

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

AS OF 12/31/06

DOLLARS

ASSETS

CURRENT ASSETS

1000	CASH-OPERATING 159102518911	331.14
1010	SAVINGS-MM 159102497579	30854.84
1040	Accounts Receivable	-13.86
1999	Clearing Account	-568.61

CURRENT ASSETS	SUBTOTAL	30603.51
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FIXED ASSETS

2000	Furniture/Fixtures/Equipment	1022.66
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FIXED ASSETS	SUBTOTAL	1022.66
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ASSETS	TOTAL	31626.17
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LIABILITIES

CURRENT LIABILITIES

4000	Accounts Payable	33803.94
4920	Work Order Payables	5946.80

LIABILITIES	TOTAL	39750.74
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EQUITY

OWNER EQUITY

6000	Current Year Income	-5721.47
6010	Retained Earnings	-2403.10

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P.O. Box 4597
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AS OF 12/31/06

DOLLARS

OWNER EQUITY

(Continued)

EQUITY

TOTAL

-8124.57

TOTAL LIABILITIES AND EQUITY

31626.17
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	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006	Sep 2006	Oct 2006	Nov 2006	Dec 2006		
INCOME														
7000 Dues/Assessments		34680	0	0	34680	0	0	34680	0	0	34680	0	0	138720
7020 Reserve Assessment		0	0	0	0	0	0	25002	0	4413	23531	0	0	52946
7050 Bank Interest		37.85	34.05	18.13	25.52	44.56	20.42	13.98	24.35	7.76	33.58	58.85	48.07	367.12
7090 Special Projects- #7 Claim		0	0	0	0	0	0	0	0	0	31996.05	0	0	31996.05
7095 Reimburse Maintenance-SFO		0	0	52.5	22.5	0	0	25	279.8	0	0	0	17.5	397.3
7099 Miscellaneous Income		0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	34717.85	34.05	70.63	34728.02	44.56	20.42	59720.98	304.15	4420.76	90240.63	58.85	65.57	224426.47	
GROSS PROFIT (LOSS)	34717.85	34.05	70.63	34728.02	44.56	20.42	59720.98	304.15	4420.76	90240.63	58.85	65.57	224426.47	
OPERATING EXPENSES														
8000 Operating Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
8010 Electrical/Lights	117.17	25.1	25.24	154.27	185.05	25.24	85.14	25.24	700.6	85.21	256.49	25.24	1709.99	
8015 Plumbing	360	0	448.86	0	0	0	0	0	750	0	0	523.56	2082.42	
8020 Doors/Windows	0	115.21	0	2100	0	0	216	0	0	2010	0	0	4441.21	
8025 Entry Gate	129.74	380.83	636.65	107.58	56.84	59.36	83.71	456.85	56.93	70.44	56.94	2959.49	5055.36	
8030 Paint/Walls	100	0	0	0	108	760.5	175.5	2255	0	0	3064	375	6838	
8035 Roof	0	54	0	0	0	0	245	2507	285	0	0	0	3091	
8040 Landscaping	0	0	0	0	1228.23	4058.91	530	1956.93	900.55	256.29	0	0	8928.91	
8045 Janitorial	0	0	0	0	0	0	0	0	0	0	0	0	0	
8050 Grounds Clean Up	0	0	40.5	0	228.5	256	216	216	270	108	0	0	1335	
8055 Trash Removal	272	368.75	290	325.48	120	185	185	185	185	185	185	185	2671.23	
8060 Snow Removal-Labor	1674	2173.5	1228.5	216	94.5	0	0	0	108	1413.5	1093.5	918	8919.5	
8061 Snow Removal-Contract	1960	1890	420	1680	0	0	0	0	0	2000	2000	2000	11950	
8062 Snow Removal Supplies	789.6	0	221.15	0	0	0	0	0	0	394.63	18.47	214.9	1638.75	
8063 Snow Removal-Roof	4249	4184	1248	548	0	0	0	0	0	0	0	0	12204	
8070 Gas & Electricity	105.88	81.78	73.84	688.88	64.07	27.21	6.39	24.42	25.47	25.92	25.81	35.58	1185.25	
8080 Labor	400	400	400	400	400	400	400	400	400	400	400	400	4800	
8090 Service For Owners	146.5	0	0	77.5	25	25	25	0	0	0	279.8	17.5	596.3	
8095 Income Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	
8098 Miscellaneous Repairs/Supplies	0	46.84	0	0	1441.45	736.03	1410.39	2835.88	2991.65	379.21	55.88	43.75	9941.08	
8099 Miscellaneous Operating Exp	911.81	605.65	450	450	85.91	38	137.45	3.21	30.52	121.7	658.65	884.5	4377.4	
8500 Ownership Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
8510 Resort Association Dues	166.67	2166.66	0	0	0	0	0	0	0	0	0	0	2333.33	
8520 Insurance	782.99	782.99	782.99	782.99	782.99	782.99	782.99	3763.99	589.54	0	0	926.16	10760.62	
8530 Note Interest-Uniprop	33.97	45.76	0	13.64	6.57	0	0	0	0	0	0	0	99.94	
8900 Management Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
8910 Management Fee	900	900	900	900	900	900	900	900	900	900	900	900	10800	
8920 Office Supplies	189.83	0	0	0	0	0	4.88	0	0	0	0	125.16	319.87	
8930 Postage	10.41	0	10	0	10	0	0	0	9.42	9.42	0	30.5	79.75	
8935 Bank Service Charges	0	0	0	0	0	0	0	0	0	0	0	0	0	
8940 Accounting	0	0	0	0	0	0	0	0	0	0	0	0	0	
8950 Tax Preparation	0	0	175	0	0	0	0	0	0	0	0	0	175	
8960 Legal Fees	665.69	463.75	271.8	641.88	2119.84	1248.39	99	372.8	225.11	464	0	464.21	7036.47	
8990 Special Projects- #7 Claim	0	0	0	0	0	0	0	0	2364.55	32958.92	0	0	35323.47	
8999 Misc. Management Expense	0	0	0	0	0	0	27	0	0	0	-110.26	0	-83.26	
TOTAL OPERATING EXPENSES	13,965.26	14,684.82	7,622.53	9,086.22	7,854.95	9,502.63	5,529.45	15,902.32	10,792.34	41,782.24	8,884.28	13,003.55	158,610.59	
CAPITAL EXPENDITURES														
9500 Roof Replacement	0	0	0	0	0	25000	27448	0	26,224.00	0	0.00	0.00	78,672.00	
9510 Stucco Replacement	0	0	0	0	0	0	0	0	0	3211.5	3667.5	0	6,879.00	
9599 Other Reserve Expenditures	0	94.5	0	0	506	0	0	0	0	0	0	0	600.50	
TOTAL CAPITAL EXPENDITURES	0	94.5	0	0	506	25000	27448	0	26224	3211.5	3667.5	0	86,151.50	
TOTAL EXPENSES	13,965.26	14,779.32	7,622.53	9,086.22	8,360.95	34,502.63	32,977.45	15,902.32	37,016.34	44,993.74	12,551.78	13,003.55	244,762.09	
NET PROFIT (LOSS)	20,752.59	(14,745.27)	(7,551.90)	25,641.80	(8,316.39)	(34,482.21)	26,743.53	(15,598.17)	(32,595.58)	45,246.89	(12,492.93)	(12,937.98)	(20,335.62)	

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Dillon CO 80435

Month and YTD Actual vs Budget

	01/01/06 12/31/06	BUDGET	VARIANCE CUR-BUD	01/01/06 12/31/06	YTD BUDGET	VARIANCE YTD-BUD
INCOME						
INCOME						
7000 Homeowner Dues	138,720.00	138,720.00	0.00	138,720.00	138,720.00	0.00
7020 Reserve Assessment	52,946.00	50,004.00	2,942.00	52,946.00	50,004.00	2,942.00
7050 Bank Interest	367.12	0.00	367.12	367.12	0.00	367.12
7090 Special Projects- #7 Claim	31,996.05	31,996.05	0.00	31,996.05	31,996.05	0.00
7095 Reimburse Maintenance-SFO	397.30	397.30	0.00	397.30	397.30	0.00
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INCOME T	224,426.47	221,117.35	3,309.12	224,426.47	221,117.35	3,309.12
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GROSS PROFIT (LOSS)	224,426.47	221,117.35	3,309.12	224,426.47	221,117.35	3,309.12
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EXPENSES						
EXPENSES						
8010 Electrical/Lights	1,709.99	2,040.00	-330.01	1,709.99	2,040.00	-330.01
8015 Plumbing	2,082.42	1,200.00	882.42	2,082.42	1,200.00	882.42
8020 Doors/Windows	4,441.21	2,100.00	2,341.21	4,441.21	2,100.00	2,341.21
8025 Entry Gate	5,055.36	2,000.00	3,055.36	5,055.36	2,000.00	3,055.36
8030 Paint/Walls	6,838.00	6,800.00	38.00	6,838.00	6,800.00	38.00
8035 Roof	3,091.00	1,000.00	2,091.00	3,091.00	1,000.00	2,091.00
8040 Landscaping	8,928.91	7,500.00	1,428.91	8,928.91	7,500.00	1,428.91
8050 Grounds Clean Up	1,335.00	972.00	363.00	1,335.00	972.00	363.00
8055 Trash Removal	2,671.23	5,160.00	-2,488.77	2,671.23	5,160.00	-2,488.77
8060 Snow Removal-Labor	8,919.50	7,330.00	1,589.50	8,919.50	7,330.00	1,589.50
8061 Snow Removal-Contract	11,950.00	7,880.00	4,070.00	11,950.00	7,880.00	4,070.00
8062 Snow Removal-Supplies	1,638.75	0.00	1,638.75	1,638.75	0.00	1,638.75
8063 Snow Removal-Roof	12,204.00	9,000.00	3,204.00	12,204.00	9,000.00	3,204.00

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Month and YTD Actual vs Budget

	01/01/06 12/31/06	BUDGET	VARIANCE CUR-BUD	01/01/06 12/31/06	YTD BUDGET	VARIANCE YTD-BUD
EXPENSES	(Continued)					
8070 Gas & Electricity	1,185.25	1,200.00	-14.75	1,185.25	1,200.00	-14.75
8080 Labor	4,800.00	6,000.00	-1,200.00	4,800.00	6,000.00	-1,200.00
8090 Service For Owners	596.30	596.30	0.00	596.30	596.30	0.00
8098 Miscellaneous Repairs/Supp	9,941.08	500.00	9,441.08	9,941.08	500.00	9,441.08
8099 Miscellaneous Operating Ex	4,377.40	2,700.00	1,677.40	4,377.40	2,700.00	1,677.40
8510 Resort Association Dues	2,333.33	2,004.00	329.33	2,333.33	2,004.00	329.33
8520 Insurance	10,760.62	9,096.00	1,664.62	10,760.62	9,096.00	1,664.62
8530 Note Interest-Uniprop	99.94	1,080.00	-980.06	99.94	1,080.00	-980.06
8910 Management Fee	10,800.00	10,800.00	0.00	10,800.00	10,800.00	0.00
8920 Office Supplies	319.87	100.00	219.87	319.87	100.00	219.87
8930 Postage	79.75	100.00	-20.25	79.75	100.00	-20.25
8950 Tax Preparation	175.00	175.00	0.00	175.00	175.00	0.00
8960 Legal Fees	7,036.47	1,200.00	5,836.47	7,036.47	1,200.00	5,836.47
8990 Special Projects- #7 Claim	35,323.47	32,996.05	2,327.42	35,323.47	32,996.05	2,327.42
8999 Misc. Management Expense	-83.26	600.00	-683.26	-83.26	600.00	-683.26
9500 Roof Replacement	78,672.00	78,672.00	0.00	78,672.00	78,672.00	0.00
9510 Stucco Replacement	6,879.00	0.00	6,879.00	6,879.00	0.00	6,879.00
9599 Other Reserve Expenditures	600.50	0.00	600.50	600.50	0.00	600.50
EXPENSES	T 244,762.09	200,801.35	43,960.74	244,762.09	200,801.35	43,960.74
NET PROFIT (LOSS)	-20,335.62	20,316.00	-40,651.62	-20,335.62	20,316.00	-40,651.62