

**ELK RUN BALANCE SHEET
AS OF 12/31/05**

ASSETS

CURRENT ASSETS

1000	Cash-Operating 8600251891	(8,398.94)
1010	Savings-MM 8600249757	35,851.73
1016	Copper Mtn Cash Accounts	(110.26)
1040	Accounts Receivable	(753.14)
1110	Prepaid Copper Resort Assn Due	<u>333.33</u>

CURRENT ASSETS SUBTOTAL 26,922.72

FIXED ASSETS

2000	Furniture/Fixtures/Equipment	<u>1,022.66</u>
------	------------------------------	-----------------

FIXED ASSETS SUBTOTAL 1,022.66

ASSETS TOTAL 27,945.38

LIABILITIES

CURRENT LIABILITIES

4000	Accounts Payable	45.30
4920	Work Order Payables	<u>10,518.42</u>

CURRENT LIABILITIES SUBTOTAL 10,563.72

LONG TERM LIABILITIES

5000	Note Payable-Uniprop	<u>5,000.00</u>
------	----------------------	-----------------

LONG TERM LIABILITIES SUBTOTAL 5,000.00

LIABILITIES TOTAL 15,563.72

EQUITY

OWNER EQUITY

5900	Working Capital Reserve	10,999.98
5910	Exterior/Structure Reserve	9,258.41
5920	Repair/Replacement Reserve	(13,780.00)
6000	Current Year Income	14,784.76
6010	Retained Earnings	<u>(8,881.49)</u>

EQUITY TOTAL 12,381.66

TOTAL LIABILITIES AND EQUITY 27,945.38

ELK RUN AT COPPER MOUNTAIN ASSOCIATION
2005 Actuals

	Jan-05	Feb-05	Mar-05	Apr-05	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Total
INCOME													
7000 DUES/ ASSESSMENTS	34,680.00			34,680.00		(3.60)	34,680.00			34,680.00			138,716.40
7050 BANK INTEREST	4.11	4.51	3.96	4.52	15.76	11.93	14.48	26.90	22.35	20.23	32.91	36.40	198.06
7095 REIMBURSE MAINTENANCE- SFO	80.04	140.00	(70.00)		3.55	93.15	52.50					566.50	865.74
7099 MISCELLANEOUS INCOME													0.00
TOTAL INCOME	34,764.15	144.51	(66.04)	34,684.52	19.31	101.48	34,746.98	26.90	22.35	34,700.23	32.91	602.90	139,780.20
EXPENSES													
8000 OPERATING EXPENSE												98.29	98.29
8010 ELECTRICAL/ LIGHTS	682.31	(47.73)	24.70	109.57	885.56	24.51	432.38	400.68	2,596.32	112.62	25.38		5246.3
8015 PLUMBING	231.00	229.00		660.00	49.24	42.24		161.79	67.50			154.26	1595.03
8020 DOORS/WINDOWS	277.31	18.89	18.89	260.52			386.95	755.50					1718.06
8025 ENTRY GATE	890.90	252.08	(62.46)	76.66	49.72	728.67	236.17	49.66	234.48	106.00	1,243.01	52.00	3856.89
8030 PAINT / WALLS			431.00	346.72		2,521.12	3,104.75	2,097.41	1,295.34	81.55	472.22		10350.11
8035 ROOF	4,308.00	1,564.00	1,768.00	160.00		2,215.00		54.00			185.00	1,543.00	11797
8040 LANDSCAPING			(1,800.00)			132.17	877.88	131.79	634.43	290.08			266.35
8045 JANITORIAL	0.00	1,379.01			822.70								2201.71
8050 GROUNDS PICKUP					216.00	108.00	216.00	162.00	216.00	216.00	54.00	27.00	1215
8055 TRASH REMOVAL	608.25	428.15	428.15	428.15	428.15	428.15	428.15	428.15	428.15	428.15	245.99	308.00	5015.59
8060 SNOW REMOVAL	4,235.92	5,050.13	3,114.41	5,735.86	741.86			87.39	1,037.27	3,798.46	11,767.63		35568.93
8070 GAS & ELECTRICITY		120.68	571.28	672.28	26.65	20.25	17.32	24.16	11.57	27.45	47.16	254.06	1792.86
8080 LABOR	400.00	1,013.50	400.00	427.00	643.50	400.00	521.50	886.00	400.00	400.00	400.00	400.00	6291.5
8090 SERVICES FOR OWNERS		84.54	0.93	0.00			52.50				70.00	255.00	462.97
8098 MISC. REPAIRS / SUPPLIES					111.16		275.76	553.15	1,258.62	58.00	1,463.63	1,348.50	5068.82
8099 MISC. OPERATING EXPENSE	450.00	450.00	450.00	450.00	450.00	605.77				539.25		450.00	3845.02
8510 RESORT ASSOCIATION DUES		166.63	166.67	166.67	166.66	166.67	166.67	166.66	166.67	166.67	166.66	166.67	1833.3
8520 INSURANCE	1,100.52	1,722.84	757.58	757.58	757.58	757.58	757.58	757.58	757.58	757.58	757.58	812.67	10454.25
8530 NOTE INTEREST- UNIPROP		194.11	0.00	101.99	92.10	88.35	78.90	74.71	61.15	52.50	47.43	45.90	837.14
8910 MANAGEMENT FEE	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10800
8920 OFFICE SUPPLIES	109.36	28.29								3.85			141.5
8930 POSTAGE			8.94	16.00	7.77	8.94	36.00		23.65			10.00	111.3
8950 TAX PREPARATION		175.00											175
8960 LEGAL FEES	406.25	568.75			362.50	544.87	100.00	876.39	386.79	47.50	180.00	238.11	3711.16
8999 MISC. MANAGEMENT EXPENSE	169.48	5.25		70.00	66.36	50.27	350.61						711.97
TOTAL EXPENSES	14,769.30	14,303.12	7,178.09	11,339.00	6,777.51	9,742.56	8,939.12	8,479.63	9,525.64	5,409.47	11,414.52	17,288.09	125,166.05
NET PROFIT / (LOSS)	19,994.85	(14,158.61)	(7,244.13)	23,345.52	(6,758.20)	(9,641.08)	25,807.86	(8,452.73)	(9,503.29)	29,290.76	(11,381.61)	(16,685.19)	14,614.15

Elk Run at Copper Mountain HOA
 P.O. Box 4597
 Dillon CO 80435

Month and YTD Actual vs Budget

	12/01/05 12/31/05	BUDGET	VARIANCE CUR-BUD	01/01/05 12/31/05	YTD BUDGET	VARIANCE YTD-BUD
INCOME						
INCOME						
7000 Dues/Assessments	0.00	0.00	0.00	138,716.40	138,710.04	6.36
7050 Bank Interest	36.40	0.00	36.40	198.06	0.00	198.06
7095 Reimburse Maintenance-SFO	566.50	0.00	566.50	769.04	0.00	769.04
7099 Miscellaneous Income	0.00	0.00	0.00	96.70	100.00	-3.30
	-----	-----	-----	-----	-----	-----
INCOME T	602.90	0.00	602.90	139,780.20	138,810.04	970.16
	-----	-----	-----	-----	-----	-----
GROSS PROFIT (LOSS)	602.90	0.00	602.90	139,780.20	138,810.04	970.16
	=====	=====	=====	=====	=====	=====

EXPENSES

EXPENSES						
8000 Operating Expense	98.29	0.00	98.29	98.29	0.00	98.29
8010 Electrical/Lights	154.26	125.00	29.26	5,400.56	1,500.00	3,900.56
8015 Plumbing	0.00	100.00	-100.00	1,440.77	1,200.00	240.77
8020 Doors/Windows	0.00	100.00	-100.00	1,718.06	2,100.00	-381.94
8025 Entry Gate	52.00	50.00	2.00	3,856.89	1,100.00	2,756.89
8030 Paint/Walls	0.00	0.00	0.00	10,350.11	200.00	10,150.11
8035 Roof	0.00	750.00	-750.00	11,797.00	9,000.00	2,797.00
8040 Landscaping	0.00	109.00	-109.00	266.35	1,308.00	-1,041.65
8045 Janitorial	0.00	100.00	-100.00	2,201.71	1,200.00	1,001.71
8050 Grounds Pickup	27.00	400.00	-373.00	1,215.00	4,800.00	-3,585.00
8055 Trash Removal	308.00	240.00	68.00	5,015.59	3,447.00	1,568.59
8060 Snow Removal	11,767.63	1,200.00	10,567.63	35,568.93	9,400.00	26,168.93
8070 Gas & Electricity	254.06	130.00	124.06	1,792.86	1,560.00	232.86
8080 Labor	400.00	1,500.00	-1,100.00	6,291.50	13,390.00	-7,098.50

