

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

JDS

IN DOLLARS AS OF 02/29/08 02/28/07

ASSETS

ASSETS

103 CERTIFICATE OF DEPOSIT	26475.36	26475.36
111 WEST STAR II OPERATING	33809.31	28198.15
112 WEST STAR II RESERVE	31474.43	0.00
121 UNPAID DUES	11709.00	4995.00
151 PREPAID INSURANCE	329.12	527.50
153 PREPAID SEWER	1036.20	942.00

ASSETS SUBTOTAL 104833.42 61138.01

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

ASSETS TOTAL 111510.42 68352.01
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	2003.81	5275.96
334 PREPAID DUES	3740.00	1900.00
337 SECURITY DEPOSITS	2250.00	2250.00
339 WATER ACCRUAL	1182.52	0.00

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL 02/01/08 TO 02/29/08	BUDGET 02/01/08 TO 02/29/08	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	10880.00	10880.00	0.00	0.00
503 LATE FEES	190.00	50.00	140.00	280.00
521 INTEREST INCOME	96.38	60.42	35.96	59.52
531 RENTAL INCOME	775.00	775.00	0.00	0.00
553 LAUNDRY INCOME	621.90	420.83	201.07	47.78
	-----	-----	-----	-----
INCOME TOTAL	12563.28	12186.25	377.03	3.09
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GROSS PROFIT (LOSS)	12563.28	12186.25	377.03	3.09
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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	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	329.17	-0.09	-0.03
661 SEWER	1036.20	942.00	94.20	10.00
662 WATER	634.69	541.25	93.44	17.26
663 IN UNIT AMENITIES	1457.80	1516.67	-58.87	-3.88
664 TELEPHONE	90.10	86.67	3.43	3.96
665 TRASH REMOVAL	256.18	303.33	-47.15	-15.54
666 SNOW REMOVAL	395.00	1000.00	-605.00	-60.50
667 SECURITY AND FIRE SAFETY	0.00	50.00	-50.00	-100.00
668 GAS	2289.23	3000.00	-710.77	-23.69
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	0.00	500.00	-500.00	-100.00
673 SUPPLIES AND MATERIALS	① 19.48	0.00	19.48	**.**
675 GROUNDS & PARKING MAINTENANCE	0.00	250.00	-250.00	-100.00
750 PROPERTY TAXES	② 1140.68	760.00	380.68	50.09

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For Departments :1 : : : : : :

IN DOLLARS		ACTUAL	BUDGET		VARIANCES
		02/01/08	02/01/08		DOLLARS PERCENT
		TO 02/29/08	TO 02/29/08		

EXPENSES

(Continued)

EXPENSES	TOTAL	----- 10378.99	----- 12737.84	----- -2358.85	----- -18.52
NET PROFIT (LOSS)		----- 2184.29	----- -551.59	----- 2735.88	----- 496.00
		=====	=====	=====	=====

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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL	BUDGET	VARIANCES	
	02/01/08	02/01/08	DOLLARS	PERCENT
	TO 02/29/08	TO 02/29/08		

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	③ 207.37	1.67	205.70	12317.37
	-----	-----	-----	-----
INCOME TOTAL	1332.37	1246.67	85.70	6.87
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NET PROFIT (LOSS)	1332.37	1246.67	85.70	6.87
	=====	=====	=====	=====

PTARMIGAN @ BRECKENRIDGE
FOOTNOTES
February 29, 2008

1 673 SUPPLIES & MATERIALS
2/1/2008 BBC - GREG

\$ 19.48 SNOW TOOL
\$ 19.48

2 750 PROPERTY TAXES
2/1/2008 SCTRE

\$ 1,140.68 2007 PROPERTY TAX - UNIT 108
\$ 1,140.68

3 522 RESERVE INTEREST INCOME

2/29/2008 US BANK

US BANK HAD INCORRECT INTEREST RATE -
INTEREST PAID FOR PRIOR MONTHS.
\$ 207.37
\$ 207.37

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	12/01/07	12/01/07	12/01/07	12/01/07	DOLLARS	PERCENT
	TO 02/29/08	TO 02/29/08	TO 02/29/08	TO 02/29/08		
INCOME						
INCOME						
501 OPERATING DUES	32640.00	32640.00	32640.00	32640.00	0.00	0.00
503 LATE FEES	270.00	150.00	150.00	150.00	120.00	80.00
521 INTEREST INCOME	398.42	181.24	181.24	181.24	217.18	119.83
531 RENTAL INCOME	2325.00	2325.00	2325.00	2325.00	0.00	0.00
553 LAUNDRY INCOME	1782.45	1262.50	1262.50	1262.50	519.95	41.18
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INCOME TOTAL	37415.87	36558.74	36558.74	36558.74	857.13	2.34
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GROSS PROFIT (LOSS)	37415.87	36558.74	36558.74	36558.74	857.13	2.34
	=====	=====	=====	=====	=====	=====

EXPENSES

EXPENSES

602 ACCOUNTING	0.00	100.00	100.00	100.00	-100.00	-100.00
603 DEPRECIATION EXPENSE	0.00	127.00	127.00	127.00	-127.00	-100.00
606 TOWING CHARGES	0.00	127.00	127.00	127.00	-127.00	-100.00
607 MISCELLANEOUS	68.40	187.50	187.50	187.50	-119.10	-63.52
611 MANAGEMENT FEES	4036.50	4036.50	4036.50	4036.50	0.00	0.00
612 ON-SITE MANAGEMENT	3600.00	3600.00	3600.00	3600.00	0.00	0.00
621 INSURANCE PREMIUM	987.24	987.50	987.50	987.50	-0.26	-0.03
661 SEWER	3014.40	2826.00	2826.00	2826.00	188.40	6.67
662 WATER	1730.35	1623.75	1623.75	1623.75	106.60	6.57
663 IN UNIT AMENITIES	4373.40	4550.00	4550.00	4550.00	-176.60	-3.88
664 TELEPHONE	265.44	260.00	260.00	260.00	5.44	2.09
665 TRASH REMOVAL	794.73	910.00	910.00	910.00	-115.27	-12.67
666 SNOW REMOVAL	1825.00	2500.00	2500.00	2500.00	-675.00	-27.00
667 SECURITY AND FIRE SAFETY	0.00	100.00	100.00	100.00	-100.00	-100.00
668 GAS	7140.65	8500.00	8500.00	8500.00	-1359.35	-15.99
669 ELECTRIC	573.60	656.25	656.25	656.25	-82.65	-12.59
671 GENERAL BUILDING MAINTENANCE	435.80	1500.00	1500.00	1500.00	-1064.20	-70.95
672 PLUMBING AND HEATING	2061.34	1500.00	1500.00	1500.00	561.34	37.42
673 SUPPLIES AND MATERIALS	19.48	0.00	0.00	0.00	19.48	**.**
675 GROUNDS & PARKING MAINTENANCE	0.00	750.00	750.00	750.00	-750.00	-100.00
750 PROPERTY TAXES	1140.68	760.00	760.00	760.00	380.68	50.09

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For Departments :1 : : : : : :

		ACTUAL	BUDGET	VARIANCES	
IN DOLLARS		12/01/07	12/01/07	DOLLARS	PERCENT
		TO 02/29/08	TO 02/29/08		

EXPENSES

(Continued)

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EXPENSES	TOTAL	32067.01	35601.50	-3534.49	-9.93
		-----	-----	-----	-----
NET PROFIT (LOSS)		5348.86	957.24	4391.62	458.78
		=====	=====	=====	=====

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For Departments :2 : : : : : :

IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		12/01/07	12/01/07	DOLLARS	PERCENT
		TO 02/29/08	TO 02/29/08		

INCOME

INCOME

511 REPLACEMENT RESERVE DUES		3375.00	3375.00	0.00	0.00
513 CONTRIBUTED RESERVE CAPITAL		0.00	360.00	-360.00	-100.00
522 RESERVE INTEREST INCOME		218.22	5.00	213.22	4264.40
		-----	-----	-----	-----
INCOME	TOTAL	3593.22	3740.00	-146.78	-3.92
		-----	-----	-----	-----
NET PROFIT (LOSS)		3593.22	3740.00	-146.78	-3.92
		=====	=====	=====	=====

	Current	30 Days	60 Days	90 Days	Total Due
BALDY MOUNTAIN MAINTENANCE (BALDY)					
-395.00	0.00	0.00	0.00	0.00	-395.00
BRECKENRIDGE BUILDING CENTER (BBC)					
19.48	0.00	0.00	0.00	0.00	19.48
QWEST (QWEST)					
90.10	0.00	0.00	0.00	0.00	90.10
TIGER INC. (TIGER)					
2289.23	0.00	0.00	0.00	0.00	2289.23
Totals	Current	30 Days	60 Days	90 Days	Total Due
	2003.81	0.00	0.00	0.00	2003.81
Balance per GL in Account		311		-2003.81	
Ledger balances with detail					