

SKI TIP RANCH
PO BOX 1069
SILVERTHORNE CO 80498

RA
0
IN DOLLARS

AS
AS OF 09/30/08

09/30/07

ASSETS

ASSETS

111 USBANK II OPERATING	30600.86	25522.90
112 USBANK II RESERVE	278170.64	281974.32
121 UNPAID DUES	7488.49	4937.00
151 PREPAID INSURANCE	6731.54	5423.36
154 PREPAID SECURITY SERVICE	648.70	2621.10
156 DUE FROM RESERVE	11173.21	10350.00

ASSETS

TOTAL	334813.44	330828.68
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	20525.42	3289.72
332 INSURANCE CLAIMS SUSPENSE	-15584.57	-611.16
333 CLEARING ACCOUNT	24.00	121.88
334 PREPAID DUES	6327.00	6543.60
336 ACCRUED WATER	180.00	2492.10
338 DUE TO OPERATING	11173.21	10350.00

LIABILITIES

TOTAL	22645.06	22186.14
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EQUITY

MEMBERS' EQUITY

402 OPERATING EQUITY	41294.82	27185.49
403 CURRENT YEAR INCOME	3876.13	9832.73
404 CURRENT YR INCOME REP RESERVE	-3143.55	43154.96
405 REPLACEMENT RESERVE EQUITY	270140.98	228469.36

EQUITY

TOTAL	312168.38	308642.54
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TOTAL LIABILITIES AND EQUITY

	334813.44	330828.68
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For Departments :1 : : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	09/01/08	09/01/08	09/01/08	09/01/08	DOLLARS	PERCENT
	TO	09/30/08	TO	09/30/08		
INCOME						
INCOME						
501 OPERATING DUES		23250.00		23250.00	0.00	0.00
503 LATE FEES		0.00		130.00	-130.00	-100.00
505 DUES TO RESERVE		-6250.00		-6250.00	0.00	0.00
521 INTEREST INCOME		25.71		154.00	-128.29	-83.31
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INCOME	TOTAL	17025.71		17284.00	-258.29	-1.49
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GROSS PROFIT (LOSS)		17025.71		17284.00	-258.29	-1.49
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EXPENSES

EXPENSES

607 MISCELLANEOUS		0.00		25.00	-25.00	-100.00
611 MANAGEMENT FEES		4445.50		4445.50	0.00	0.00
621 INSURANCE PREMIUM		1121.91		1120.00	1.91	0.17
662 WATER AND SEWER		2883.25		3067.00	-183.75	-5.99
663 IN-UNIT AMENITIES		1856.57		1846.25	10.32	0.56
3) 664 CH-TELEPHONE		240.48		31.25	209.23	669.54
665 TRASH REMOVAL		0.00		442.00	-442.00	-100.00
4) 667 SECURITY AND FIRE SAFETY		324.35		660.00	-335.65	-50.86
668 CH-GAS		110.91		306.25	-195.34	-63.78
669 CH-ELECTRIC		178.70		129.50	49.20	37.99
5) 671 GENERAL BUILDING MAINTENANCE		490.00		375.00	115.00	30.67
672 PLUMBING AND HEATING		0.00		250.00	-250.00	-100.00
6) 673 SUPPLIES AND MATERIALS		84.99		100.00	-15.01	-15.01
675 GROUNDS AND PARKING		255.57		450.00	-194.43	-43.21
676 CH-WATER AND SEWER - AMENITIES		42.60		93.00	-50.40	-54.19
682 CH-REPAIRS AND MAINTENANCE		0.00		330.00	-330.00	-100.00
683 CH-HOT TUB CHEMICALS		0.00		125.00	-125.00	-100.00
685 CH-SUPPLIES		0.00		66.00	-66.00	-100.00
690 CONTINGENCY		0.00		1000.00	-1000.00	-100.00
7) 712 ROOF REPAIRS		7140.00		0.00	7140.00	**.**
713 CH-MANAGEMENT FEES		1339.00		1339.00	0.00	0.00

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For Departments :1 : : : : : :

IN DOLLARS		ACTUAL	BUDGET		VARIANCES
		09/01/08	09/01/08		DOLLARS PERCENT
		TO 09/30/08	TO 09/30/08		

EXPENSES

(Continued)

EXPENSES	TOTAL	20513.83	16200.75	4313.08	26.62
NET PROFIT (LOSS)		-3488.12	1083.25	-4571.37	-422.01

**SKI TIP RANCH HOA
FOOTNOTES
September 30, 2008**

1 332 INSURANCE CLAIM SUSPENSE		
FARMERS	\$ (8,164.16)	FARMERS PAYMENT
8722	(5000.00)	INSURANCE DEDUCTIBLE
8718	(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
WILDERNEST	3571.87	8718 CARPET REPAIR
WILDERNEST	8459.00	8718 WATER LEAK
WILDERNEST	3283.12	8718 CLAIM
WILDERNEST	630.00	8718 CLAIM
WILDERNEST	219.72	8718 CLAIM
FARMERS	(8459.00)	FARMERS PAYMENT
FARMERS	(885.70)	FARMERS PAYMENT
WESTERN STATES	12768.01	CLAIM # 1011327326-1
WILDERNEST	138.00	8718 CLAIM
BL&S	75.39	8718 CHANGE DEAD BOLT
WILDERNEST	143.00	8718 CLAIM
WILDERNEST	30.00	8718 CLAIM
	<u>\$ 15,584.57</u>	
2 333 CLEARING		
SUMMIT COUNTY CLERK	6.00	FILED LIEN 8748
SUMMIT COUNTY CLERK	6.00	FILED LIEN 8711
SUMMIT COUNTY CLERK	6.00	FILE LIEN 8702
SUMMIT COUNTY CLERK	6.00	FILE LIEN 8724
	<u>\$ 24.00</u>	
3 664 TELEPHONE		
QWEST	52.56	
	29.75	
	158.17	OVERPD SEPT/REFUND OCT \$128.94
	<u>\$ 240.48</u>	
4 667 SECURITY AND FIRE SAFETY		
ALLIED	\$ 324.35	EXPENSE MONTHLY SECURITY
	<u>\$ 324.35</u>	
5 671 GENERAL BLDG. MAINT.		
TURNER	140.00	WPM EXT. PAINT TOUCH-UP
TURNER	200.00	6 BUNDLES SHINGLES
TURNER	150.00	REPLACE SHINGLES
	<u>\$ 490.00</u>	
6 673 SUPPLIES & MATERIALS		
WPM	\$ 84.99	MUTT MITTS REAGENT SUPPLIES
	<u>\$ 84.99</u>	
7 712 ROOF REPAIRS		
TURNER/WPM	\$ 5,880.00	TURNER SHINGLE REPAIRS
	\$ 1,260.00	WPM RESHINGLE CHIMNEY AREA
	<u>\$ 7,140.00</u>	
8 812 PAINT EXT. SIDING/DECKS		
WILDERNEST	\$ 11,173.21	POLYURETHANE FR. D & WTHRSTRP
	<u>\$ 11,173.21</u>	
9 824 DRAINAGE REPAIRS		
TURNER MORRIS	\$ 3,139.50	NEILS LUNCEFORD IRRIGATION CK
	<u>\$ 3,139.50</u>	

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL 01/01/08 TO 09/30/08	BUDGET 01/01/08 TO 09/30/08	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	209250.00	209250.00	0.00	0.00
503 LATE FEES	520.00	1210.00	-690.00	-57.02
505 DUES TO RESERVE	-56250.00	-56250.00	0.00	0.00
506 SKI TIP LODGE HOT TUB OPS	570.43	570.43	0.00	0.00
521 INTEREST INCOME	459.61	1388.00	-928.39	-66.89
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INCOME TOTAL	154550.04	156168.43	-1618.39	-1.04
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GROSS PROFIT (LOSS)	154550.04	156168.43	-1618.39	-1.04
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EXPENSES				
EXPENSES				
601 PROFESSIONAL SERVICES	94.00	2000.00	-1906.00	-95.30
602 ACCOUNTING	300.00	0.00	300.00	**.**
603 LEGAL FEES	0.00	1000.00	-1000.00	-100.00
607 MISCELLANEOUS	453.81	425.00	28.81	6.78
610 KEYSTONE OWNERS ASSOC DUES	200.00	150.00	50.00	33.33
611 MANAGEMENT FEES	40009.50	40009.50	0.00	0.00
621 INSURANCE PREMIUM	8927.81	9940.00	-1012.19	-10.18
662 WATER AND SEWER	26860.41	27603.00	-742.59	-2.69
663 IN-UNIT AMENITIES	16466.49	16616.25	-149.76	-0.90
664 CH-TELEPHONE	607.06	281.25	325.81	115.84
665 TRASH REMOVAL	2567.01	3978.00	-1410.99	-35.47
666 SNOW REMOVAL	2460.00	1500.00	960.00	64.00
667 SECURITY AND FIRE SAFETY	7085.74	6020.00	1065.74	17.70
668 CH-GAS	1780.11	2756.25	-976.14	-35.42
669 CH-ELECTRIC	1241.53	1165.50	76.03	6.52
670 ROOF SNOW REMOVAL	9030.00	8000.00	1030.00	12.88
671 GENERAL BUILDING MAINTENANCE	3329.17	3375.00	-45.83	-1.36
672 PLUMBING AND HEATING	644.36	2250.00	-1605.64	-71.36
673 SUPPLIES AND MATERIALS	347.63	700.00	-352.37	-50.34
675 GROUNDS AND PARKING	2697.51	4150.00	-1452.49	-35.00
676 CH-WATER AND SEWER - AMENITIES	743.40	841.00	-97.60	-11.61
682 CH-REPAIRS AND MAINTENANCE	2006.12	2970.00	-963.88	-32.45
683 CH-HOT TUB CHEMICALS	1093.51	1125.00	-31.49	-2.80
685 CH-SUPPLIES	788.29	602.00	186.29	30.95

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL	BUDGET	VARIANCES	
	01/01/08	01/01/08	DOLLARS	PERCENT
	TO 09/30/08	TO 09/30/08		

EXPENSES

(Continued)

690 CONTINGENCY	0.00	9000.00	-9000.00	-100.00
712 ROOF REPAIRS	7140.00	1000.00	6140.00	614.00
713 CH-MANAGEMENT FEES	12051.00	12051.00	0.00	0.00

EXPENSES	S/TOT	148924.46	159508.75	-10584.29	-6.64
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EXPENSES

751 FEDERAL	1515.45	700.00	815.45	116.49
752 STATE	234.00	100.00	134.00	134.00

EXPENSES	S/TOT	1749.45	800.00	949.45	118.68
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EXPENSES	TOTAL	150673.91	160308.75	-9634.84	-6.01
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NET PROFIT (LOSS)		3876.13	-4140.32	8016.45	193.62
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Saledate Due Date Invoice # Description Tran # Amount Due

COMCAST (COMCA)

10/01/08	09/23/08	10-08	OCTOBER CABLE	970	-1856.33
	Current	30 Days	60 Days	90 Days	Total Due
	-1856.33	0.00	0.00	0.00	-1856.33

PUBLIC SERVICE COMPANY OF CO (PSC)

09/30/08	/ /	537519898	SEPTEMBER ELECTRIC	995	178.70
09/30/08	/ /	537519898	SEPTEMBER GAS	996	110.91
	Current	30 Days	60 Days	90 Days	Total Due
	289.61	0.00	0.00	0.00	289.61

QWEST (QWEST)

10/01/08	09/09/08	10-08	OCTOBER PHONE	960	-140.20
10/01/08	09/25/08	10-08	OCTOBER PHONE	971	-53.08
10/01/08	09/25/08	10-08	OCTOBER PHONE	972	-29.75
	Current	30 Days	60 Days	90 Days	Total Due
	-223.03	0.00	0.00	0.00	-223.03

SNAKE RIVER WATER DISTRICT (SNAKR)

09/30/08	/ /	166 ALPEN	3rdQtr Water	975	258.30
09/30/08	/ /	186 ALPEN	3RD QTR WATER	978	258.30
09/30/08	/ /	197 ALPEN	3rd qtr water	976	258.30
09/30/08	/ /	199 ALPEN	3RD QTR WATER	980	195.30
09/30/08	/ /	206 ALPEN	3RD QTR WATER	979	258.30
09/30/08	/ /	225 ALPEN	3RD QTR WATER	977	258.30
09/30/08	/ /	226 ALPEN	3RD QTR WATER	982	258.30
09/30/08	/ /	235 ALPEN	3RD QTR WATER	981	123.00
09/30/08	/ /	259 ALPEN	3RD QTR WATER	988	274.80
09/30/08	/ /	261 ALPEN	3RD QTR WATER	983	258.30
09/30/08	/ /	276 ALPEN	3RD QTR WATER	984	195.30
09/30/08	/ /	700 ALHAM	3RD QTR WATER	987	258.30
09/30/08	/ /	710 ALAHAM	3RD QTR WATER	986	258.30
09/30/08	/ /	720 ALAHAM	3RD QTR WATER	985	258.30
	Current	30 Days	60 Days	90 Days	Total Due
	3371.40	0.00	0.00	0.00	3371.40

TURNER MORRIS, INC. (TURNE)

09/30/08	/ /	313025	SHINGLE REPAIRS	991	5880.00
09/30/08	/ /	313110	ROOF REPAIR SHINGLES	1011	150.00
	Current	30 Days	60 Days	90 Days	Total Due
	6030.00	0.00	0.00	0.00	6030.00