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

*JDS*

IN DOLLARS AS OF 12/31/07 12/31/06

## ASSETS

## ASSETS

103 CERTIFICATE OF DEPOSIT	26475.36	26475.36
111 WEST STAR II OPERATING	35359.14	25266.17
112 WEST STAR II RESERVE	29969.33	0.00
121 UNPAID DUES	6906.00	6845.00
151 PREPAID INSURANCE	987.28	1582.50
156 DUE FROM RESERVE	958.34	0.00

ASSETS	SUBTOTAL	100655.45	60169.03
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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	----- 107332.45 =====	----- 67383.03 =====
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## LIABILITIES

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311 ACCOUNTS PAYABLE	4093.36	10310.27
334 PREPAID DUES	3745.00	1587.00
337 SECURITY DEPOSITS	2250.00	2250.00
338 DUE TO OPERATING	958.34	0.00

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LIABILITIES (Continued)

339 ACCRUE WATER		1095.66	0.00
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LIABILITIES	TOTAL	12142.36	14147.27
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EQUITY

MEMBERS' EQUITY

402 OPERATING EQUITY		38850.39	22524.63
403 CURRENT YEAR INCOME		853.35	4235.77
404 CURRENT YR INCOME REP RESERVE		1129.78	0.00
405 REPLACEMENT RESERVE EQUITY		54356.57	26475.36
		-----	-----
EQUITY	TOTAL	95190.09	53235.76
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TOTAL LIABILITIES AND EQUITY		107332.45	67383.03
		=====	=====

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL 12/01/07 TO 12/31/07	BUDGET 12/01/07 TO 12/31/07	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	10880.00	10880.00	0.00	0.00
503 LATE FEES	60.00	50.00	10.00	20.00
521 INTEREST INCOME	166.67	60.40	106.27	175.94
531 RENTAL INCOME	775.00	775.00	0.00	0.00
553 LAUNDRY INCOME	355.65	420.84	-65.19	-15.49
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INCOME TOTAL	12237.32	12186.24	51.08	0.42
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GROSS PROFIT (LOSS)	12237.32	12186.24	51.08	0.42
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EXPENSES

EXPENSES

603 DEPRECIATION EXPENSE	0.00	45.00	-45.00	-100.00
606 TOWING CHARGES	0.00	45.00	-45.00	-100.00
607 MISCELLANEOUS	0.00	62.50	-62.50	-100.00
611 MANAGEMENT FEES	1345.50	1345.50	0.00	0.00
612 ON-SITE MANAGEMENT	1200.00	1200.00	0.00	0.00
621 INSURANCE PREMIUM	329.08	329.16	-0.08	-0.02
661 SEWER	942.00	942.00	0.00	0.00
662 WATER	547.83	541.25	6.58	1.22
663 IN UNIT AMENITIES	1457.80	1516.66	-58.86	-3.88
664 TELEPHONE	92.88	86.66	6.22	7.18
665 TRASH REMOVAL	281.81	303.34	-21.53	-7.10
666 SNOW REMOVAL	395.00	500.00	-105.00	-21.00
668 GAS	2411.64	2500.00	-88.36	-3.53
669 ELECTRIC	203.50	218.75	-15.25	-6.97
671 GENERAL BUILDING MAINTENANCE	① 435.80	500.00	-64.20	-12.84
672 PLUMBING AND HEATING	② 1741.13	500.00	1241.13	248.23
675 GROUNDS & PARKING MAINTENANCE	0.00	250.00	-250.00	-100.00
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EXPENSES TOTAL	11383.97	10885.82	498.15	4.58
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NET PROFIT (LOSS)	853.35	1300.42	-447.07	-34.38
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For Departments :2 : : : : : :

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

INCOME

INCOME

511 REPLACEMENT RESERVE DUES		1125.00	1125.00	0.00	0.00
513 CONTRIBUTED RESERVE CAPITAL		0.00	120.00	-120.00	-100.00
522 RESERVE INTEREST INCOME		4.78	1.66	3.12	187.95
		-----	-----	-----	-----
INCOME	TOTAL	1129.78	1246.66	-116.88	-9.38
		-----	-----	-----	-----
NET PROFIT (LOSS)		1129.78	1246.66	-116.88	-9.38
		=====	=====	=====	=====

**PTARMIGAN @ BRECKENRIDGE**  
**FOOTNOTES**  
**December 31, 2007**

**1      671      GENERAL BUILDING MAINTENANCE**

12/1/2007 BBC	\$	61.61	ICE MELT
12/5/2007 BLOCK	\$	276.30	REMOVE & REPLACE LOCK UNIT # 109
12/30/2007 BALDY	\$	37.89	LIGHT BULBS & CLEANING SUPPLIES
12/31/2007 UNIT 114	\$	60.00	REIMB HOMEOWNER FOR FLOOD DAMAGE
	<u>\$</u>	<u>435.80</u>	

**2      672      PLUBMING & HEATING**

12/20/2007 AQUQ	\$	1,741.13	FLOODSTOPS - WASHER/ICEMAKER
	<u>\$</u>	<u>1,741.13</u>	

	Current	30 Days	60 Days	90 Days	Total Due
AQUA MANAGERS, INC		(AQUA )			
1741.13	0.00	0.00	0.00	1741.13	
BALDY MOUNTAIN MAINTENANCE		(BALDY)			
37.89	0.00	0.00	0.00	37.89	
BRECKENRIDGE BUILDING CENTER		(BBC )			
61.61	0.00	-12.45	0.00	49.16	
BEVELACQUA, JOHN UNIT 114		(BEVEJ)			
60.00	0.00	0.00	0.00	60.00	
BRECKENRIDGE LOCK & SECURITY		(BLOCK)			
276.30	0.00	0.00	0.00	276.30	
QWEST		(QWEST)			
92.88	0.00	0.00	0.00	92.88	
TIGER INC.		(TIGER)			
2411.64	0.00	0.00	0.00	2411.64	
WASTE MANAGEMENT		(WASTE)			
281.81	0.00	0.00	0.00	281.81	
WILDERNEST PROPERTY MANAGEMENT		(WPM )			
-1254.50	0.00	0.00	0.00	-1254.50	
XCEL ENERGY		(XCEL )			
397.05	0.00	0.00	0.00	397.05	
Totals	Current	30 Days	60 Days	90 Days	Total Due
	4105.81	0.00	-12.45	0.00	4093.36
	Balance per GL in Account	311		-4093.36	
	Ledger balances with detail				