

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

JDS

IN DOLLARS

AS OF 04/30/08

04/30/07

ASSETS

ASSETS

103 CERTIFICATE OF DEPOSIT	26475.36	26475.36
111 US BANK OPERATING	36750.26	26098.82
112 US BANK RESERVE	33802.37	0.00
121 UNPAID DUES	1800.00	5735.00
151 PREPAID INSURANCE	4007.67	3619.92
153 PREPAID SEWER	2072.40	1884.00
ASSETS	SUBTOTAL	104908.06
		63813.10

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	111585.06	71027.10
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	2188.38	2113.07
334 PREPAID DUES	3655.00	2425.00
337 SECURITY DEPOSITS	2250.00	2250.00
339 WATER ACCRUAL	0.00	1095.66



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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	04/01/08	04/01/08	04/01/08	04/01/08	DOLLARS	PERCENT
	TO 04/30/08	TO 04/30/08	TO 04/30/08	TO 04/30/08		
INCOME						
INCOME						
501 OPERATING DUES	10880.00	10880.00	10880.00	10880.00	0.00	0.00
503 LATE FEES	100.00	50.00	50.00	50.00	50.00	100.00
521 INTEREST INCOME	74.28	60.42	60.42	60.42	13.86	22.94
531 RENTAL INCOME	775.00	775.00	775.00	775.00	0.00	0.00
553 LAUNDRY INCOME	686.40	420.83	420.83	420.83	265.57	63.11
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INCOME TOTAL	12515.68	12186.25	12186.25	12186.25	329.43	2.70
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GROSS PROFIT (LOSS)	12515.68	12186.25	12186.25	12186.25	329.43	2.70
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EXPENSES

EXPENSES						
601 PROFESSIONAL SERVICES	① 6.00	0.00	0.00	0.00	6.00	**.**
602 ACCOUNTING	0.00	50.00	50.00	50.00	-50.00	-100.00
603 DEPRECIATION EXPENSE	0.00	41.00	41.00	41.00	-41.00	-100.00
606 TOWING CHARGES	0.00	41.00	41.00	41.00	-41.00	-100.00
607 MISCELLANEOUS	0.00	62.50	62.50	62.50	-62.50	-100.00
611 MANAGEMENT FEES	1345.50	1345.50	1345.50	1345.50	0.00	0.00
612 ON-SITE MANAGEMENT	1200.00	1200.00	1200.00	1200.00	0.00	0.00
621 INSURANCE PREMIUM	364.33	329.17	329.17	329.17	35.16	10.68
661 SEWER	1036.20	942.00	942.00	942.00	94.20	10.00
662 WATER	591.26	541.25	541.25	541.25	50.01	9.24
663 IN UNIT AMENITIES	1527.37	1516.67	1516.67	1516.67	10.70	0.71
664 TELEPHONE	83.34	86.67	86.67	86.67	-3.33	-3.84
665 TRASH REMOVAL	② 434.56	303.33	303.33	303.33	131.23	43.26
666 SNOW REMOVAL	③ 395.00	500.00	500.00	500.00	-105.00	-21.00
667 SECURITY AND FIRE SAFETY	0.00	50.00	50.00	50.00	-50.00	-100.00
668 GAS	④ 2391.87	1050.00	1050.00	1050.00	1341.87	127.80
669 ELECTRIC	195.66	218.75	218.75	218.75	-23.09	-10.56
671 GENERAL BUILDING MAINTENANCE	0.00	750.00	750.00	750.00	-750.00	-100.00
672 PLUMBING AND HEATING	0.00	500.00	500.00	500.00	-500.00	-100.00
675 GROUNDS & PARKING MAINTENANCE	⑤ 79.75	250.00	250.00	250.00	-170.25	-68.10

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For Departments :1 : : : : : :

		ACTUAL	BUDGET		
IN DOLLARS		04/01/08	04/01/08	VARIANCES	
		TO 04/30/08	TO 04/30/08	DOLLARS PERCENT	

EXPENSES (Continued)

EXPENSES	TOTAL	9650.84	9777.84	-127.00	-1.30
NET PROFIT (LOSS)		2864.84	2408.41	456.43	18.95
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For Departments :2 : : : : : :

		ACTUAL	BUDGET	VARIANCES	
IN DOLLARS		04/01/08	04/01/08	DOLLARS	PERCENT
		TO 04/30/08	TO 04/30/08		

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		58.67	1.67	57.00	3413.17
		-----	-----	-----	-----
INCOME	TOTAL	1183.67	1246.67	-63.00	-5.05
		-----	-----	-----	-----
NET PROFIT (LOSS)		1183.67	1246.67	-63.00	-5.05
		=====	=====	=====	=====

**PTARMIGAN @ BRECKENRIDGE**  
**FOOTNOTES**  
**April 30, 2008**

<b>1</b>	<b>601</b>	<b>PROFESSIONAL SERVICES</b>			
	4/21/2008	SUMMIT COUNTY CLERK & RECORDERS	\$	6.00	LIEN RELEASE - UNIT 305
			<u>\$</u>	<u>6.00</u>	
<b>2</b>	<b>665</b>	<b>TRASH REMOVAL</b>			
	4/1/2008	WASTE	\$	264.56	MONTHLY TRASH REMOVAL
	4/22/2008	BALDY	\$	170.00	DUMP RUN - FRIDGE REMOVAL
			<u>\$</u>	<u>434.56</u>	
<b>3</b>	<b>666</b>	<b>SNOW REMOVAL</b>			
	3/1/2008	BALDY	\$	395.00	JAN 2008 MONTHLY SNOW REMOVAL
			<u>\$</u>	<u>395.00</u>	
<b>4</b>	<b>668</b>	<b>GAS</b>			
	4/1/2008	TIGER	\$	2,391.87	MONTHLY NATURAL GAS
			<u>\$</u>	<u>2,391.87</u>	
<b>5</b>	<b>675</b>	<b>GROUNDS &amp; PARKING</b>			
	4/2/2008	PCARD	\$	79.75	ADDITIONAL SHIPPING FOR DOORMATS
			<u>\$</u>	<u>79.75</u>	

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For Departments :1 : : : : : : :

IN DOLLARS	ACTUAL 12/01/07 TO 04/30/08	BUDGET 12/01/07 TO 04/30/08	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	54400.00	54400.00	0.00	0.00
503 LATE FEES	420.00	250.00	170.00	68.00
521 INTEREST INCOME	553.83	302.08	251.75	83.34
531 RENTAL INCOME	3875.00	3875.00	0.00	0.00
553 LAUNDRY INCOME	2936.10	2104.17	831.93	39.54
	-----	-----	-----	-----
INCOME TOTAL	62184.93	60931.25	1253.68	2.06
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GROSS PROFIT (LOSS)	62184.93	60931.25	1253.68	2.06
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EXPENSES

EXPENSES

601 PROFESSIONAL SERVICES	6.00	0.00	6.00	**. **
602 ACCOUNTING	230.00	200.00	30.00	15.00
603 DEPRECIATION EXPENSE	0.00	209.00	-209.00	-100.00
606 TOWING CHARGES	0.00	209.00	-209.00	-100.00
607 MISCELLANEOUS	68.40	312.50	-244.10	-78.11
611 MANAGEMENT FEES	6727.50	6727.50	0.00	0.00
612 ON-SITE MANAGEMENT	6000.00	6000.00	0.00	0.00
621 INSURANCE PREMIUM	1680.69	1645.83	34.86	2.12
661 SEWER	5086.80	4710.00	376.80	8.00
662 WATER	2912.87	2706.25	206.62	7.63
663 IN UNIT AMENITIES	7431.79	7583.33	-151.54	-2.00
664 TELEPHONE	427.01	433.33	-6.32	-1.46
665 TRASH REMOVAL	1488.91	1516.67	-27.76	-1.83
666 SNOW REMOVAL	6440.00	3500.00	2940.00	84.00
667 SECURITY AND FIRE SAFETY	0.00	200.00	-200.00	-100.00
668 GAS	11891.53	12050.00	-158.47	-1.32
669 ELECTRIC	954.31	1093.75	-139.44	-12.75
671 GENERAL BUILDING MAINTENANCE	435.80	2750.00	-2314.20	-84.15
672 PLUMBING AND HEATING	4160.73	2500.00	1660.73	66.43
673 SUPPLIES AND MATERIALS	19.48	0.00	19.48	**. **
675 GROUNDS & PARKING MAINTENANCE	909.00	1250.00	-341.00	-27.28
750 PROPERTY TAXES	1140.68	760.00	380.68	50.09

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For Departments :1 : : : : : :

		ACTUAL	BUDGET		
IN DOLLARS		12/01/07	12/01/07		VARIANCES
		TO 04/30/08	TO 04/30/08		DOLLARS PERCENT

EXPENSES (Continued)

EXPENSES	TOTAL	58011.50	56357.16	1654.34	2.94
NET PROFIT (LOSS)		4173.43	4574.09	-400.66	-8.76
		=====	=====	=====	=====

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For Departments :2 : : : : : :

		ACTUAL	BUDGET	VARIANCES	
IN DOLLARS		12/01/07	12/01/07	DOLLARS	PERCENT
		TO 04/30/08	TO 04/30/08		

INCOME

INCOME

511 REPLACEMENT RESERVE DUES		5625.00	5625.00	0.00	0.00
513 CONTRIBUTED RESERVE CAPITAL		0.00	600.00	-600.00	-100.00
522 RESERVE INTEREST INCOME		296.16	8.33	287.83	3455.34
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INCOME	TOTAL	5921.16	6233.33	-312.17	-5.01
		-----	-----	-----	-----
NET PROFIT (LOSS)		5921.16	6233.33	-312.17	-5.01
		=====	=====	=====	=====

	Current	30 Days	60 Days	90 Days	Total Due
COMCAST		(COMCA)			
	-1549.10	0.00	0.00	0.00	-1549.10
WILDERNEST PROPERTY MGT		(PCARD)			
	79.75	0.00	0.00	0.00	79.75
QWEST		(QWEST)			
	83.34	0.00	0.00	0.00	83.34
TIGER INC.		(TIGER)			
	2391.87	0.00	0.00	0.00	2391.87
TOWN OF BRECKENRIDGE		(TOWNB)			
	1182.52	0.00	0.00	0.00	1182.52
Totals	Current	30 Days	60 Days	90 Days	Total Due
	2188.38	0.00	0.00	0.00	2188.38
	Balance per GL in Account	311		-2188.38	
	Ledger balances with detail				