

Handwritten initials

RM

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SKI TIP RANCH
PO BOX 1069
SILVERTHORNE CO 80498

IN DOLLARS AS OF 11/30/07 11/30/06

ASSETS

ASSETS

111 USBANK II OPERATING	38352.57	29891.50
112 USBANK II RESERVE	271472.77	221736.34
121 UNPAID DUES	2687.00	3864.90
151 PREPAID INSURANCE	3272.02	147.00
152 PREPAID SEWER	1934.79	1934.79
154 PREPAID SECURITY SERVICE	1972.40	1998.70
156 DUE FROM RESERVE	3819.00	0.00

ASSETS	TOTAL	323510.55	259573.23
		=====	=====

LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	4238.50	236.92
332 INSURANCE CLAIMS SUSPENSE	1 -611.16	0.00
333 CLEARING ACCOUNT	2 121.88	65.88
334 PREPAID DUES	6607.60	10878.12
336 ACCRUED WATER	2470.34	1856.10
338 DUE TO OPERATING	3819.00	0.00

LIABILITIES	TOTAL	16646.16	13037.02
		-----	-----

EQUITY

MEMBERS' EQUITY

402 OPERATING EQUITY	27185.49	4911.92
403 CURRENT YEAR INCOME	12025.13	19887.95
404 CURRENT YR INCOME REP RESERVE	39184.41	-2998.74
405 REPLACEMENT RESERVE EQUITY	228469.36	224735.08

EQUITY	TOTAL	306864.39	246536.21
		-----	-----

TOTAL LIABILITIES AND EQUITY		323510.55	259573.23
		=====	=====

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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	22500.00	22500.00	0.00	0.00		
505 DUES TO RESERVE	-5750.00	-5750.00	0.00	0.00		
506 SKI TIP LODGE HOT TUB OPS	0.00	42.14	-42.14	-100.00		
521 INTEREST INCOME	193.38	69.17	124.21	179.57		
	-----	-----	-----	-----		
INCOME TOTAL	16943.38	16861.31	82.07	0.49		
	-----	-----	-----	-----		
GROSS PROFIT (LOSS)	16943.38	16861.31	82.07	0.49		
	=====	=====	=====	=====		

EXPENSES

EXPENSES

603 LEGAL FEES	0.00	83.34	-83.34	-100.00		
607 MISCELLANEOUS	0.00	25.00	-25.00	-100.00		
611 MANAGEMENT FEES	4274.50	4274.50	0.00	0.00		
621 INSURANCE PREMIUM	1075.67	1084.00	-8.33	-0.77		
662 WATER AND SEWER	3037.36	2985.00	52.36	1.75		
663 IN-UNIT AMENITIES	1771.01	1776.25	-5.24	-0.30		
664 CH-TELEPHONE	29.98	51.64	-21.66	-41.94		
665 TRASH REMOVAL	351.18	442.00	-90.82	-20.55		
666 SNOW REMOVAL	180.00	500.00	-320.00	-64.00		
667 SECURITY AND FIRE SAFETY	3 1379.35	281.25	1098.10	390.44		
668 CH-GAS	152.44	155.83	-3.39	-2.18		
669 CH-ELECTRIC	123.81	125.00	-1.19	-0.95		
670 ROOF SNOW REMOVAL	0.00	1500.00	-1500.00	-100.00		
671 GENERAL BUILDING MAINTENANCE	4 -1657.73	333.00	-1990.73	-597.82		
672 PLUMBING AND HEATING	0.00	250.00	-250.00	-100.00		
673 SUPPLIES AND MATERIALS	5 448.43	166.00	282.43	170.14		
675 GROUNDS AND PARKING	6 225.22	333.00	-107.78	-32.37		
676 CH-WATER AND SEWER - AMENITIES	87.60	93.00	-5.40	-5.81		
682 CH-REPAIRS AND MAINTENANCE	7 458.50	166.00	292.50	176.20		
683 CH-HOT TUB CHEMICALS	8 30.00	185.00	-155.00	-83.78		
685 CH-SUPPLIES	9 -79.00	83.00	-162.00	-195.18		
690 CONTINGENCY	0.00	1000.00	-1000.00	-100.00		
712 ROOF REPAIRS	10 1510.00	0.00	1510.00	**.**		
713 CH-MANAGEMENT FEES	1287.50	1287.50	0.00	0.00		

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For Departments :1 : : : : : :

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

EXPENSES

(Continued)

EXPENSES	TOTAL	----- 14685.82	----- 17180.31	----- -2494.49	----- -14.52
NET PROFIT (LOSS)		----- 2257.56	----- -319.00	----- 2576.56	----- 807.70
		=====	=====	=====	=====

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For Departments :2 : : : : : :

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

INCOME

INCOME

511 REPLACEMENT RESERVE DUES	5750.00	5750.00	0.00	0.00
522 RESERVE INTEREST INCOME	1200.13	833.00	367.13	44.07
523 SKI TIP LODGE HOT TUB RESERVE	0.00	16.98	-16.98	-100.00
	-----	-----	-----	-----
INCOME TOTAL	6950.13	6599.98	350.15	5.31
	-----	-----	-----	-----
GROSS PROFIT (LOSS)	6950.13	6599.98	350.15	5.31
	=====	=====	=====	=====

EXPENSES

EXPENSES

816 ROOF	11 3819.00	0.00	3819.00	**. **
	-----	-----	-----	-----
EXPENSES TOTAL	3819.00	0.00	3819.00	**.**
	-----	-----	-----	-----
NET PROFIT (LOSS)	3131.13	6599.98	-3468.85	-52.56
	=====	=====	=====	=====

**SKI TIP RANCH HOA
FOOTNOTES
November 30, 2007**

1 332 INSURANCE CLAIM SUSPENSE

FARMERS	\$	(8,164.16)	FARMERS PAYMENT
8722		(5000.00)	INSURANCE DEDUCTIBLE
WESTE		1827.00	8722 INSPECTED / ORDERED MAINT.
WILDERNEST		2958.71	8722 CARPET RESTORATION
WILDERNEST		6169.14	8722 CLAIM 1009567518
WILDERNEST		2139.00	8722 CLAIM 1009567518
WILDERNEST		681.47	8722 CLAIM 1009567518
	\$	611.16	

2 333 CLEARING

WILDERNEST	\$	75.00	FILED LIEN 8748
SUMMIT COUNTY CLERK		6.00	FILED LIEN 8748
WILDERNEST		75.00	FILED LIEN 8711
SUMMIT COUNTY CLERK		6.00	FILED LIEN 8711
WILDERNEST		75.00	FILED LIEN 8702
SUMMIT COUNTY CLERK		6.00	FILE LIEN 8702
		(87.00)	FILED LIEN 8702
		(87.00)	FILED LIEN 8711
		(87.00)	FILED LIEN 8748
COMCAST		(150.00)	CABLE DISCONNECT 8702
COMCAST		(150.00)	CABLE DISCONNECT 8711
COMCAST		(150.00)	CABLE DISCONNECT 8719
COMCAST		(150.00)	CABLE DISCONNECT 8747
COMCAST		79.52	CABLE RE-CONNECTION 8711
COMCAST		79.52	CABLE RE-CONNECTION 8702
COMCAST		79.52	CABLE RE-CONNECTION 8719
COMCAST		79.52	CABLE RE-CONNECTION 8749
COMCAST		79.52	CABLE RE-CONNECT 8719
COMCAST		79.52	CABLE RE-CONNECT 8702
COMCAST		75.00	CABLE RE-CONNECTION 8747
LEGAL FEES		(1426.50)	FORECLOSURE
SUMMIT COUNTY CLERK		6.00	RELEASE OF LIEN 8749
LEGAL FEES		1364.50	FORECLOSURE
	\$	(121.88)	

3 667 SECURITY AND FIRE SAFETY

	\$	324.35	EXPENSE MONTHLY SECURITY
WILDERNEST		1,055.00	SMOKE DETECTOR BATTERIES
	\$	1,379.35	

4 671 GENERAL BUILDING MAINT

	\$	(409.32)	RECLASS SAFLOCK LOCK KIT
		(79.00)	RECLASS CARPET CLEAN
		(245.00)	RECLASS TURNER MORRIS 310380
		(190.00)	RECLASS TURNER MORRIS 310382
		(885.00)	RECLASS TURNER MORRIS 310486
WILDERNEST		150.59	REPAIR BEAR DAMAGE ON GARAGE
	\$	(1,657.73)	

5 673 SUPPLIES AND MATERIALS

	\$	409.32	RECLASS SAFLOCK LOCK KIT
BIGHORN		2.57	DUPLICATE KEYS
KAUPAS		36.54	BACKWASH HOSE
	\$	<u>448.43</u>	
6 675 GROUNDS AND PARKING			
BIGHORN	\$	25.74	LIGHTS
WILDERNESS		12.01	GAS FOR SNOW BLOWER
WILDERNEST		187.47	LIGHT BULBS, ICE MELT
	\$	<u>225.22</u>	
7 682 CH- REPAIRS AND MAINT.			
	\$	79.00	RECLASS CARPET CLEAN
		79.00	RECLASS CARPET CLEAN
		157.50	LEFT HOT TUB IS LEAKING
		143.00	CH HOT WATER HEATER HAS A LEAK
	\$	<u>458.50</u>	
8 683 CH-HOT TUB CHEMICALS			
KAUPAS	\$	13.80	HOT TUB SUPPLIES
WILDERNEST		16.20	POOL AND HOT TUB CHEMICALS
	\$	<u>30.00</u>	
9 685 CH- SUPPLIES			
	\$	(79.00)	RECLASS CARPET CLEAN
	\$	<u>(79.00)</u>	
10 712 ROOF REPAIRS			
	\$	245.00	RECLASS TURNER MORRIS 310380
		190.00	RECLASS TURNER MORRIS 310382
		885.00	RECLASS TURNER MORRIS 310486
TURNER MORRIS		190.00	ROOF REPAIR 8745 SHINGLES
	\$	<u>1,510.00</u>	
11 816 ROOF			
TURNER MORRIS	\$	3,819.00	BILLING #2 ROOF REPAIR
	\$	<u>3,819.00</u>	

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL 01/01/07 TO 11/30/07	BUDGET 01/01/07 TO 11/30/07	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	247500.00	247500.00	0.00	0.00
503 LATE FEES	1053.26	0.00	1053.26	**.**
505 DUES TO RESERVE	-63250.00	-63250.00	0.00	0.00
506 SKI TIP LODGE HOT TUB OPS	0.00	463.54	-463.54	-100.00
521 INTEREST INCOME	1658.96	760.87	898.09	118.03
	-----	-----	-----	-----
INCOME TOTAL	186962.22	185474.41	1487.81	0.80
	-----	-----	-----	-----
GROSS PROFIT (LOSS)	186962.22	185474.41	1487.81	0.80
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EXPENSES

EXPENSES

601 PROFESSIONAL SERVICES	5425.00	3235.00	2190.00	67.70
603 LEGAL FEES	220.00	916.66	-696.66	-76.00
607 MISCELLANEOUS	266.46	275.00	-8.54	-3.11
610 KEYSTONE OWNERS ASSOC DUES	150.00	150.00	0.00	0.00
611 MANAGEMENT FEES	47019.50	47019.50	0.00	0.00
621 INSURANCE PREMIUM	11813.30	11916.00	-102.70	-0.86
662 WATER AND SEWER	31047.13	32830.00	-1782.87	-5.43
663 IN-UNIT AMENITIES	19362.71	19538.75	-176.04	-0.90
664 CH-TELEPHONE	551.70	568.04	-16.34	-2.88
665 TRASH REMOVAL	4611.93	4862.00	-250.07	-5.14
666 SNOW REMOVAL	1770.00	2500.00	-730.00	-29.20
667 SECURITY AND FIRE SAFETY	8410.90	3093.75	5317.15	171.87
668 CH-GAS	2657.68	1714.17	943.51	55.04
669 CH-ELECTRIC	1284.54	1375.00	-90.46	-6.58
670 ROOF SNOW REMOVAL	8189.00	6000.00	2189.00	36.48
671 GENERAL BUILDING MAINTENANCE	2843.26	3667.00	-823.74	-22.46
672 PLUMBING AND HEATING	1765.78	2750.00	-984.22	-35.79
673 SUPPLIES AND MATERIALS	321.61	1834.00	-1512.39	-82.46
675 GROUNDS AND PARKING	5214.84	3667.00	1547.84	42.21
676 CH-WATER AND SEWER - AMENITIES	963.60	1027.00	-63.40	-6.17
682 CH-REPAIRS AND MAINTENANCE	3095.61	1834.00	1261.61	68.79
683 CH-HOT TUB CHEMICALS	643.14	2045.00	-1401.86	-68.55
685 CH-SUPPLIES	385.90	917.00	-531.10	-57.92
690 CONTINGENCY	0.00	11000.00	-11000.00	-100.00

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For Departments :1 : : : : : :

IN DOLLARS		ACTUAL 01/01/07 TO 11/30/07	BUDGET 01/01/07 TO 11/30/07	VARIANCES DOLLARS PERCENT	
EXPENSES	(Continued)				
712 ROOF REPAIRS		1995.00	2000.00	-5.00	-0.25
713 CH-MANAGEMENT FEES		14162.50	14162.50	0.00	0.00
EXPENSES	S/TOT	174171.09	180897.37	-6726.28	-3.72
EXPENSES					
751 FEDERAL		664.00	0.00	664.00	**.**
752 STATE		102.00	0.00	102.00	**.**
EXPENSES	S/TOT	766.00	0.00	766.00	**.**
EXPENSES	TOTAL	----- 174937.09	----- 180897.37	----- -5960.28	----- -3.29
NET PROFIT (LOSS)		----- 12025.13	----- 4577.04	----- 7448.09	----- 162.73
		=====	=====	=====	=====

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For Departments :2 : : : : : :

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

INCOME

INCOME

511 REPLACEMENT RESERVE DUES	63250.00	63250.00	0.00	0.00
522 RESERVE INTEREST INCOME	12467.41	9167.00	3300.41	36.00
523 SKI TIP LODGE HOT TUB RESERVE	0.00	186.68	-186.68	-100.00
	-----	-----	-----	-----
INCOME TOTAL	75717.41	72603.68	3113.73	4.29
	-----	-----	-----	-----
GROSS PROFIT (LOSS)	75717.41	72603.68	3113.73	4.29
	=====	=====	=====	=====

EXPENSES

EXPENSES

812 PAINT EXTERIOR SIDING/DECKS	20700.00	0.00	20700.00	**.**
816 ROOF	12083.00	0.00	12083.00	**.**
817 BUILDING MAINTENANCE	3750.00	0.00	3750.00	**.**
	-----	-----	-----	-----
EXPENSES TOTAL	36533.00	0.00	36533.00	**.**
	-----	-----	-----	-----
NET PROFIT (LOSS)	39184.41	72603.68	-33419.27	-46.03
	=====	=====	=====	=====

	Current	30 Days	60 Days	90 Days	Total Due
COMCAST		(COMCA)			
	-1771.01	0.00	0.00	0.00	-1771.01
GREAT WESTERN LANDSCAPING		(GREAT)			
	180.00	0.00	0.00	0.00	180.00
WILDERNEST PROPERTY MANAGEMENT (PCARD)					
	90.66	0.00	0.00	0.00	90.66
PUBLIC SERVICE COMPANY OF CO (PSC)					
	276.25	0.00	0.00	0.00	276.25
QWEST		(QWEST)			
	29.98	31.23	31.25	-348.62	-256.16
TURNER MORRIS, INC.		(TURNE)			
	4009.00	0.00	0.00	0.00	4009.00
WILDERNEST WORK ORDERS		(WPMWO)			
	1709.76	0.00	0.00	0.00	1709.76
Totals	Current	30 Days	60 Days	90 Days	Total Due
	4524.64	31.23	31.25	-348.62	4238.50
	Balance per GL in Account	311		-4238.50	
	Ledger balances with detail				