

SKI TIP RANCH
PO BOX 1069
SILVERTHORNE CO 80498

EM

83

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IN DOLLARS

AS OF 10/31/08

10/31/07

ASSETS

ASSETS

111 USBANK II OPERATING	18939.00	35087.62
112 USBANK II RESERVE	273591.51	264522.64
121 UNPAID DUES	9813.49	4988.40
151 PREPAID INSURANCE	5609.63	4347.69
152 PREPAID SEWER	3869.58	3869.58
154 PREPAID SECURITY SERVICE	324.35	2296.75

ASSETS

TOTAL	312147.56	315112.68
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	-1863.94	6221.09
1) 332 INSURANCE CLAIMS SUSPENSE	-15584.57	-611.16
2) 333 CLEARING ACCOUNT	24.00	121.88
334 PREPAID DUES	7257.00	6625.00
336 ACCRUED WATER	1370.17	1280.17

LIABILITIES

TOTAL	-8797.34	13636.98
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EQUITY

MEMBERS' EQUITY

402 OPERATING EQUITY	41294.82	27185.49
403 CURRENT YEAR INCOME	6058.57	9767.57
404 CURRENT YR INCOME REP RESERVE	3450.53	36053.28
405 REPLACEMENT RESERVE EQUITY	270140.98	228469.36

EQUITY

TOTAL	320944.90	301475.70
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TOTAL LIABILITIES AND EQUITY

	312147.56	315112.68
	=====	=====

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For Departments :1 : : : : : :

IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		10/01/08	10/01/08	DOLLARS	PERCENT
		TO 10/31/08	TO 10/31/08		

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	44.82	154.00	-109.18	-70.90
	-----	-----	-----	-----
INCOME TOTAL	17044.82	17284.00	-239.18	-1.38
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GROSS PROFIT (LOSS)	17044.82	17284.00	-239.18	-1.38
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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	3037.36	3067.00	-29.64	-0.97
663 IN-UNIT AMENITIES	1856.33	1846.25	10.08	0.55
664 CH-TELEPHONE	175.34	31.25	144.09	461.09
665 TRASH REMOVAL	125.68	442.00	-316.32	-71.57
666 SNOW REMOVAL	0.00	500.00	-500.00	-100.00
3) 667 SECURITY AND FIRE SAFETY	589.55	660.00	-70.45	-10.67
668 CH-GAS	136.07	306.25	-170.18	-55.57
669 CH-ELECTRIC	152.98	129.50	23.48	18.13
4) 671 GENERAL BUILDING MAINTENANCE	595.06	375.00	220.06	58.68
672 PLUMBING AND HEATING	0.00	250.00	-250.00	-100.00
673 SUPPLIES AND MATERIALS	0.00	100.00	-100.00	-100.00
5) 675 GROUNDS AND PARKING	1200.00	450.00	750.00	166.67
676 CH-WATER AND SEWER - AMENITIES	87.60	93.00	-5.40	-5.81
682 CH-REPAIRS AND MAINTENANCE	0.00	370.00	-370.00	-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
713 CH-MANAGEMENT FEES	1339.00	1339.00	0.00	0.00

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For Departments :1 : : : : : :

IN DOLLARS		ACTUAL	BUDGET		VARIANCES
		10/01/08	10/01/08		DOLLARS PERCENT
		TO 10/31/08	TO 10/31/08		

EXPENSES (Continued)

EXPENSES	TOTAL	----- 14862.38	----- 16740.75	----- -1878.37	----- -11.22
NET PROFIT (LOSS)		----- 2182.44	----- 543.25	----- 1639.19	----- 301.74
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For Departments :2 : : : : : :

IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		10/01/08	10/01/08	DOLLARS	PERCENT
		TO 10/31/08	TO 10/31/08		

INCOME

INCOME

511 REPLACEMENT RESERVE DUES		6250.00	6250.00	0.00	0.00
522 RESERVE INTEREST INCOME		344.08	1166.00	-821.92	-70.49
		-----	-----	-----	-----
INCOME	TOTAL	6594.08	7416.00	-821.92	-11.08
		-----	-----	-----	-----
NET PROFIT (LOSS)		6594.08	7416.00	-821.92	-11.08
		=====	=====	=====	=====

**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>	

3 667 SECURITY AND FIRE SAFETY

	\$	324.35	EXPENSE MONTHLY SECURITY
	\$	132.60	SERVICE CALL 276 ALPEN
ALLIED		132.60	SERVICE CALL 700 ALHAMBRA
		<u>\$ 589.55</u>	

4 671 GENERAL BLDG. MAINT.

TURNER		510.06	WPM CEILING DRYWALL DAMAGE
		85.00	REPLACE SHINGLES
		<u>\$ 595.06</u>	

5 675 SUPPLIES & MATERIALS

KEYSTONE		<u>\$ 1,200.00</u>	BEETLE KILL
		<u>\$ 1,200.00</u>	

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IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		01/01/08	01/01/08	DOLLARS	PERCENT
		TO 10/31/08	TO 10/31/08		

INCOME

INCOME

501 OPERATING DUES	232500.00	232500.00	0.00	0.00
503 LATE FEES	520.00	1340.00	-820.00	-61.19
505 DUES TO RESERVE	-62500.00	-62500.00	0.00	0.00
506 SKI TIP LODGE HOT TUB OPS	570.43	570.43	0.00	0.00
521 INTEREST INCOME	504.43	1542.00	-1037.57	-67.29
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INCOME TOTAL	171594.86	173452.43	-1857.57	-1.07
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GROSS PROFIT (LOSS)	171594.86	173452.43	-1857.57	-1.07
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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	450.00	3.81	0.85
610 KEYSTONE OWNERS ASSOC DUES	200.00	150.00	50.00	33.33
611 MANAGEMENT FEES	44455.00	44455.00	0.00	0.00
621 INSURANCE PREMIUM	10049.72	11060.00	-1010.28	-9.13
662 WATER AND SEWER	29897.77	30670.00	-772.23	-2.52
663 IN-UNIT AMENITIES	18322.82	18462.50	-139.68	-0.76
664 CH-TELEPHONE	782.40	312.50	469.90	150.37
665 TRASH REMOVAL	2692.69	4420.00	-1727.31	-39.08
666 SNOW REMOVAL	2460.00	2000.00	460.00	23.00
667 SECURITY AND FIRE SAFETY	7675.29	6680.00	995.29	14.90
668 CH-GAS	1916.18	3062.50	-1146.32	-37.43
669 CH-ELECTRIC	1394.51	1295.00	99.51	7.68
670 ROOF SNOW REMOVAL	9030.00	8000.00	1030.00	12.88
671 GENERAL BUILDING MAINTENANCE	3924.23	3750.00	174.23	4.65
672 PLUMBING AND HEATING	644.36	2500.00	-1855.64	-74.23
673 SUPPLIES AND MATERIALS	347.63	800.00	-452.37	-56.55
675 GROUNDS AND PARKING	3897.51	4600.00	-702.49	-15.27
676 CH-WATER AND SEWER - AMENITIES	831.00	934.00	-103.00	-11.03
682 CH-REPAIRS AND MAINTENANCE	2006.12	3340.00	-1333.88	-39.94
683 CH-HOT TUB CHEMICALS	1093.51	1250.00	-156.49	-12.52
685 CH-SUPPLIES	788.29	668.00	120.29	18.01

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IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
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		TO 10/31/08	TO 10/31/08		

EXPENSES	(Continued)				
690 CONTINGENCY		0.00	10000.00	-10000.00	-100.00
712 ROOF REPAIRS		7140.00	1000.00	6140.00	614.00
713 CH-MANAGEMENT FEES		13390.00	13390.00	0.00	0.00
EXPENSES	S/TOT	163786.84	176249.50	-12462.66	-7.07

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

EXPENSES	TOTAL	----- 165536.29	----- 177049.50	----- -11513.21	----- -6.50
NET PROFIT (LOSS)		----- 6058.57	----- -3597.07	----- 9655.64	----- 268.43
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Saledate	Due Date	Invoice #	Description	Tran #	Amount Due
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COMCAST		(COMCA)			
11/01/08	/ /	113008	NOVEMBER CABLE FEE	1006	-1863.94
	Current	30 Days	60 Days	90 Days	Total Due
	-1863.94	0.00	0.00	0.00	-1863.94
Totals	Current	30 Days	60 Days	90 Days	Total Due
	-1863.94	0.00	0.00	0.00	-1863.94

Balance per GL in Account 311 1863.94
 Ledger balances with detail