

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

AS OF 12/31/07

DOLLARS

ASSETS

CURRENT ASSETS

1000	CASH-OPERATING 159102518911	-48.14
1010	SAVINGS-MM 159102497579	31299.40
1040	Accounts Receivable	15793.34

CURRENT ASSETS	SUBTOTAL	47044.60
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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	----- 48067.26 =====
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LIABILITIES

CURRENT LIABILITIES

4000	Accounts Payable	-4655.10
4920	Work Order Payables	4648.22

LIABILITIES	TOTAL	----- -6.88 -----
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EQUITY

OWNER EQUITY

6000	Current Year Income	57274.07
6010	Retained Earnings	-9199.93

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AS OF 12/31/07

DOLLARS

OWNER EQUITY

(Continued)

EQUITY

TOTAL

48074.14

TOTAL LIABILITIES AND EQUITY

48067.26
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P.O. Box 4597
Dillon CO 80435

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	01/01/07 TO 12/31/07	01/01/07 TO 12/31/07	01/01/07 TO 12/31/07	01/01/07 TO 12/31/07	DOLLARS	PERCENT
INCOME						
INCOME						
7000 Homeowner Dues	138720.00	122406.00	16314.00	13.33		
7020 Capital Dues	129564.00	132500.00	-2936.00	-2.22		
7050 Bank Interest	469.91	180.00	289.91	161.06		
7095 Reimburse Maintenance-SFO	105.00	180.00	-75.00	-41.67		
7099 Miscellaneous Income	49.98	0.00	49.98	**.**		
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INCOME	TOTAL	268908.89	255266.00	13642.89	5.34	
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GROSS PROFIT (LOSS)		268908.89	255266.00	13642.89	5.34	
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EXPENSES

EXPENSES

8010 Electrical/Lights	2061.07	996.00	1065.07	106.93		
8015 Plumbing	1370.10	996.00	374.10	37.56		
8020 Doors/Windows	2268.76	300.00	1968.76	656.25		
8025 Entry Gate	7951.49	2400.00	5551.49	231.31		
8030 Paint/Walls	2943.26	4000.00	-1056.74	-26.42		
8035 Roof	855.00	1000.00	-145.00	-14.50		
8040 Landscaping	6762.74	7500.00	-737.26	-9.83		
8050 Grounds Clean Up	506.25	1296.00	-789.75	-60.94		
8055 Trash Removal	2343.00	2400.00	-57.00	-2.38		
8060 Snow Removal-Labor	6473.25	8800.00	-2326.75	-26.44		
8061 Snow Removal-Contract	11212.50	13000.00	-1787.50	-13.75		
8062 Snow Removal-Supplies	1326.41	1505.00	-178.59	-11.87		
8063 Snow Removal-Roof	7107.50	11000.00	-3892.50	-35.39		
8070 Gas & Electricity	975.98	1500.00	-524.02	-34.93		
8080 Labor	5900.00	4800.00	1100.00	22.92		
8090 Service For Owners	105.00	0.00	105.00	**.**		
8098 Miscellaneous Repairs/Supplies	1377.00	12000.00	-10623.00	-88.53		
8099 Miscellaneous Operating Exp	3719.30	3800.00	-80.70	-2.12		
8510 Resort Association Dues	2000.00	2700.00	-700.00	-25.93		
8520 Insurance	11940.19	12000.00	-59.81	-0.50		
8910 Management Fee	10800.00	10800.00	0.00	0.00		
8920 Office Supplies	145.53	100.00	45.53	45.53		
8930 Postage	25.89	100.00	-74.11	-74.11		
8950 Tax Preparation	185.00	175.00	10.00	5.71		

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IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	01/01/07 TO 12/31/07	01/01/07 TO 12/31/07	01/01/07 TO 12/31/07	01/01/07 TO 12/31/07	DOLLARS	PERCENT
EXPENSES	(Continued)					
8960 Legal Fees	-6781.21	2400.00	-9181.21	-382.55		
8990 Special Projects- #7 Claim	-827.42	0.00	-827.42	**.**		
8991 CONTINGENCY	3923.44	10800.00	-6876.56	-63.67		
8999 Misc. Management Expense	62.58	600.00	-537.42	-89.57		
9500 Roof Replacement	97831.34	60000.00	37831.34	63.05		
9520 Deck Repairs/Replacement	26275.32	34000.00	-7724.68	-22.72		
9599 Other Reserve Expenditures	795.55	10000.00	-9204.45	-92.04		
EXPENSES	TOTAL	211634.82	220968.00	-9333.18	-4.22	
NET PROFIT (LOSS)		57274.07	34298.00	22976.07	66.99	