

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

AS OF 12/31/08

DOLLARS

ASSETS

CURRENT ASSETS

1000	CASH-OPERATING 159102518911	535.79
1010	SAVINGS-MM 159102497579	44686.61
1040	Accounts Receivable	-2975.19

CURRENT ASSETS	SUBTOTAL	42247.21
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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	43269.87
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LIABILITIES

CURRENT LIABILITIES

4000	Accounts Payable	-3375.07
4920	Work Order Payables	34530.04

LIABILITIES	TOTAL	31154.97
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EQUITY

OWNER EQUITY

6000	Current Year Income	-35959.24
6010	Retained Earnings	48074.14

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AS OF 12/31/08

DOLLARS

OWNER EQUITY

(Continued)

EQUITY

TOTAL

12114.90

TOTAL LIABILITIES AND EQUITY

43269.87
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IN DOLLARS	ACTUAL 01/01/08 TO 12/31/08	BUDGET 01/01/08 TO 12/31/08	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
7000 Homeowner Dues	138720.00	138720.00	0.00	0.00
7020 Capital Dues	165000.00	165000.00	0.00	0.00
7050 Bank Interest	395.55	180.00	215.55	119.75
7095 Reimburse Maintenance-SFO	723.79	180.00	543.79	302.11
7099 Miscellaneous Income	554.97	0.00	554.97	**.**
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INCOME	TOTAL	305394.31	304080.00	1314.31 0.43
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GROSS PROFIT (LOSS)		305394.31	304080.00	1314.31 0.43
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EXPENSES				
EXPENSES				
8010 Electrical/Lights	2126.28	1800.00	326.28	18.13
8015 Plumbing	2438.74	1800.00	638.74	35.49
8020 Doors/Windows	825.23	300.00	525.23	175.08
8025 Entry Gate	7214.24	3900.00	3314.24	84.98
8030 Paint/Walls	4391.48	4000.00	391.48	9.79
8035 Roof	565.50	2500.00	-1934.50	-77.38
8040 Landscaping	4596.77	7500.00	-2903.23	-38.71
8050 Grounds Clean Up	1475.00	1296.00	179.00	13.81
8055 Trash Removal	2514.89	2400.00	114.89	4.79
8060 Snow Removal-Labor	11475.00	8800.00	2675.00	30.40
8061 Snow Removal-Contract	16805.00	13000.00	3805.00	29.27
8062 Snow Removal-Supplies	2370.33	1505.00	865.33	57.50
8063 Snow Removal-Roof	13525.50	5000.00	8525.50	170.51
8070 Gas & Electricity	420.49	1500.00	-1079.51	-71.97
8080 Labor	5500.00	6000.00	-500.00	-8.33
8090 Service For Owners	1086.99	0.00	1086.99	**.**
8095 Income Taxes	65.00	0.00	65.00	**.**
8098 Miscellaneous Repairs/Supplies	4334.95	6000.00	-1665.05	-27.75
8099 Miscellaneous Operating Exp	3480.39	3800.00	-319.61	-8.41
8510 Resort Association Dues	2000.00	2700.00	-700.00	-25.93
8520 Insurance	13997.06	12000.00	1997.06	16.64
8530 Interest-Turner Morris Loan	2088.91	0.00	2088.91	**.**
8910 Management Fee	10800.00	10800.00	0.00	0.00
8920 Office Supplies	15.77	100.00	-84.23	-84.23

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IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	01/01/08	01/01/08	01/01/08	01/01/08	DOLLARS	PERCENT
	TO 12/31/08	TO 12/31/08	TO 12/31/08	TO 12/31/08		
EXPENSES	(Continued)					
8930 Postage	74.65	100.00	-25.35	-25.35		
8950 Tax Preparation	185.00	185.00	0.00	0.00		
8960 Legal Fees	1393.64	3000.00	-1606.36	-53.55		
8990 Special Projects- #7 Claim	-2500.00	0.00	-2500.00	**.**		
8991 CONTINGENCY	7060.00	10800.00	-3740.00	-34.63		
8999 Misc. Management Expense	0.00	600.00	-600.00	-100.00		
9500 Roof Replacement	189732.00	120000.00	69732.00	58.11		
9510 Stucco Replacement	0.00	34000.00	-34000.00	-100.00		
9520 Deck Repairs/Replacement	31294.74	25000.00	6294.74	25.18		
9599 Other Reserve Expenditures	0.00	10000.00	-10000.00	-100.00		
EXPENSES	TOTAL	341353.55	300386.00	40967.55	13.64	
NET PROFIT (LOSS)		-35959.24	3694.00	-39653.24	-1073.45	