

Snow's Management provides excellent financial services. As a part of our accounting practices we keep all Board Members informed of the financial status of their Association by providing the following financial reports each month.

**The Balance Sheet:** A quick look at all of your bank accounts with a detailed breakdown of your reserve savings.

Run Date: 08/12/13  
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**Condominium Owners, Inc.**  
Balance Sheet  
As of 07/31/13

		ASSETS	
10000	ER1 NR Checking #	\$	56,706.14
11000	ER1 Jump #		40,647.74
12000	ER1 NR CD #		84,078.60
13000	ER1 KCD #		106,255.30
14000	ER 1 NR Jump#		68,903.76
15000	ER1 1st Nat'l CD		240,000.00
TOTAL ASSETS			<u>\$ 596,591.54</u>
		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
20200	Accounts Payable	\$	748.42
Subtotal Current Liab.			<u>\$ 748.42</u>
RESERVES:			
33100	Roof Reserve	\$	375,075.96
33220	Exterior Inner Paint Reserve		(807.28)
33230	Exterior Knoll Paint reserve		39,944.78
33240	Exterior Outer Paint Reserve		93,381.48
33250	Landscape Reserve		16,165.85
33260	RV Lot Income Reserve		13,862.96
33310	Asphalt Reserve		4,624.13
33500	Insurance Deductible		10,000.00
33700	Fence Reserve		29,492.86
33860	Boiler Platform Reserve		3,000.00
33900	Contingency Reserve		9,908.99
Subtotal Reserves			<u>\$ 594,649.73</u>
EQUITY:			
Current Year Net Income/(Loss)		\$	1,193.39
Subtotal Equity			<u>\$ 1,193.39</u>
TOTAL LIABILITIES & EQUITY			<u>\$ 596,591.54</u>

**Income Expense Statement: Details your monthly spending broken down by the budgeted expense accounts and shows your year to date spending.**

Run Date: 08/12/13  
Run Time: 09:33 AM

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**Condominium Owners, Inc.**  
Income/Expense Statement  
Period: 07/01/13 to 07/31/13

Account	Description	Current Actual	Year-To-Date Actual
<b>INCOME:</b>			
41000	Associations Dues	22,427.00	145,079.00
41050	NSF Fee Income	.00	10.00
43000	Late Fee Income	125.00	425.00
43010	R. V. Lot	.00	240.00
43075	Attorney Income	540.00	1,077.50
43080	Work Order Income	990.00	1,997.52
43330	Processing Fee Income	198.00	408.00
45000	Interest Income	7.30	588.18
	<b>Subtotal Income</b>	<b>24,287.30</b>	<b>149,825.20</b>
<b>EXPENSES</b>			
<b>Operating Expenses</b>			
51000	Administrative	75.00	497.07
51100	Management Fees	1,760.00	12,320.00
51120	bank fees	12.30	76.30
51160	Legal General	.00	192.00
51400	Insurance Expense	.00	41,909.00
52250	Water & Sanitation	3,688.71	25,642.86
52400	Electricity	129.96	518.41
52500	Natural Gas	90.93	848.55
53200	Building Maintenance	1,253.42	4,933.86
53300	Grounds Maintenance	5,155.79	23,384.49
53500	Snow Removal & Sanding	.00	12,507.95
	<b>Operating Expenses</b>	<b>12,166.11</b>	<b>122,830.49</b>
<b>Reserve Expenses</b>			
61100	Roof Reserve	.00	13,654.38
61220	Ext Paint III Inner Reserve	.00	3,029.52
61230	ExtPaint II Knoll Reserve	.00	1,599.60
61250	Landscape Reserve	.00	776.52
61310	Asphalt Reserve	.00	4,999.98
61700	Fence Reserve	.00	1,741.32
	<b>Reserve Expenses</b>	<b>.00</b>	<b>25,801.32</b>
	<b>TOTAL EXPENSES</b>	<b>12,166.11</b>	<b>148,631.81</b>
	<b>Current Year Net Income/(loss)</b>	<b>12,121.19</b>	<b>1,193.39</b>

**Income expense statement with budget variance: Shows your monthly and yearly spending in your reserve and expense accounts while comparing the actual spending to the amounts you have budgeted.**

Run Date: 08/12/13  
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**Condominium Owners, Inc.**  
Income/Expense Statement  
Period: 07/01/13 to 07/31/13

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
41000	Associations Dues	22,427.00	20,240.23	2,186.77	145,079.00	141,681.61	3,397.39	242,882.72
41050	NSF Fee Income	.00	.00	.00	10.00	.00	10.00	.00
43000	Late Fee Income	125.00	.00	125.00	425.00	.00	425.00	.00
43010	R. V. Lot	.00	.00	.00	240.00	.00	240.00	.00
43075	Attorney Income	540.00	.00	540.00	1,077.50	.00	1,077.50	.00
43080	Work Order Income	990.00	.00	990.00	1,997.52	.00	1,997.52	.00
43330	Processing Fee Income	198.00	.00	198.00	408.00	.00	408.00	.00
45000	Interest Income	7.30	.00	7.30	588.18	.00	588.18	.00
	Subtotal Income	24,287.30	20,240.23	4,047.07	149,825.20	141,681.61	8,143.59	242,882.72
<b>EXPENSES</b>								
<b>Operating Expenses</b>								
51000	Administrative	75.00	166.67	91.67	497.07	1,166.69	669.62	2,000.00
51100	Management Fees	1,760.00	1,760.00	.00	12,320.00	12,320.00	.00	21,120.00
51120	bank fees	12.30	20.00	7.70	76.30	140.00	63.70	240.00
51160	Legal General	.00	333.33	333.33	192.00	2,333.31	2,141.31	4,000.00
51400	Insurance Expense	.00	3,416.67	3,416.67	41,908.00	23,916.69	(17,992.31)	41,000.00
51500	Taxes	.00	166.67	166.67	.00	1,166.69	1,166.69	2,000.00
51520	Audit & Tax Preparation	.00	208.33	208.33	.00	1,458.31	1,458.31	2,500.00
52250	Water & Sanitation	3,688.71	3,916.67	227.96	25,642.86	27,416.69	1,773.83	47,000.00
52400	Electricity	129.96	100.00	(29.96)	518.41	700.00	181.59	1,200.00
52500	Natural Gas	90.93	143.33	52.40	848.55	1,003.31	154.76	1,720.00
53200	Building Maintenance	1,253.42	1,250.00	(3.42)	4,933.86	8,750.00	3,816.14	15,000.00
53300	Grounds Maintenance	5,155.79	2,708.33	(2,447.46)	23,384.49	18,958.31	(4,426.18)	32,500.00
53500	Snow Removal & Sanding	.00	2,083.33	2,083.33	12,507.95	14,583.31	2,075.36	25,000.00
53700	Fence Repairs	.00	83.33	83.33	.00	583.31	583.31	1,000.00
	Operating Expenses	12,166.11	16,356.66	4,190.55	122,830.49	114,496.62	(8,333.87)	196,280.00
<b>Reserve Expenses</b>								
61100	Roof Reserve	.00	2,275.73	2,275.73	13,654.38	15,930.11	2,275.73	27,308.74
61220	Ext Paint III Inner Reserve	.00	504.92	504.92	3,029.52	3,534.44	504.92	6,059.08
61230	Ext Paint II Knoll Reserve	.00	266.60	266.60	1,599.60	1,866.20	266.60	3,199.18
61250	Landscape Reserve	.00	129.42	129.42	776.52	905.94	129.42	1,553.09
61310	Asphalt Reserve	.00	833.33	833.33	4,999.98	5,833.31	833.33	10,000.00
61700	Fence Reserve	.00	290.22	290.22	1,741.32	2,031.54	290.22	3,482.63
	Reserve Expenses	.00	4,300.22	4,300.22	25,801.32	30,101.54	4,300.22	51,602.72



**Vendor Check Register:** Details each check your Association has written in the current month. If you have a question about the check details our office can easily provide you with electronic copies of invoices upon request.

Date 08/12/13 Time 09:36:05

Condominium Owners, Inc.

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VENDOR CHECK REGISTER

Starting check date: 7/01/13 Starting vendor: "First" Cash account #: 10000  
 Ending check date: 7/31/13 Ending vendor: "Last"

Vend-#	Vendor Name	Check-date	Check-#	Check-amount	Reference
AFS		7/15/13	4687	15,218.25	924
AWWU	ANCHORAGE WATER & WASTEWATER	7/31/13	4689	3,688.71	
BERUBE		7/12/13	4676	198.68	REIMBURSEMENT
BRISCO		7/12/13	4677	238.00	Reimbursement
BRUCE	BRUCE ROBERTS COMPANY, INC	7/12/13	4678	2,050.89	28109
		7/15/13	4688	120.00	26342
ENSTAR	ENSTAR NATURAL GAS	7/31/13	4690	90.93	
JACKIE	JACKIE DOROW	7/12/13	4679	181.86	FLOWERS
ML&P	MUNICIPAL LIGHT & POWER	7/31/13	4691	129.96	
NORTH	NORTHERN GREENS	7/12/13	4680	1,291.25	21685
		7/12/13	4681	3,484.00	21656
OSOWSK	OSOWSKI LAW OFFICES, LLC	7/12/13	4682	15.00	30429
SNOWS	SNOWS MANAGEMENT, INC	7/12/13	4683	60.00	PROCESSING FEES
		7/12/13	4684	15.00	VIOLATION LETTER
STATEF	STATE FARM	7/12/13	4685	41,909.00	AUG 1 2013
TERIP		7/12/13	4686	239.39	BELL'S & SPENARD BUILD
Totals:				68,938.92	

**Aged Owner Balances: Breakdown of outstanding homeowner accounts.**

DATE: 8/12/13 TIME: 9:03 AM

**Condominium Owners, Inc.**

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**AGED OWNER BALANCES: AS OF July 31, 2013  
ACCOUNT NUMBER SEQUENCE**

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
ER1#K2238	K2238		0.00	37.00	0.00	0.00	37.00	
ER1#K2240	K2240		0.00	227.00	0.00	0.00	227.00	
ER1#K2242	K2242		0.00	236.00	0.00	0.00	236.00	
ER1#K2244	K2244		0.00	37.00	0.00	0.00	37.00	
ER1#K2246	K2246		0.00	37.00	0.00	0.00	37.00	
ER1#K2248	K2248		0.00	201.00	0.00	0.00	201.00	
ER1#K2250	K2250		0.00	37.00	0.00	0.00	37.00	
ER1#K2252	K2252		0.00	96.00	0.00	0.00	96.00	
ER1#K2258	K2258		0.00	37.00	0.00	0.00	37.00	
ER1#K2260	K2260		0.00	37.00	0.00	0.00	37.00	
ER1#K2262	K2262		0.00	37.00	0.00	0.00	37.00	
ER1#K2264	K2264		70.00	37.00	0.00	0.00	107.00	
<b>TOTAL:</b>			<b>125.00</b>	<b>6173.00</b>	<b>0.00</b>	<b>7760.00</b>	<b>14058.00</b>	

DATE: 8/12/13 TIME: 9:03 AM

**Eastridge Condominium Owners, Inc.**

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**AGED OWNER BALANCES: AS OF July 31, 2013  
ACCOUNT NUMBER SEQUENCE**

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
<b>REPORT SUMMARY</b>								
CODE	NA	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Monthly Dues	41000	0.00	3322.00	0.00	0.00	3322.00
C1		R. V. Lot	43010	20.00	0.00	0.00	0.00	20.00
C2		Maintenance Fee	43050	0.00	2249.00	0.00	0.00	2249.00
01		Late Fees	43000	0.00	75.00	0.00	50.00	125.00
05		Attorney Fees	43075	0.00	245.00	0.00	6641.00	6886.00
06		Work Order	43060	50.00	232.00	0.00	30.00	321.00
09		Processing Fee	43330	30.00	50.00	0.00	30.00	110.00
10		Violations Fee	43050	25.00	0.00	0.00	1000.00	1025.00
<b>GRAND TOTAL:</b>				<b>125.00</b>	<b>6173.00</b>	<b>0.00</b>	<b>7760.00</b>	<b>14058.00</b>

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
41000	Associations Dues	3322.00
43060	Work Order Income	2570.00
43330	Processing Fee Income	110.00
43050	Violations Fee Income	1025.00
43000	Late Fee Income	125.00
43075	Attorney Income	6886.00
43010	R. V. Lot	20.00
<b>TOTAL</b>		<b>\$14058.00</b>

**Budget Planning:** Experienced Managers work closely with the Board of Directors to budget for your Association's current and future expenses.

**Condominium Owners, Inc.**  
 2013 Budget  
 January 1, 2013- December 31, 2013  
 88 units

	2012 BUDGET	2012 PER UNIT PER MO	2012 PROJECTED EXPENSES	2013 BUDGET	2013 PER UNIT PER MO
<i><b>EXPENSES</b></i>					
MANAGEMENT FEES	\$ 21,120.00	\$ 20.00	\$ 21,120.00	\$ 21,120.00	\$ 20.00
LEGAL - GENERAL	\$ 1,000.00	\$ 0.95	\$ 3,860.00	\$ 4,000.00	\$ 3.79
INSURANCE	\$ 41,000.00	\$ 38.83	\$ 40,983.00	\$ 41,000.00	\$ 38.83
TAXES	\$ 2,000.00	\$ 1.89	\$ 59.00	\$ 2,000.00	\$ 1.89
AUDIT & TAX PREPARATION	\$ 2,500.00	\$ 2.37	\$ 2,250.00	\$ 2,500.00	\$ 2.37
BANK FEES	\$ -	\$ -	\$ 158.10	\$ 240.00	\$ 0.23
MISC. ADMIN EXPENSE	\$ 2,000.00	\$ 1.89	\$ 1,690.00	\$ 2,000.00	\$ 1.89
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 69,620.00</b>	<b>\$ 65.93</b>	<b>\$ 70,120.10</b>	<b>\$ 72,860.00</b>	<b>\$ 69.00</b>
WATER & SEWER	\$ 42,500.00	\$ 40.25	\$ 45,401.27	\$ 47,000.00	\$ 44.51
ELECTRIC	\$ 1,200.00	\$ 1.14	\$ 671.94	\$ 1,200.00	\$ 1.14
NATURAL GAS	\$ 1,900.00	\$ 1.80	\$ 1,297.26	\$ 1,720.00	\$ 1.63
<b>TOTAL UTILITIES</b>	<b>\$ 45,600.00</b>	<b>\$ 43.18</b>	<b>\$ 47,370.47</b>	<b>\$ 49,920.00</b>	<b>\$ 47.27</b>
BUILDING MAINTENANCE	\$ 13,137.00	\$ 12.44	\$ 29,771.83	\$ 10,000.00	\$ 9.47
GROUNDS MAINTENANCE	\$ 29,000.00	\$ 27.46	\$ 32,358.78	\$ 32,500.00	\$ 30.78
FENCE REPAIRS	\$ 1,000.00	\$ 0.95	\$ -	\$ 1,000.00	\$ 0.95
SNOW REMOVAL	\$ 25,000.00	\$ 23.67	\$ 23,163.50	\$ 25,000.00	\$ 23.67
<b>TOTAL MAINTENANCE</b>	<b>\$ 68,137.00</b>	<b>\$ 64.52</b>	<b>\$ 85,294.11</b>	<b>\$ 68,500.00</b>	<b>\$ 64.87</b>
<b>TOTAL EXPENSES</b>	<b>\$ 183,357.00</b>	<b>\$ 173.63</b>	<b>\$ 202,784.68</b>	<b>\$ 191,280.00</b>	<b>\$ 181.14</b>
<i><b>RESERVES</b></i>					
FENCE RESERVE	\$ 3,581.97	\$ 3.39	\$ 3,568.46	\$ 3,482.63	\$ 3.30
ROOF RESERVE	\$ 29,547.18	\$ 27.98	\$ 29,302.98	\$ 27,308.74	\$ 25.86
PAINT RESERVE EXTERIOR- II	\$ 544.70	\$ 0.52	\$ 6,536.47	\$ 6,059.08	\$ 5.74
PAINT RESERVE EXTERIOR- II	\$ 7,668.95	\$ 7.26	\$ 7,362.17	\$ 3,199.18	\$ 3.03
PAINT RESERVE EXTERIOR- I	\$ 15,157.00	\$ 14.35	\$ 13,991.08	\$ -	\$ -
LANDSCAPING RESERVE	\$ 2,194.64	\$ 2.08	\$ 2,135.32	\$ 1,553.09	\$ 1.47
ASPHALT/WALKWAY RESERV	\$ 833.35	\$ 0.79	\$ 10,000.00	\$ 10,000.00	\$ 9.47
<b>TOTAL RESERVES</b>	<b>\$ 59,527.79</b>	<b>\$ 56.37</b>	<b>\$ 72,896.48</b>	<b>\$ 51,602.72</b>	<b>\$ 48.87</b>
<b>TOTAL EXP. &amp; RSVS.</b>	<b>\$ 242,884.79</b>	<b>\$ 230.00</b>	<b>\$ 275,681.16</b>	<b>\$ 242,882.72</b>	<b>\$ 230.00</b>

**Reserve Analysis:** Managers work with the Board of Directors and specialty contractors to determine realistic savings goals for your major projects.

**Condominium Owners, Inc.**  
Reserve Analysis  
2013

	ESTIMATED REPLACEMENT COST	EXPECTED RESERVE BALANCES AT 12/31/12	BALANCE TO FUND	ESTIMATED REMAINING USEFUL LIFE	REQUIRED ANNUAL CONTRIBUTION
LANDSCAPE IMPROVEMENT RESERVE	\$ 18,000.00	\$ 14,893.83	\$ 3,106.17	2	\$ 1,553.09
BOILER/PLATFORM RESERVE	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ -
FENCE RESERVE	\$ 100,000.00	\$ 26,864.68	\$ 73,135.32	21	\$ 3,482.63
ROOF REPLACEMENT RESERVE	\$ 600,000.00	\$ 354,221.37	\$ 245,778.63	9	\$ 27,308.74
RV LOT INCOME RESERVE	\$ 10,562.96	\$ 13,862.96	\$ -	0	\$ -
INSURANCE DEDUCTIBLE RESERVE	\$ 10,000.00	\$ 10,000.00	\$ -		\$ -
PAINT RESERVE EXTERIOR- III (INNER)	\$ 40,000.00	\$ (2,413.56)	\$ 42,413.56	7	\$ 6,059.08
PAINT RESERVE EXTERIOR- II (KNOLL)	\$ 40,000.00	\$ 36,800.82	\$ 3,199.18	1	\$ 3,199.18
PAINT RESERVE EXTERIOR- I (OUTER)	\$ 80,000.00	\$ 80,000.00	\$ -	1	\$ -
ASPHALT/WALKWAY RESERVE	\$ 40,000.00	\$ 30,000.00	\$ 10,000.00	1	\$ 10,000.00
<b>TOTALS</b>	<b>\$ 941,562.96</b>	<b>\$ 567,230.10</b>	<b>\$ 377,632.86</b>		<b>\$ 51,602.72</b>

PAINT RESERVE INNER- PAINTED 09-12 DLM  
PAINT RESERVE OUTER- PAINTED 07-06 DLM  
PAINT RESERVE KNOLL - PAINTED 2008 DLM