

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

Ami

JDS

JDS

IN DOLLARS

AS OF 01/31/08

01/31/07

ASSETS

ASSETS

103 CERTIFICATE OF DEPOSIT	26475.36	26475.36
111 WEST STAR II OPERATING	36752.36	15618.14
112 WEST STAR II RESERVE	31100.40	0.00
121 UNPAID DUES	10999.00	9780.00
151 PREPAID INSURANCE	658.20	1055.00
153 PREPAID SEWER	2072.40	1884.00
156 DUE FROM RESERVE	958.34	0.00

ASSETS	SUBTOTAL	109016.06	54812.50
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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	115693.06	62026.50
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	10354.51	1683.50
334 PREPAID DUES	2950.00	1422.00
336 ACCRUED WATER & SEWER	-1095.66	0.00

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IN DOLLARS	AS OF	01/31/08	01/31/07
LIABILITIES (Continued)			
337 SECURITY DEPOSITS		2250.00	2250.00
338 DUE TO OPERATING		958.34	0.00
339 ACCRUE WATER		1643.49	507.60
		-----	-----
LIABILITIES	TOTAL	17060.68	5863.10
		-----	-----
EQUITY			
MEMBERS' EQUITY			
402 OPERATING EQUITY		38850.39	22524.63
403 CURRENT YEAR INCOME		3164.57	7163.41
404 CURRENT YR INCOME REP RESERVE		2260.85	0.00
405 REPLACEMENT RESERVE EQUITY		54356.57	26475.36
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EQUITY	TOTAL	98632.38	56163.40
		-----	-----
TOTAL LIABILITIES AND EQUITY		115693.06	62026.50
		=====	=====

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	01/01/08	01/01/08	01/01/08	01/01/08	DOLLARS	PERCENT

TO 01/31/08	TO 01/31/08				
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INCOME

INCOME

501 OPERATING DUES	10880.00	10880.00	0.00	0.00
503 LATE FEES	20.00	50.00	-30.00	-60.00
521 INTEREST INCOME	135.37	60.42	74.95	124.05
531 RENTAL INCOME	775.00	775.00	0.00	0.00
553 LAUNDRY INCOME	804.90	420.83	384.07	91.26
	-----	-----	-----	-----
INCOME TOTAL	12615.27	12186.25	429.02	3.52
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GROSS PROFIT (LOSS)	12615.27	12186.25	429.02	3.52
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EXPENSES

EXPENSES

602 ACCOUNTING	0.00	50.00	-50.00	-100.00
603 DEPRECIATION EXPENSE	0.00	41.00	-41.00	-100.00
606 TOWING CHARGES	0.00	41.00	-41.00	-100.00
607 MISCELLANEOUS	① 68.40	62.50	5.90	9.44
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	329.17	-0.09	-0.03
661 SEWER	1036.20	942.00	94.20	10.00
662 WATER	547.83	541.25	6.58	1.22
663 IN UNIT AMENITIES	1457.80	1516.67	-58.87	-3.88
664 TELEPHONE	82.46	86.67	-4.21	-4.86
665 TRASH REMOVAL	256.74	303.33	-46.59	-15.36
666 SNOW REMOVAL	② 1035.00	1000.00	35.00	3.50
667 SECURITY AND FIRE SAFETY	0.00	50.00	-50.00	-100.00
668 GAS	2439.78	3000.00	-560.22	-18.67
669 ELECTRIC	185.05	218.75	-33.70	-15.41
671 GENERAL BUILDING MAINTENANCE	0.00	500.00	-500.00	-100.00
672 PLUMBING AND HEATING	③ 320.21	500.00	-179.79	-35.96
675 GROUNDS & PARKING MAINTENANCE	0.00	250.00	-250.00	-100.00

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For Departments :1 : : : : : :

		ACTUAL	BUDGET		
IN DOLLARS		01/01/08	01/01/08		VARIANCES
		TO 01/31/08	TO 01/31/08		DOLLARS PERCENT

EXPENSES (Continued)

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EXPENSES	TOTAL	10304.05	11977.84	-1673.79	-13.97
		-----	-----	-----	-----
NET PROFIT (LOSS)		2311.22	208.41	2102.81	1008.98
		=====	=====	=====	=====

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For Departments :2 : : : : : :

IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		01/01/08	01/01/08	DOLLARS	PERCENT
		TO 01/31/08	TO 01/31/08		

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		6.07	1.67	4.40	263.47
		-----	-----	-----	-----
INCOME	TOTAL	1131.07	1246.67	-115.60	-9.27
		-----	-----	-----	-----
NET PROFIT (LOSS)		1131.07	1246.67	-115.60	-9.27
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PTARMIGAN @ BRECKENRIDGE
FOOTNOTES
January 31, 2008

1	607 MISCELLANEOUS		
	1/1/2008 BANKA	\$ 68.40	2008 COUPON BOOKS
		<u>\$ 68.40</u>	
2	666 SNOW REMOVAL		
	1/1/2008 BALDY	\$ 395.00	JAN 2008 MONTHLY SNOW REMOVAL
	1/23/2008 WILLE	\$ 640.00	ROLL OFF CONTAINER - SNOW REMOVAL
		<u>\$ 1,035.00</u>	
3	672 PLUBMING & HEATING		
	1/7/2008 BMECH	\$ 203.75	SERVICE CALL PER GREG - NO HEAT
	1/15/2008 BALDY	\$ 73.76	FUSES FOR HEATER & TRIP CHARGE
	1/25/2008 BALDY	\$ 42.70	BATTERIES FOR FLOOD STOP
		<u>\$ 320.21</u>	

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL 12/01/07 TO 01/31/08	BUDGET 12/01/07 TO 01/31/08	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	21760.00	21760.00	0.00	0.00
503 LATE FEES	80.00	100.00	-20.00	-20.00
521 INTEREST INCOME	302.04	120.82	181.22	149.99
531 RENTAL INCOME	1550.00	1550.00	0.00	0.00
553 LAUNDRY INCOME	1160.55	841.67	318.88	37.89
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INCOME TOTAL	24852.59	24372.49	480.10	1.97
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GROSS PROFIT (LOSS)	24852.59	24372.49	480.10	1.97
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EXPENSES

EXPENSES

602 ACCOUNTING	0.00	50.00	-50.00	-100.00
603 DEPRECIATION EXPENSE	0.00	86.00	-86.00	-100.00
606 TOWING CHARGES	0.00	86.00	-86.00	-100.00
607 MISCELLANEOUS	68.40	125.00	-56.60	-45.28
611 MANAGEMENT FEES	2691.00	2691.00	0.00	0.00
612 ON-SITE MANAGEMENT	2400.00	2400.00	0.00	0.00
621 INSURANCE PREMIUM	658.16	658.33	-0.17	-0.03
661 SEWER	1978.20	1884.00	94.20	5.00
662 WATER	1095.66	1082.50	13.16	1.22
663 IN UNIT AMENITIES	2915.60	3033.33	-117.73	-3.88
664 TELEPHONE	175.34	173.33	2.01	1.16
665 TRASH REMOVAL	538.55	606.67	-68.12	-11.23
666 SNOW REMOVAL	1430.00	1500.00	-70.00	-4.67
667 SECURITY AND FIRE SAFETY	0.00	50.00	-50.00	-100.00
668 GAS	4851.42	5500.00	-648.58	-11.79
669 ELECTRIC	388.55	437.50	-48.95	-11.19
671 GENERAL BUILDING MAINTENANCE	435.80	1000.00	-564.20	-56.42
672 PLUMBING AND HEATING	2061.34	1000.00	1061.34	106.13
675 GROUNDS & PARKING MAINTENANCE	0.00	500.00	-500.00	-100.00

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IN DOLLARS		ACTUAL	BUDGET		
		12/01/07	12/01/07		VARIANCES
		TO 01/31/08	TO 01/31/08		DOLLARS PERCENT

EXPENSES (Continued)

	TOTAL	-----	-----	-----	-----
EXPENSES	21688.02	22863.66	-1175.64	-5.14	
NET PROFIT (LOSS)	3164.57	1508.83	1655.74	109.74	
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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL 12/01/07 TO 01/31/08	BUDGET 12/01/07 TO 01/31/08	VARIANCES DOLLARS PERCENT	
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INCOME

INCOME

511 REPLACEMENT RESERVE DUES	2250.00	2250.00	0.00	0.00
513 CONTRIBUTED RESERVE CAPITAL	0.00	240.00	-240.00	-100.00
522 RESERVE INTEREST INCOME	10.85	3.33	7.52	225.83
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INCOME TOTAL	2260.85	2493.33	-232.48	-9.32
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NET PROFIT (LOSS)	2260.85	2493.33	-232.48	-9.32
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	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)			
116.46	0.00	0.00	0.00	116.46	
BRECKENRIDGE MECHANICAL		(BMECH)			
203.75	0.00	0.00	0.00	203.75	
JOSEPH FATTOR ATTORNEY AT LAW		(FATTO)			
3283.00	0.00	0.00	0.00	3283.00	
QWEST		(QWEST)			
82.46	0.00	0.00	0.00	82.46	
TIGER INC.		(TIGER)			
4851.42	0.00	0.00	0.00	4851.42	
WASTE MANAGEMENT		(WASTE)			
256.74	0.00	0.00	0.00	256.74	
WILLEMSSEN CONSTRUCTION, INC		(WILLE)			
640.00	0.00	0.00	0.00	640.00	
WILDERNEST PROPERTY MANAGEMENT		(WPM)			
-1209.00	0.00	0.00	0.00	-1209.00	
XCEL ENERGY		(XCEL)			
388.55	0.00	0.00	0.00	388.55	
Totals	Current	30 Days	60 Days	90 Days	Total Due
	10354.51	0.00	0.00	0.00	10354.51
	Balance per GL in Account	311		-10354.51	
	Ledger balances with detail				