

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 10/31/07 10/31/06

ASSETS

ASSETS

103 CERTIFICATE OF DEPOSIT	26475.36	26475.36
111 WEST STAR II OPERATING	55581.46	15462.11
112 WEST STAR II RESERVE	1880.92	0.00
121 UNPAID DUES	7666.00	2583.00
151 PREPAID INSURANCE	1645.44	0.00
153 PREPAID SEWER	1884.00	0.00
156 DUE FROM RESERVE	958.34	0.00

ASSETS	SUBTOTAL	96091.52	44520.47
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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	103305.52	52298.34
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	4679.24	0.00
333 CLEARING ACCOUNT	0.00	2808.00
334 PREPAID DUES	5375.00	0.00

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IN DOLLARS AS OF 10/31/07 10/31/06

LIABILITIES (Continued)

337 SECURITY DEPOSITS	2250.00	2250.00
338 DUE TO OPERATING	958.34	0.00
339 ACCRUE WATER	1095.66	0.00
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LIABILITIES	TOTAL	14358.24 5058.00

EQUITY

MEMBERS' EQUITY

402 OPERATING EQUITY	22524.63	19826.38
403 CURRENT YEAR INCOME	39024.71	938.60
404 CURRENT YR INCOME REP RESERVE	922.58	637.00
405 REPLACEMENT RESERVE EQUITY	26475.36	25838.36
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EQUITY	TOTAL	88947.28 47240.34

TOTAL LIABILITIES AND EQUITY		103305.52 52298.34
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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL 10/01/07 TO 10/31/07	BUDGET 10/01/07 TO 10/31/07	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	10880.00	10880.00	0.00	0.00
503 LATE FEES	200.00	50.00	150.00	300.00
521 INTEREST INCOME	246.10	58.30	187.80	322.13
531 RENTAL INCOME	0.00	750.00	-750.00	-100.00
553 LAUNDRY INCOME	389.70	316.00	73.70	23.32
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INCOME	TOTAL	11715.80	12054.30	-338.50 -2.81
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GROSS PROFIT (LOSS)		11715.80	12054.30	-338.50 -2.81
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EXPENSES				
EXPENSES				
601 PROFESSIONAL SERVICES	① 260.00	0.00	260.00	**.**
603 DEPRECIATION EXPENSE	0.00	41.00	-41.00	-100.00
607 MISCELLANEOUS	0.00	80.00	-80.00	-100.00
611 MANAGEMENT FEES	1300.00	1000.00	300.00	30.00
612 ON-SITE MANAGEMENT	1200.00	950.00	250.00	26.32
621 INSURANCE PREMIUM	329.08	1000.00	-670.92	-67.09
651 REAL ESTATE TAXES	844.52	0.00	844.52	**.**
661 SEWER	942.00	894.00	48.00	5.37
662 WATER	547.83	533.00	14.83	2.78
663 IN UNIT AMENITIES	1458.07	1416.00	42.07	2.97
664 TELEPHONE	110.93	83.00	27.93	33.65
665 TRASH REMOVAL	250.74	625.00	-374.26	-59.88
666 SNOW REMOVAL	0.00	500.00	-500.00	-100.00
668 GAS	1453.35	1750.00	-296.65	-16.95
669 ELECTRIC	163.86	600.00	-436.14	-72.69
671 GENERAL BUILDING MAINTENANCE	0.00	500.00	-500.00	-100.00
672 PLUMBING AND HEATING	0.00	500.00	-500.00	-100.00
675 GROUNDS & PARKING MAINTENANCE	② 19.18	250.00	-230.82	-92.33
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EXPENSES	TOTAL	8879.56	10722.00	-1842.44 -17.18
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NET PROFIT (LOSS)		2836.24	1332.30	1503.94 112.88
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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL	BUDGET	VARIANCES	
	10/01/07	10/01/07	DOLLARS	PERCENT
	TO 10/31/07	TO 10/31/07		

INCOME

INCOME

513 CONTRIBUTED RESERVE CAPITAL	1440.00	0.00	1440.00	**. **
522 RESERVE INTEREST INCOME	0.17	0.00	0.17	**.**
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INCOME TOTAL	1440.17	0.00	1440.17	**.**
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NET PROFIT (LOSS)	1440.17	0.00	1440.17	**.**
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PTARMIGAN @ BRECKENRIDGE
FOOTNOTES
October 31, 2007

1	601	PROFESSIONAL SERVICES		
		MDG	\$ 260.00	SITE VISTA & LETTER
			<u>\$ 260.00</u>	
2	675	GROUNDS & PARKING		
		WPMWO	\$ 31.63	VIOLATION STICKERS
		BBC	\$ (12.45)	RETURN SPRINKLER
			<u>\$ 19.18</u>	

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL 12/01/06 TO 10/31/07	BUDGET 12/01/06 TO 10/31/07	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	119680.00	119680.00	0.00	0.00
503 LATE FEES	970.00	450.00	520.00	115.56
521 INTEREST INCOME	1161.19	641.70	519.49	80.96
531 RENTAL INCOME	8325.00	8250.00	75.00	0.91
553 LAUNDRY INCOME	4665.15	3484.00	1181.15	33.90
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INCOME TOTAL	134801.34	132505.70	2295.64	1.73
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GROSS PROFIT (LOSS)	134801.34	132505.70	2295.64	1.73
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EXPENSES

EXPENSES

601 PROFESSIONAL SERVICES	260.00	0.00	260.00	**.**
602 ACCOUNTING	455.00	0.00	455.00	**.**
603 DEPRECIATION EXPENSE	0.00	459.00	-459.00	-100.00
604 SENATE BILL 89/100 COMPLIANCE	200.00	0.00	200.00	**.**
606 TOWING CHARGES	0.00	500.00	-500.00	-100.00
607 MISCELLANEOUS	484.41	870.00	-385.59	-44.32
611 MANAGEMENT FEES	14300.00	11000.00	3300.00	30.00
612 ON-SITE MANAGEMENT	13200.00	10450.00	2750.00	26.32
621 INSURANCE PREMIUM	2595.56	11000.00	-8404.44	-76.40
651 REAL ESTATE TAXES	844.52	0.00	844.52	**.**
661 SEWER	10362.00	9834.80	527.20	5.36
662 WATER	6493.50	5863.00	630.50	10.75
663 IN UNIT AMENITIES	15849.81	15584.00	265.81	1.71
664 TELEPHONE	1027.74	917.00	110.74	12.08
665 TRASH REMOVAL	2937.52	6875.00	-3937.48	-57.27
666 SNOW REMOVAL	1975.00	3500.00	-1525.00	-43.57
667 SECURITY AND FIRE SAFETY	152.31	0.00	152.31	**.**
668 GAS	17524.35	25400.00	-7875.65	-31.01
669 ELECTRIC	2041.45	6600.00	-4558.55	-69.07
671 GENERAL BUILDING MAINTENANCE	947.59	7500.00	-6552.41	-87.37
672 PLUMBING AND HEATING	3747.84	4500.00	-752.16	-16.71
675 GROUNDS & PARKING MAINTENANCE	378.03	2750.00	-2371.97	-86.25

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For Departments :1 : : : : : :

	ACTUAL	BUDGET	VARIANCES	
IN DOLLARS	12/01/06	12/01/06	DOLLARS	PERCENT
	TO 10/31/07	TO 10/31/07		

EXPENSES (Continued)

EXPENSES	TOTAL	95776.63	123602.80	-27826.17	-22.51
NET PROFIT (LOSS)		39024.71	8902.90	30121.81	338.34
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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL	BUDGET	VARIANCES	
	12/01/06	12/01/06		
	TO 10/31/07	TO 10/31/07	DOLLARS	PERCENT

INCOME

INCOME

513 CONTRIBUTED RESERVE CAPITAL	2880.00	0.00	2880.00	**. **
522 RESERVE INTEREST INCOME	0.92	0.00	0.92	**. **
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INCOME TOTAL	2880.92	0.00	2880.92	**. **
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GROSS PROFIT (LOSS)	2880.92	0.00	2880.92	**. **
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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)	922.58	0.00	922.58	**. **
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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
MOUNTAIN DESIGN GROUP, LLC (MDG)	260.00	0.00	0.00	0.00	260.00
QWEST (QWEST)	110.93	0.00	0.00	0.00	110.93
TIGER INC. (TIGER)	1453.35	0.00	0.00	0.00	1453.35
WILDERNEST PROPERTY MANAGEMENT (WPM)	0.00	1300.00	1300.00	0.00	2600.00
WILDERNEST PROPERTY MANAGEMENT (WPMWO)	31.63	0.00	0.00	0.00	31.63
XCEL ENERGY (XCEL)	235.78	0.00	0.00	0.00	235.78
Totals	Current 2079.24	30 Days 1300.00	60 Days 1300.00	90 Days 0.00	Total Due 4679.24
	Balance per GL in Account	311		-4679.24	
	Ledger balances with detail				