

RED ROOST CONDOMINIUMS
DBA PTARMIGAN AT BRECKENRIDGE
PO BOX 1069
SILVERTHORNE CO 80498

REISSUED FINANCIALS DUE TO
DEPRECIATION NOT BEING
STATED AT YEAR END 11/2006

IN DOLLARS AS OF 09/30/07 09/30/06

ASSETS

ASSETS

103 CERTIFICATE OF DEPOSIT	26475.36	26475.36
111 WEST STAR II OPERATING	50211.11	20647.50
112 WEST STAR II RESERVE	440.75	0.00
121 UNPAID DUES	8166.00	1468.00
151 PREPAID INSURANCE	1974.52	0.00
156 DUE FROM RESERVE	958.34	0.00

ASSETS	SUBTOTAL	88226.08	48590.86
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FIXED ASSETS

130 COMMON ASSETS	2499.28	2499.28
131 COMMON ASSETS ACCUM DEPR	-2499.28	-2499.28
132 DUMPSTER ENCLOSURE	9100.00	9100.00
133 DUMPSTER ENCLOSURE ACCUM DEPR	-4332.00	-3795.00
134 FF&E	923.87	923.87
135 FF&E ACCUM DEPR	-923.87	-696.00
136 FURNIUTE & FIXTURES	2259.79	2259.79
137 FURNITURE & FIXTURES ACCUM DEP	-2259.79	-2460.79
138 LAND	2446.00	2446.00
140 UNITS 108 & 109	27236.86	27236.86
141 UNITS 108 & 109 ACCUM DEPR	-27236.86	-27236.86

FIXED ASSETS	SUBTOTAL	7214.00	7777.87
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ASSETS	TOTAL	95440.08	56368.73
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	3923.04	0.00
334 PREPAID DUES	3090.00	0.00
337 SECURITY DEPOSITS	2250.00	2250.00
338 DUE TO OPERATING	958.34	0.00

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IN DOLLARS AS OF 09/30/07 09/30/06

LIABILITIES (Continued)

339 ACCRUE WATER	547.83	0.00
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LIABILITIES	TOTAL	2250.00
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EQUITY

MEMBERS' EQUITY

402 OPERATING EQUITY	22524.63	19826.38
403 CURRENT YEAR INCOME	36188.47	7816.99
404 CURRENT YR INCOME REP RESERVE	-517.59	637.00
405 REPLACEMENT RESERVE EQUITY	26475.36	25838.36
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EQUITY	TOTAL	54118.73
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TOTAL LIABILITIES AND EQUITY	95440.08	56368.73
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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	09/01/07	09/01/07	09/01/07	09/01/07	DOLLARS	PERCENT
	TO 09/30/07	TO 09/30/07	TO 09/30/07	TO 09/30/07		
INCOME						
INCOME						
522 RESERVE INTEREST INCOME	0.08	0.00	0.08	0.00	0.08	**.**
INCOME	TOTAL	0.08	0.00	0.08	0.08	**.**
GROSS PROFIT (LOSS)		0.08	0.00	0.08	0.08	**.**
EXPENSES						
EXPENSES						
818 GENERAL BUILDING MAINT - *RES*	958.34	0.00	958.34	0.00	958.34	**.**
EXPENSES	TOTAL	958.34	0.00	958.34	958.34	**.**
NET PROFIT (LOSS)		-958.26	0.00	-958.26	-958.26	**.**

PTARMIGAN @ BRECKENRIDGE
FOOTNOTES
September 30, 2007

1	607	MISCELLANEOUS		
		HHOFM	\$ 18.96	HOME OWNER REIMB - CUTTING BOARD & MAT
		HYLAN	\$ 30.32	HOME OWNER REIMB - COFFEE
		PCARD	\$ 40.43	BOM REFRESHMENTS
		PCARD	\$ 50.00	CHANGED REGISTERED AGENT
		PCARD	\$ 10.88	BOM TELECONFERENCE
			<u>\$ 150.59</u>	
2	672	PLUMBING & HEATING		
		BALDY	\$ 65.50	REPLACE TOILET WAX RING - UNIT 305
			<u>\$ 65.50</u>	
3	675	GROUND & PARKING		
		BBC	\$ 12.45	SPRINKLER & VALVE - 07/07
			<u>\$ 12.45</u>	
4	818	GENERAL BUILDING MAINTENANCE - *RES*		
		RE	\$ 958.34	BALANCE OWED ON STAIR REPAIR
			<u>\$ 958.34</u>	

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	12/01/06	12/01/06	12/01/06	12/01/06	DOLLARS	PERCENT
	TO 09/30/07	TO 09/30/07	TO 09/30/07	TO 09/30/07		
INCOME						
INCOME						
501 OPERATING DUES	108800.00	108800.00	108800.00	108800.00	0.00	0.00
503 LATE FEES	770.00	400.00	400.00	400.00	370.00	92.50
521 INTEREST INCOME	915.09	583.40	583.40	583.40	331.69	56.85
531 RENTAL INCOME	8325.00	7500.00	7500.00	7500.00	825.00	11.00
553 LAUNDRY INCOME	4275.45	3168.00	3168.00	3168.00	1107.45	34.96
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INCOME TOTAL	123085.54	120451.40	120451.40	120451.40	2634.14	2.19
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GROSS PROFIT (LOSS)	123085.54	120451.40	120451.40	120451.40	2634.14	2.19
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EXPENSES

EXPENSES

602 ACCOUNTING	455.00	0.00	0.00	0.00	455.00	**.**
603 DEPRECIATION EXPENSE	0.00	418.00	418.00	418.00	-418.00	-100.00
604 SENATE BILL 89/100 COMPLIANCE	200.00	0.00	0.00	0.00	200.00	**.**
606 TOWING CHARGES	0.00	500.00	500.00	500.00	-500.00	-100.00
607 MISCELLANEOUS	484.41	790.00	790.00	790.00	-305.59	-38.68
611 MANAGEMENT FEES	13000.00	10000.00	10000.00	10000.00	3000.00	30.00
612 ON-SITE MANAGEMENT	12000.00	9500.00	9500.00	9500.00	2500.00	26.32
621 INSURANCE PREMIUM	2266.48	10000.00	10000.00	10000.00	-7733.52	-77.34
661 SEWER	9420.00	8940.80	8940.80	8940.80	479.20	5.36
662 WATER	5945.67	5330.00	5330.00	5330.00	615.67	11.55
663 IN UNIT AMENITIES	14391.74	14168.00	14168.00	14168.00	223.74	1.58
664 TELEPHONE	916.81	834.00	834.00	834.00	82.81	9.93
665 TRASH REMOVAL	2686.78	6250.00	6250.00	6250.00	-3563.22	-57.01
666 SNOW REMOVAL	1975.00	3000.00	3000.00	3000.00	-1025.00	-34.17
667 SECURITY AND FIRE SAFETY	152.31	0.00	0.00	0.00	152.31	**.**
668 GAS	16071.00	23650.00	23650.00	23650.00	-7579.00	-32.05
669 ELECTRIC	1877.59	6000.00	6000.00	6000.00	-4122.41	-68.71
671 GENERAL BUILDING MAINTENANCE	947.59	7000.00	7000.00	7000.00	-6052.41	-86.46
672 PLUMBING AND HEATING	3747.84	4000.00	4000.00	4000.00	-252.16	-6.30
675 GROUNDS & PARKING MAINTENANCE	358.85	2500.00	2500.00	2500.00	-2141.15	-85.65

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For Departments :1 : : : : : :

IN DOLLARS		ACTUAL	BUDGET		VARIANCES
		12/01/06	12/01/06		DOLLARS PERCENT
		TO 09/30/07	TO 09/30/07		

EXPENSES

(Continued)

EXPENSES	TOTAL	----- 86897.07	----- 112880.80	----- -25983.73	----- -23.02
NET PROFIT (LOSS)		----- 36188.47	----- 7570.60	----- 28617.87	----- 378.01
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For Departments :2 : : : : : :

IN DOLLARS		ACTUAL	BUDGET		VARIANCES
		12/01/06	12/01/06		DOLLARS PERCENT
		TO 09/30/07	TO 09/30/07		

INCOME

INCOME

513 CONTRIBUTED RESERVE CAPITAL	1440.00	0.00	1440.00	**.**
522 RESERVE INTEREST INCOME	0.75	0.00	0.75	**.**
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INCOME TOTAL	1440.75	0.00	1440.75	**.**
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GROSS PROFIT (LOSS)	1440.75	0.00	1440.75	**.**
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EXPENSES

EXPENSES

818 GENERAL BUILDING MAINT - *RES*	1958.34	0.00	1958.34	**.**
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EXPENSES TOTAL	1958.34	0.00	1958.34	**.**
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NET PROFIT (LOSS)	-517.59	0.00	-517.59	**.**
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	Current	30 Days	60 Days	90 Days	Total Due
BRECKENRIDGE BUILDING CENTER (BBC)	12.45	0.00	0.00	0.00	12.45
KRIS HYLAND (HYLAN)	30.32	0.00	0.00	0.00	30.32
WILDERNEST PROPERTY MGT (PCARD)	101.31	0.00	0.00	0.00	101.31
QWEST (QWEST)	95.03	0.00	0.00	0.00	95.03
RE CONSTRUCTION (RE)	958.34	0.00	0.00	0.00	958.34
TIGER INC. (TIGER)	1291.94	0.00	0.00	0.00	1291.94
WILDERNEST PROPERTY MANAGEMENT (WPM)	1300.00	0.00	0.00	0.00	1300.00
XCEL ENERGY (XCEL)	133.65	0.00	0.00	0.00	133.65
Totals	Current 3923.04	30 Days 0.00	60 Days 0.00	90 Days 0.00	Total Due 3923.04
	Balance per GL in Account	311		-3923.04	
	Ledger balances with detail				