

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 11/30/07 11/30/06

ASSETS

ASSETS

103 CERTIFICATE OF DEPOSIT	26475.36	26475.36
111 WEST STAR II OPERATING	53343.65	16187.22
112 WEST STAR II RESERVE	3839.55	0.00
121 UNPAID DUES	8481.00	3965.00
151 PREPAID INSURANCE	1316.36	0.00
153 PREPAID SEWER	942.00	0.00
156 DUE FROM RESERVE	958.34	0.00

ASSETS	SUBTOTAL	95356.26	46627.58
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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	-4869.00	-4332.00
134 FF&E	923.87	923.87
135 FF&E ACCUM DEPR	-923.87	-923.87
136 FURNIUTE & FIXTURES	2259.79	2259.79
137 FURNITURE & FIXTURES ACCUM DEP	-2259.79	-2259.79
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	6677.00	7214.00
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ASSETS	TOTAL	102033.26	53841.58
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	2460.13	2516.92
333 CLEARING ACCOUNT	0.00	-1587.33
334 PREPAID DUES	2610.00	1662.00

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	11/01/07	11/01/07	11/01/07	11/01/07	DOLLARS	PERCENT
	TO 11/30/07	TO 11/30/07	TO 11/30/07	TO 11/30/07		
INCOME						
INCOME						
501 OPERATING DUES	10880.00	10880.00	0.00	0.00		
503 LATE FEES	50.00	50.00	0.00	0.00		
521 INTEREST INCOME	259.09	58.30	200.79	344.41		
531 RENTAL INCOME	2325.00	750.00	1575.00	210.00		
553 LAUNDRY INCOME	0.00	316.00	-316.00	-100.00		
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INCOME TOTAL	13514.09	12054.30	1459.79	12.11		
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GROSS PROFIT (LOSS)	13514.09	12054.30	1459.79	12.11		
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EXPENSES

EXPENSES

602 ACCOUNTING	0.00	150.00	-150.00	-100.00		
603 DEPRECIATION EXPENSE	① 537.00	41.00	496.00	1209.76		
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		
661 SEWER	942.00	904.00	38.00	4.20		
662 WATER	547.83	537.00	10.83	2.02		
663 IN UNIT AMENITIES	1458.07	1416.00	42.07	2.97		
664 TELEPHONE	93.54	83.00	10.54	12.70		
665 TRASH REMOVAL	251.42	625.00	-373.58	-59.77		
666 SNOW REMOVAL	395.00	500.00	-105.00	-21.00		
668 GAS	1806.71	3400.00	-1593.29	-46.86		
669 ELECTRIC	193.55	600.00	-406.45	-67.74		
671 GENERAL BUILDING MAINTENANCE	② 57.50	500.00	-442.50	-88.50		
672 PLUMBING AND HEATING	③ 143.00	500.00	-357.00	-71.40		
675 GROUNDS & PARKING MAINTENANCE	④ 1958.34	250.00	1708.34	683.34		
750 PROPERTY TAXES	0.00	760.00	-760.00	-100.00		
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EXPENSES TOTAL	11213.04	13296.00	-2082.96	-15.67		
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NET PROFIT (LOSS)	2301.05	-1241.70	3542.75	285.31		
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For Departments :2 : : : : : :

IN DOLLARS		ACTUAL	BUDGET		VARIANCES
		11/01/07	11/01/07		DOLLARS PERCENT
		TO 11/30/07	TO 11/30/07		

INCOME

INCOME

522 RESERVE INTEREST INCOME		0.29	0.00	0.29	**.**
		-----	-----	-----	-----
INCOME	TOTAL	0.29	0.00	0.29	**.**
		-----	-----	-----	-----
GROSS PROFIT (LOSS)		0.29	0.00	0.29	**.**
		=====	=====	=====	=====

EXPENSES

EXPENSES

818 GENERAL BUILDING MAINT - *RES*	Ⓢ	-1958.34	0.00	-1958.34	**.**
		-----	-----	-----	-----
EXPENSES	TOTAL	-1958.34	0.00	-1958.34	**.**
		-----	-----	-----	-----
NET PROFIT (LOSS)		1958.63	0.00	1958.63	**.**
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PTARMIGAN @ BRECKENRIDGE
FOOTNOTES
November 30, 2007

1	603 DEPRECIATION EXPENSE		
	11/30/2007 JE 198	<u>\$537.00</u>	2007 STATED DEPRECIATION
		<u>\$537.00</u>	
2	671 GENERAL BUILDING MAINTENANCE		
	11/2/2007 BALDY	\$ 57.50	UNIT 205 CEILING & UNIT 305 TOILET
		<u>\$ 57.50</u>	
3	672 PLUBMING & HEATING		
	11/28/2007 WPMWO	\$ 143.00	BOILER INSPECTION
		<u>\$ 143.00</u>	
4	675 GROUNDS & PARKING		
	11/30/2007 RECLASS EXP PER BOD	\$ 1,000.00	STAIR REPAIR 06/18/2007
	11/30/2007 RECLASS EXP PER BOD	\$ 958.34	STAIR REPAIR 09/17/2007
		<u>\$ 1,958.34</u>	
5	818 GENERAL BUILDING MAINTENANCE - RES		
	11/30/2007 RECLASS EXP PER BOD	\$ (1,000.00)	STAIR REPAIR 06/18/2007
	11/30/2007 RECLASS EXP PER BOD	\$ (958.34)	STAIR REPAIR 09/17/2007
		<u>\$ (1,958.34)</u>	

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For Departments :1 : : : : : :

IN DOLLARS		ACTUAL 12/01/06 TO 11/30/07	BUDGET 12/01/06 TO 11/30/07	VARIANCES DOLLARS PERCENT	
INCOME					
INCOME					
501 OPERATING DUES		130560.00	130560.00	0.00	0.00
503 LATE FEES		1020.00	500.00	520.00	104.00
521 INTEREST INCOME		1420.28	700.00	720.28	102.90
531 RENTAL INCOME		10650.00	9000.00	1650.00	18.33
553 LAUNDRY INCOME		4665.15	3800.00	865.15	22.77
		-----	-----	-----	-----
INCOME	TOTAL	148315.43	144560.00	3755.43	2.60
		-----	-----	-----	-----
GROSS PROFIT (LOSS)		148315.43	144560.00	3755.43	2.60
		=====	=====	=====	=====

EXPENSES

EXPENSES

601 PROFESSIONAL SERVICES		260.00	0.00	260.00	**,**
602 ACCOUNTING		455.00	150.00	305.00	203.33
603 DEPRECIATION EXPENSE		537.00	500.00	37.00	7.40
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	950.00	-465.59	-49.01
611 MANAGEMENT FEES		15600.00	12000.00	3600.00	30.00
612 ON-SITE MANAGEMENT		14400.00	11400.00	3000.00	26.32
621 INSURANCE PREMIUM		2924.64	12000.00	-9075.36	-75.63
651 REAL ESTATE TAXES		844.52	0.00	844.52	**,**
661 SEWER		11304.00	10738.80	565.20	5.26
662 WATER		7041.33	6400.00	641.33	10.02
663 IN UNIT AMENITIES		17307.88	17000.00	307.88	1.81
664 TELEPHONE		1121.28	1000.00	121.28	12.13
665 TRASH REMOVAL		3188.94	7500.00	-4311.06	-57.48
666 SNOW REMOVAL		2370.00	4000.00	-1630.00	-40.75
667 SECURITY AND FIRE SAFETY		152.31	0.00	152.31	**,**
668 GAS		19331.06	28800.00	-9468.94	-32.88
669 ELECTRIC		2235.00	7200.00	-4965.00	-68.96
671 GENERAL BUILDING MAINTENANCE		1005.09	8000.00	-6994.91	-87.44
672 PLUMBING AND HEATING		3890.84	5000.00	-1109.16	-22.18
675 GROUNDS & PARKING MAINTENANCE		2336.37	3000.00	-663.63	-22.12
750 PROPERTY TAXES		0.00	760.00	-760.00	-100.00

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For Departments :1 : : : : : :

IN DOLLARS		ACTUAL	BUDGET		VARIANCES
		12/01/06	12/01/06		DOLLARS PERCENT
		TO 11/30/07	TO 11/30/07		

EXPENSES

(Continued)

EXPENSES	TOTAL	----- 106989.67	----- 136898.80	----- -29909.13	----- -21.85
NET PROFIT (LOSS)		----- 41325.76	----- 7661.20	----- 33664.56	----- 439.42
		=====	=====	=====	=====

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For Departments :2 : : : : : :

	ACTUAL	BUDGET		VARIANCES
IN DOLLARS	12/01/06	12/01/06		DOLLARS PERCENT
	TO 11/30/07	TO 11/30/07		

INCOME

INCOME

513 CONTRIBUTED RESERVE CAPITAL	2880.00	0.00	2880.00	**.**
522 RESERVE INTEREST INCOME	1.21	0.00	1.21	**.**
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INCOME TOTAL	2881.21	0.00	2881.21	**.**
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NET PROFIT (LOSS)	2881.21	0.00	2881.21	**.**
	=====	=====	=====	=====

	Current	30 Days	60 Days	90 Days	Total Due
BRECKENRIDGE BUILDING CENTER (BBC)	0.00	-12.45	0.00	0.00	-12.45
QWEST (QWEST)	93.54	0.00	0.00	0.00	93.54
TIGER INC. (TIGER)	1806.71	0.00	0.00	0.00	1806.71
WILDERNEST PROPERTY MANAGEMENT (WPMWO)	143.00	0.00	0.00	0.00	143.00
XCEL ENERGY (XCEL)	429.33	0.00	0.00	0.00	429.33
Totals	Current	30 Days	60 Days	90 Days	Total Due
	2472.58	-12.45	0.00	0.00	2460.13
	Balance per GL in Account	311		-2460.13	
	Ledger balances with detail				