82</u>
Total Operating Expenses	314,404.05	343,813.00	-29,408.95
Non-Operating Revenues and Exp.			
Non-Operating Expenses.			
Hot Tub Area Upgrades	3,200.00		
Hot Tub Replacement 2015	0.00		
Atrium Roof Repairs	4,000.00		
New Roof/Roof Repairs	22,000.00		
Laundry/Vending Machine Purch.	8,592.82		
Total Non-Operating Expenses.	<u>37,792.82</u>		
Total Non-Operating Revenues and Exp.	<u>37,792.82</u>		
Total Expense	<u>354,425.79</u>	<u>343,813.00</u>	<u>10,612.79</u>
Net Ordinary Income	96,517.42	93,937.00	2,580.42
Other Income/Expense			
Other Expense			
Reserve Account Expenses			
Paint and Repair Siding	26,500.00		
Total Reserve Account Expenses	<u>26,500.00</u>		
Total Other Expense	<u>26,500.00</u>		
Net Other Income	<u>-26,500.00</u>	<u>0.00</u>	<u>-26,500.00</u>
Net Income	<u><u>70,017.42</u></u>	<u><u>93,937.00</u></u>	<u><u>-23,919.58</u></u>

SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.
ANALYSIS OF RESERVE FUNDS
AS Of DECEMBER 2017

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
2011 \$60,000	60,000.00
2012 \$65,500	65,500.00
2013 \$70,500	70,500.00
2014 \$90,000	90,000.00
2015 \$87,000	87,000.00
2016 \$91,000	91,000.00
2017 \$94,000	76,500.00
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	1,073,700.00

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	2,359.00
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	169,345.00

Extra Reserve Fund Transfers (2)

1995	20,080.00
1996	25,000.00
1999	10,000.00
2000	7,000.00
2002 Excess Funds	30,326.78
2004 Excess Funds	2,502.66
2005 Excess Funds	1,306.95
2006 Carry over from 2005	15,000.00
2006/2007 Excess Water and Sewer	86,000.00
2007 - 2011 Satellite Equipment Repay	29,355.00
2008 Carry over from 2007	9,000.00
2010 Telephone Bill 35 months	70,000.00
2010 Excess funds	6,706.45
2011 Excess funds	11,555.00
2012 Excess funds	18,744.90
2013 SPOC Fees	2,304.00
2013 Excess funds	23,000.00
2014 Excess funds from 2013	10,000.00
2015 Excess funds from 2014	39,424.10
2016 Excess funds from 2015	17,110.52
2017 Excess funds from 2016	13,000.00
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	447,416.36

Investment Earnings:	
1989 – 2002	37,931.48
2003 - 2007	41,366.37
2008 - 2011	(3,042.93)
2012	7,814.12
2013	16,072.48
2014	6,981.44
2015	(4,276.85)
2016	6,740.26
2017	16,124.86
	<u>125,711.23</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)
Trash Compactor - 2002	(18,326.78)
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	(37,748.38)
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)
Roof Repairs 2010	(5,172.30)
Laundry Machines 2010	(1,534.15)
Exterior Painting - 2011	(24,500.00)
Fire Alarm Panel - 2011	(10,130.42)
Parking Lot Repairs - 2011	(11,555.00)
Trash Compactor Refurbish - 2012	(6,872.45)
Exterior Painting - 2012	(26,000.00)
Parking Lot Paving - 2013	(87,050.00)
Exterior Painting - 2013	(26,000.00)
Exterior Painting - 2014	(26,000.00)
Parking Lot Repairs -2014	(13,398.40)
Laundry Machines - 2014	(771.14)
Laundry Machines - 2015	(3,597.47)
Hot Tub Replacement - 2015	(123,534.62)
Exterior Painting 2016/2017	(53,000.00)
Total Project Cost	<u>(1,249,166.43)</u>

Composition of Above \$ 567,006.16

Short-term Investments	
(Mkt. Value 12/31/2017)	567,006.16
	<u>\$ 567,006.16</u>

SNOWCREST CONDOMINIUM UNIT OWNERS
ASSOCIATION, INC.

CASH REPORT
AS OF DECEMBER 2017

CASH BALANCE BEFORE ADJUSTMENTS		\$ 107,709
MAINTENANCE RESERVE FUNDS:		
ACCRUED 2017 JAN-DEC	\$ 94,000	
LESS: AMOUNTS FUNDED 2017	(76,500)	\$ (17,500)
DUE PRIOR YR() RESERVE FUN	0	
EXTRA TRANSFERS	0	
AMT. USED FOR SPECIAL PROJ.	0	(1)
	\$ -	0
PREPAID CONDO FEES	\$ 18,837	(18,837)
UNPAID EXPENSES:		
Trash	\$ 613	
Thyssenkrupp Elevator Brewer		
Pest Control	85	
Maint Expense	965	
Hot Tub Replacement		
Legal		
Water and Sewer	6,792	
Williams & Associates	1,500	
Telephone and Internet		
Hot Tub Supplies		
Picnic Tables		
	9,955	(9,955)
CASH BALANCE ADJUSTED		\$ 61,417

Maintenance Reserve Account
Updated December 2017

	Estimated Lives (Years)	Estimated Replacement Costs	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2024	9 2025	10 2026
Capital Expenditure												
Roof (2001)	20 to 25	75,000				325,000					15,000	15,000
Exterior Painting (2014)	8	158,500	26,500	26,500	26,500		28,938	28,938	27,825	27,825		
Carpet (2008)	7	66,500		86,000							87,000	
Parking Lot Repaving (2013)	10	87,000							95,000			
Parking Lot Sealing (2014)	5	12,000			12,360					12,731		
Hot Tubs Replacement (1982)	15	125,000										
Painting - Interior	7	50,850		52,630						66,960		
Exterior Doors	30	16,000		24,000								
Laundry Equipment	4	2,000	8,593	2,500	2,500	2,500	2,500	2,500	2,500	2,500		
Elevator	(1) (2)						250,000					
Fire Alarm System	(1)											
Atrium Roof/Windows/Siding	10	6,000	4,000									6,000
Repair Common area siding	25	5,200						5,500				
Fire Panel												
Compressor for Sprinkler System												
Hot Tub Redecorating			3,200									
Sprinklers	22	14,000		15,000								
Sprinkler Heads					14,000							
Plumbing	Bldg. Life											
Satellite Equipment	10	27,006							35,000			
Electrical	Bldg. Life											
Furniture	15			10,000	10,000	10,000						
Trash Compactor (2002)	10	18,500					30,000					
Snowblower (2004)	7	1,300			1,500							
Roof (Chimney Chase)	Bldg. Life		22,000									
Total Capital Expenditures		<u>664,856</u>	<u>64,293</u>	<u>216,630</u>	<u>66,860</u>	<u>337,500</u>	<u>311,438</u>	<u>36,938</u>	<u>160,325</u>	<u>110,016</u>	<u>102,000</u>	<u>21,000</u>
Reserve Fund												
Beginning Balance December 31, 2016		<u>491,475</u>										
Funding			94,000	94,000	94,000	94,000	94,000	94,000	95,000	96,000	96,000	96,000
Earnings			15,635	9,606	10,708	3,724	133	1,849	-56	-478	-672	1,558
Total Reserve Fund Additions			<u>109,635</u>	<u>103,606</u>	<u>104,708</u>	<u>97,724</u>	<u>94,133</u>	<u>95,849</u>	<u>94,944</u>	<u>95,522</u>	<u>95,328</u>	<u>97,558</u>
Ending Reserve Fund Balance			<u>536,817</u>	<u>423,793</u>	<u>461,641</u>	<u>221,866</u>	<u>4,560</u>	<u>63,471</u>	<u>-1,910</u>	<u>-16,403</u>	<u>-23,075</u>	<u>53,483</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.

2018 Revenue Budget

Condominium Fees

\$345 x 48 units x 12 months	\$ 198,720
\$425 x 48 units x 12 months	<u>244,800</u>
	443,520

Less:

Allowance of \$350 per month	<u>(4,200)</u>
	439,320

Laundry/Vending Machines Income	3,000
Linen Room Rental	600
Interest/dividend Income	500
Timbers Trash	<u>750</u>
Total Budgeted Revenue	\$ 444,170

Snowcrest Condominium Unit Owners Association, Inc.
2018 Expense Budget

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

2017 Budget **Difference**

	Total	1 Bedroom	2 Bedroom		
Garbage Collection	\$4,900	\$4.25	\$4.25	\$4,900	\$0
Telephone and Internet	51,479	44.69	44.69	51,479	\$0
TV Cable - Bulk TV	19,235	16.70	16.70	19,235	\$0
Total expenses assessed equally on a per unit basis	75,614	65.64	65.64	75,615	

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

Water	22,856	19.84	19.84	22,856	
Sewer	81,808	71.01	71.01	78,017	\$3,791
Total expenses assessed directly on a per unit basis	104,664	90.85	90.85	100,873	

Expenses incurred directly by the association

Common Electric Service	31,501	21.33	33.36	31,501	\$0
Jacuzzi Operation					
Repairs	2,000			2,000	
Maintenance/Supplies	3,000			3,000	
	5,000	3.39	5.30	5,000	\$0
Maintenance, Supplies & Repairs					
Maint, Supplies, Repairs	7,000	4.74	7.41	7,000	
Pest Control	1,100	0.95	0.95	1,100	
Re-Decorating	250	0.22	0.22	250	
Landscaping	600	0.52	0.52	600	
	8,950	6.43	9.11	8,950	\$0
Office supplies, Postage, Web Site	1,000	0.87	0.87	1,000	\$0
Elevator Maintenance/Contract and inspections	5,955	4.03	6.31	5,756	\$199
Fire System - Sprinkler/Alarm	3,850	2.61	4.08	3,500	\$350
Insurance					
General liability, Employee Dishonesty Directors & Officers Liability, Umbrella Real and Personal Property	29,638	20.07	31.39	29,638	\$0
Audit	1,500	1.30	1.30	1,500	\$0
Attorney Fees	1,500	1.30	1.30	1,500	\$0

Contingency		8,000	6.94	6.94	7,916	\$84
Reserve Funds - Maintenance		94,000	63.65	99.55	94,000	\$0
Accounting Services (\$600/mo)		7,200	6.25	6.25	7,200	\$0
Rounding				-0.12		
Management Services	50%	32,891	28.55	28.55	31,933	\$958
(Includes Vacation, Snowplowing and securi	50%	32,891	22.28	34.83	31,933	\$958
		<u>65,781</u>	<u>50.83</u>	<u>63.38</u>	<u>63,865</u>	
Total Expenses incurred directly by Association		263,875	189	269	261,326	
Total Budgeted Expenses		444,153	345	425	437,814	
2017 Fees			340	420		
Increase			2%	1%		