

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

**INTERNAL FINANCIAL STATEMENT
Oct-12**

Snowcrest Condominium Unit Owners Association, Inc.
Balance Sheet Prev Year Comparison
As of August 31, 2012

	Aug 31, 12	Aug 31, 11
ASSETS		
Current Assets		
Checking/Savings		
Cash in Bank		
Citizens Sweep Account	96,520.14	112,860.30
Citizens Checking Account	722.65	-4,858.91
Total Cash in Bank	97,242.79	108,001.39
Total Checking/Savings	97,242.79	108,001.39
Accounts Receivable		
Accounts Receivable Fees	28,751.26	22,277.99
Total Accounts Receivable	28,751.26	22,277.99
Other Current Assets		
Undeposited Funds	360.00	0.00
Investments		
Fidelity Investments		
Fidelity Cash Reserves	283,728.47	244,185.32
Fidelity Value	40,122.82	33,826.12
Total Fidelity Investments	323,851.29	278,011.44
Total Investments	323,851.29	278,011.44
Prepaid Income Tax	885.00	885.00
Prepaid Insurance	21,596.64	21,596.64
Total Other Current Assets	346,692.93	300,493.08
Total Current Assets	472,686.98	430,772.46
TOTAL ASSETS	472,686.98	430,772.46
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
*Accounts Payable	6,762.80	2,154.18
Total Accounts Payable	6,762.80	2,154.18
Other Current Liabilities		
Accounts Payable		
Accounts Payable	6,500.00	102,226.10
Total Accounts Payable	6,500.00	102,226.10
Revenue Received in Advance		
Revenue Received in Advance	21,570.10	12,287.60
Total Revenue Received in Advance	21,570.10	12,287.60

Snowcrest Condominium Unit Owners Association, Inc.
Balance Sheet Prev Year Comparison
As of August 31, 2012

	<u>Aug 31, 12</u>	<u>Aug 31, 11</u>
Total Other Current Liabilities	<u>28,070.10</u>	<u>114,513.70</u>
Total Current Liabilities	<u>34,832.90</u>	<u>116,667.88</u>
Total Liabilities	34,832.90	116,667.88
Equity		
Net Realized Gain (Loss) on Inv	27,007.77	21,349.15
Opening Bal Equity	2,318.30	2,318.30
Retained Earnings	361,767.37	244,076.74
Net Income	<u>46,760.64</u>	<u>46,360.39</u>
Total Equity	<u>437,854.08</u>	<u>314,104.58</u>
TOTAL LIABILITIES & EQUITY	<u>472,686.98</u>	<u>430,772.46</u>

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through August 2012

	<u>Jan - Aug 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Condominium Fees	247,959.06	242,760.00	5,199.06
Laundry/Vending Machine Income	1,876.84	2,753.00	-876.16
Interest and Dividend Income			
Dividend Income	5.18		
Interest Income	39.31	392.68	-353.37
Total Interest and Dividend Income	<u>44.49</u>	<u>392.68</u>	<u>-348.19</u>
Late Payment Fees	850.00	100.00	750.00
Linen Room Rentals			
Linen Room A Side	400.00		
Linen Room B Side	150.00		
Total Linen Room Rentals	<u>550.00</u>		
Total Income	<u>251,280.39</u>	<u>246,005.68</u>	<u>5,274.71</u>
Expense			
Operating Expenses			
Management Services	54,375.52	51,666.72	2,708.80
Sewer and Water Services	40,581.12	40,581.12	0.00
Electric			
Trash Compactor	119.36	156.80	-37.44
Common Space	9,986.98	11,088.50	-1,101.52
Total Electric	<u>10,106.34</u>	<u>11,245.30</u>	<u>-1,138.96</u>
Disposal Service	621.91	3,591.86	-2,969.95
TV Satellite Service	21,256.58	19,049.04	2,207.54
Telephone System			
Telephone Service	17,111.92	16,533.36	578.56
Total Telephone System	<u>17,111.92</u>	<u>16,533.36</u>	<u>578.56</u>
Jacuzzi Operation			
Repairs	335.97	1,400.00	-1,064.03
Maintenance & Supplies	0.00	2,025.60	-2,025.60
Propane	5,491.24	11,423.07	-5,931.83
Total Jacuzzi Operation	<u>5,827.21</u>	<u>14,848.67</u>	<u>-9,021.46</u>
Maint., Supplies & Repairs			
Re-Decorating	0.00	250.00	-250.00
Maint., Supplies & Repairs	3,057.75	3,093.50	-35.75
Landscaping	0.00	600.00	-600.00
Pest Control	678.40	733.36	-54.96
Chimney Cleaning/Insp.	4,832.54	2,900.00	1,932.54
Total Maint., Supplies & Repairs	<u>8,568.69</u>	<u>7,576.86</u>	<u>991.83</u>
Office Expense			
Office Supplies	460.12	479.28	-19.16
Total Office Expense	<u>460.12</u>	<u>479.28</u>	<u>-19.16</u>

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through August 2012

	<u>Jan - Aug 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Elevator Expense			
Elevator Inspections	341.50	365.15	-23.65
Elevator Maintenance Contract	2,952.00	2,869.45	82.55
Total Elevator Expense	<u>3,293.50</u>	<u>3,234.60</u>	<u>58.90</u>
Fire Systems.			
Fire Alarm System			
Fire Alarm Repairs	617.68		
Total Fire Alarm System	<u>617.68</u>		
Sprinkler System			
Sprinkler System Inspec. Con	979.00	477.00	502.00
Total Sprinkler System	<u>979.00</u>	<u>477.00</u>	<u>502.00</u>
Total Fire Systems.	1,596.68	477.00	1,119.68
Attorney Fees	0.00	1,500.00	-1,500.00
Accounting and Bookkeeping Ser.			
Bookkeeping Services	4,800.00	4,800.00	0.00
Total Accounting and Bookkeeping Ser.	<u>4,800.00</u>	<u>4,800.00</u>	<u>0.00</u>
SPOC Assessment	2,208.00	2,304.00	-96.00
Miscellaneous Expense			
Vending Supplies	839.85		
Miscellaneous Expense	25.00	5,500.00	-5,475.00
Total Miscellaneous Expense	<u>864.85</u>	<u>5,500.00</u>	<u>-4,635.15</u>
Total Operating Expenses	171,672.44	183,387.81	-11,715.37
Non-Operating Revenues and Exp.			
Non-Operating Revenues			
Reserve Fund Investment Income			
Dividend Income	-25.14		
Total Reserve Fund Investment Income	<u>-25.14</u>		
Total Non-Operating Revenues	-25.14		
Non-Operating Expenses.			
Trash Compactor	6,872.45		
Total Non-Operating Expenses.	<u>6,872.45</u>		
Total Non-Operating Revenues and Exp.	<u>6,847.31</u>		
Total Expense	<u>178,519.75</u>	<u>183,387.81</u>	<u>-4,868.06</u>
Net Ordinary Income	72,760.64	62,617.87	10,142.77
Other Income/Expense			

Snowcrest Condominium Unit Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through August 2012

	<u>Jan - Aug 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Other Expense			
Reserve Account Expenses			
Paint and Repair Bldg 2006/2011	26,000.00		
Total Reserve Account Expenses	<u>26,000.00</u>		
Total Other Expense	<u>26,000.00</u>		
Net Other Income	<u>-26,000.00</u>	<u>0.00</u>	<u>-26,000.00</u>
Net Income	<u><u>46,760.64</u></u>	<u><u>62,617.87</u></u>	<u><u>-15,857.23</u></u>

SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.
ANALYSIS OF RESERVE FUNDS
AS OF AUGUST 2012

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 \$60,000	65,500.00
	<u>658,700.00</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 35 months	70,000.00
2010 Excess funds	6,706.45
2011 Satellite Equipment Repay	5,871.00
2011 Excess funds	11,555.00
	<u>289,696.45 (2)</u>

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	7,032.04
2011	(2,521.03)
2012	4,660.53
	<u>98,671.70</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)
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)
Trash Compactor Refurbish - 2012	(6,872.45) Funds transferred in September
Exterior Painting - 2012	(26,000.00) Funds transferred in September
Parking Lot Repairs	(11,555.00) *
Total Project Cost	(899,434.31)
	<u>\$316,978.84</u>

Composition of Above

Cash in Bank	\$ -
Short-term Investments	
(Mkt. Value 8/15/12)	323,851.29
	<u>\$323,851.29</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 2012

CASH BALANCE BEFORE ADJUSTMENTS		\$ 97,243
MAINTENANCE RESERVE FUNDS:		
ACCRUED 2012 JAN-DEC	\$ 70,500	
LESS: AMOUNTS FUNDED 2012	(65,500)	\$ (5,000) transferred in September
DUE PRIOR YR() RESERVE FUN	0	
EXTRA TRANSFERS	0	
AMT. USED FOR SPECIAL PROJ.	0 (1)	
	<u>\$ -</u>	0
PREPAID CONDO FEES	\$ 21,570	<u>(21,570)</u>
UNPAID PRIOR YRS EXPENSES:		
Thyssenkrump		
CHIMNEY SWEEP	<u>6500</u>	<u>(6,500)</u> will be deleted
	<u>\$ 6,500</u>	
UNPAID EXPENSES:		
Trash		
Allegheny Power		
Chimney Repairs		
Pest Control		
MAINT. EXPENSE	335	
Alarm Contract		
SNOWSHOE SERVICES		
SNOWSHOE WATER/SEWER	3168	
Sprinkler Contract		
Vending Machine		
Trash Compactor Rebuild		
Picnic Tables		
	<u>\$ 3,503</u>	<u>3,503</u>
CASH BALANCE ADJUSTED		<u>\$ 67,675</u>

Maintenance Reserve Account
Updated August 2012

	Estimated Lives (Years)	Estimated Replacement Costs	1 2012	2 2013	3 2014	4 2015	5 2016	6 2017	7 2018	8 2019	9 2020	10 2021
Capital Expenditure												
Roof (2001)	20 to 25	75,000		30,000						200,000		
Exterior Painting (2006)	8	158,500	26,000	26,000	26,000			31,961	33,079	34,237	35,435	
Carpet (2008)	7	66,500		5,000	5,000	76,310						
Parking Lot Repaving (2003)	10	32,000		89,000								
Parking Lot Sealing (2009)	5	12,000			13,305					13,305		
Hot Tubs Replacement (1982)	15	35,000			20,082	20,785						
Painting - Interior	5 to 7	50,850					60,394					
Laundry Equipment	4	2,000		2,142	2,217	2,295			2,545	2,634	2,726	
Elevator	(1) (2)											250,000
Fire Alarm System	(1)											
Atrium Roof/Windows/Siding	10	6,000		6,652								
East Side Landscaping												
Fire Pit Area												
Repair Common area siding	25	5,200										
Fire Panel												
Sprinklers	22	14,000		15,000								
Sprinkler Heads				14,000								
Backflow Prevention				6,000								
Plumbing	Bldg. Life											
Satellite Equipment	20	27,006										
Electrical	Bldg. Life											
Furniture	15					10,000	10,000	10,000				
Trash Compactor (2002)	10	18,500	6,872				25,000					
Snowblower (2004)	7	1,300										
Fire Places (Chimney Chase)	Bldg. Life			30,000								
Total Capital Expenditures		<u>503,856</u>	<u>32,872</u>	<u>223,795</u>	<u>66,604</u>	<u>109,390</u>	<u>95,394</u>	<u>41,961</u>	<u>35,624</u>	<u>250,175</u>	<u>38,161</u>	<u>250,000</u>
Reserve Fund												
Beginning Balance December 31, 2011		<u>283,624</u>										
Funding			70,500	70,500	70,500	73,000	75,000	75,000	75,000	75,000	75,000	75,000
Earnings			9,638	5,328	5,605	4,606	4,147	4,332	5,453	6,798	1,746	2,904
Total Reserve Fund Additions			<u>80,138</u>	<u>75,828</u>	<u>76,105</u>	<u>77,606</u>	<u>79,147</u>	<u>79,332</u>	<u>80,453</u>	<u>81,798</u>	<u>76,746</u>	<u>77,904</u>
Ending Reserve Fund Balance			<u>330,890</u>	<u>182,923</u>	<u>#####</u>	<u>160,640</u>	<u>144,393</u>	<u>181,764</u>	<u>226,593</u>	<u>58,216</u>	<u>96,801</u>	<u>-75,295</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.

2012 Revenue Budget

Condominium Fees

\$290 x 48 units x 12 months	\$ 167,040
\$360 x 48 units x 12 months	<u>207,360</u>
	374,400

Less:

Sales Tax	
Allowance of \$375 per month	<u>(4,500)</u>
	369,900

Laundry/Vending Machines Income	3,225
Linen Room Rental	
Interest Income	589
Late Payment Fees	<u>100</u>
Total Budgeted Revenue	\$ 373,814

**Snowcrest Condominium Unit Owners Association, Inc.
2012 Expense Budget**

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

2011 Budget **Difference**

	Total	1 Bedroom	2 Bedroom		
Garbage Collection	\$4,700	\$4.08	\$4.08	\$4,700	\$0
Telephone Service	24,800	21.53	21.53	24,000	\$800
TV Cable/Wireless Internet	28,500	24.74	24.74	26,300	\$2,200
SPOC Assessments	<u>2,304</u>	<u>2.00</u>	<u>2.00</u>	<u>2,304</u>	<u>\$0</u>
Total expenses assessed equally on a per unit basis	60,304	52.35	52.35	57,304	

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

Water/Sewer	<u>60,900</u>	<u>52.86</u>	<u>52.86</u>	<u>60,872</u>	\$28
Total expenses assessed directly on a per unit basis	60,900	52.86	52.86	60,872	

Expenses incurred directly by the association

Common Electric Service	16,500	11.17	17.47	16,000	\$500
Jacuzzi Operation					
Repairs	3,000			3,000	
Maintenance/Supplies	5,000			5,000	
Propane	<u>14,500</u>			<u>14,500</u>	
	22,500	15.23	23.83	<u>22,500</u>	\$0
Maintenance, Supplies & Repairs					
Maint, Supplies, Repairs	7,000	4.74	7.41	7,000	
Chimney Cleaning	2,900	2.52	2.52	3,000	
Pest Control	1,100	0.95	0.95	1,100	
Re-Decorating	250	0.22	0.22	250	
Landscaping	<u>600</u>	<u>0.52</u>	<u>0.52</u>	<u>500</u>	
	11,850	8.95	11.62	<u>11,850</u>	\$0
Firewood	5,300	4.60	4.60	5,300	\$0
Office supplies, Postage, Telephone, Web Site	1,000	0.87	0.87	1,000	\$0
Elevator Maintenance/Contract and inspections	5,100	3.45	5.40	4,700	\$400
Fire System - Sprinkler/Alarm	2,900	1.96	3.07	2,900	\$0
Insurance					
General liability, Employee Dishonesty Directors & Officers Liability, Umbrella					

Real and Personal Property		26,000	17.60	27.53	26,000	\$0
Audit		1,000	0.87	0.87	1,000	\$0
Attorney Fees		1,500	1.30	1.30	1,000	\$500
Contingency		5,500	3.72	5.82	5,500	\$0
Reserve Funds - Satellite repay					5,871	-\$5,871
Reserve Funds - Maintenance		70,500	47.73	74.66	60,000	\$10,500
Accounting Services (\$600/mo)		7,200	6.25	6.25	7,200	\$0
Management Services	50%	37,500	32.55	32.55	37,500	\$0
(Includes vacation Snowplowing and security)	50%	37,500	25.40	39.71	37,500	\$0
		<u>75,000</u>	<u>57.95</u>	<u>72.26</u>	<u>75,000</u>	
Total Expenses incurred directly by Association		251,850	182	256	245,821	
Total Budgeted Expenses		373,054	290	360	363,997	

Snowcrest Condominium Unit Owners Association, Inc.

2013 Revenue Budget

Condominium Fees

\$290 x 48 units x 12 months	\$ 167,040
\$360 x 48 units x 12 months	<u>207,360</u>
	374,400

Less:

Sales Tax	
Allowance of \$375 per month	<u>(4,500)</u>
	369,900

Laundry/Vending Machines Income	3,225
Linen Room Rental	
Interest Income	589
Late Payment Fees	<u>100</u>
Total Budgeted Revenue	\$ 373,814

Snowcrest Condominium Unit Owners Association, Inc.
2013 Expense Budget

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

2012 Budget **Difference**

	Total	1 Bedroom	2 Bedroom		
Garbage Collection	\$4,300	\$3.73	\$3.73	\$4,700	-\$400
Telephone Service	24,000	20.83	20.83	24,800	-\$800
TV Cable/Wireless Internet	29,300	25.43	25.43	28,500	\$800
SPOC Assessments	<u>2,304</u>	<u>2.00</u>	<u>2.00</u>	<u>2,304</u>	<u>\$0</u>
Total expenses assessed equally on a per unit basis	59,904	52.00	52.00	60,304	

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

Water/Sewer	<u>60,900</u>	<u>52.86</u>	<u>52.86</u>	<u>60,900</u>	<u>\$0</u>
Total expenses assessed directly on a per unit basis	60,900	52.86	52.86	60,900	

Expenses incurred directly by the association

Common Electric Service	16,500	11.17	17.47	16,500	\$0
Jacuzzi Operation					
Repairs	2,000			3,000	
Maintenance/Supplies	3,000			5,000	
Propane	<u>14,500</u>			<u>14,500</u>	
	19,500	13.20	20.65	<u>22,500</u>	-\$3,000
Maintenance, Supplies & Repairs					
Maint, Supplies, Repairs	7,000	4.74	7.41	7,000	
Chimney Cleaning	2,900	2.52	2.52	2,900	
Pest Control	1,100	0.95	0.95	1,100	
Re-Decorating	250	0.22	0.22	250	
Landscaping	<u>600</u>	<u>0.52</u>	<u>0.52</u>	<u>600</u>	
	11,850	8.95	11.62	<u>11,850</u>	<u>\$0</u>
Firewood	5,300	4.60	4.60	5,300	\$0
Office supplies, Postage, Telephone, Web Site	1,000	0.87	0.87	1,000	\$0
Elevator Maintenance/Contract and inspections	5,100	3.45	5.40	5,100	\$0
Fire System - Sprinkler/Alarm	2,900	1.96	3.07	2,900	\$0
Insurance					
General liability, Employee Dishonesty					
Directors & Officers Liability, Umbrella					

Real and Personal Property		28,320	19.18	29.99	26,000	\$2,320
Audit		1,000	0.87	0.87	1,000	\$0
Attorney Fees		1,500	1.30	1.30	1,500	\$0
Contingency		5,500	3.72	5.82	5,500	\$0
Reserve Funds - Satellite repay						
Reserve Funds - Maintenance		70,500	47.73	74.66	70,500	\$0
Accounting Services (\$600/mo)		7,200	6.25	6.25	7,200	\$0
Management Services	50%	37,500	32.55	32.55	37,500	\$0
(Includes vacation Snowplowing and security)	50%	37,500	25.40	39.71	37,500	\$0
		<u>75,000</u>	<u>57.95</u>	<u>72.26</u>	<u>75,000</u>	
Total Expenses incurred directly by Association		251,170	181	255	251,850	
Total Budgeted Expenses		371,974	290	360	373,054	