

Campfire Mountain Homes HOA
 Operating
 P.O. Box 8456
 Keystone CO 80435

AS OF 12/31/02

DOLLARS

ASSETS

OPERATING FUND

1000	Cash in Checking - Operating	1791.91
1300	Accounts Receivable	-1990.57

OPERATING FUND

SUBTOTAL	-198.66
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RESERVE FUND

1100	Reserve Fund - Community 1st	21474.81
1110	Reserve - CD	7741.37

RESERVE FUND

SUBTOTAL	29216.18
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ASSETS

TOTAL	29017.52
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LIABILITIES

CURRENT LIABILITIES

2000	Accounts Payable	2150.26
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LIABILITIES

TOTAL	2150.26
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EQUITY

HOMEOWNERS EQUITY

3010	Operating Equity	-2348.92
3020	Reserve Equity	29216.18

EQUITY

TOTAL	26867.26
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TOTAL LIABILITIES AND EQUITY

TOTAL	29017.52
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IN DOLLARS
 ACTUAL BUDGET
 01/01/02 01/01/02
 TO 12/31/02 TO 12/31/02
 VARIANCES
 DOLLARS PERCENT

INCOME				
REVENUE				
4000 Revenue - Association Dues	43980.17	43980.00	0.17	0.00
REVENUE	S/TOT	43980.17	0.17	0.00

RESERVE INCOME				
4100 Reserve Assessment	11999.95	12000.00	-0.05	0.00
4300 Reserve Interest Income	133.44	60.00	73.44	122.40
RESERVE INCOME	S/TOT	12133.39	73.39	0.61

INCOME	TOTAL	56113.56	56040.00	73.56	0.13
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RESERVE EXPENSES					
6600 Reserve Transfer	12000.00	12000.00	0.00	0.00	
RESERVE EXPENSES	TOTAL	12000.00	0.00	0.00	
GROSS PROFIT (LOSS)		44113.56	44040.00	73.56	0.17

EXPENSES				
REPAIRS & MAINTENANCE				
6100 Repair & Maintenance	2375.34	600.00	1775.34	295.89
6130 Common Area Maintenance	6365.00	6900.00	-535.00	-7.75
6140 General Supplies	426.75	240.00	186.75	77.81

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IN DOLLARS	ACTUAL 01/01/02 TO 12/31/02	BUDGET 01/01/02 TO 12/31/02	VARIANCES DOLLARS PERCENT
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REPAIRS & MAINTENANCE

(Continued)

REPAIRS & MAINTENANCE	S/TOT	9167.09	7740.00	1427.09	18.44
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ADMINISTRATIVE

6010 Management Fee	9072.00	9072.00	0.00	0.00
6030 Board Expense	7.75	60.00	-52.25	-87.08
6050 Miscellaneous	253.41	1000.00	-746.59	-74.66
6060 Insurance	5048.34	5900.00	-851.66	-14.43
6070 Income Tax Preparation	300.00	150.00	150.00	100.00

ADMINISTRATIVE

S/TOT	14681.50	16182.00	-1500.50	-9.27
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SERVICES

6310 Trash Removal	1646.40	1993.00	-346.60	-17.39
6355 Fire Alarm Monitoring	1258.35	384.00	874.35	227.70
6360 Snow Removal	575.00	0.00	575.00	**.**
6365 Snow Plowing	1250.00	2000.00	-750.00	-37.50

SERVICES

S/TOT	4729.75	4377.00	352.75	8.06
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UTILITIES

6320 Water and Sewer	8900.66	8770.00	130.66	1.49
6330 Cable T.V.	4873.04	4400.00	473.04	10.75
6350 Fire Alarm Line	1509.72	1536.00	-26.28	-1.71
6370 Electricity	861.97	1032.00	-170.03	-16.48

UTILITIES

S/TOT	16145.39	15738.00	407.39	2.59
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IN DOLLARS	ACTUAL 01/01/02 TO 12/31/02	BUDGET 01/01/02 TO 12/31/02	VARIANCES DOLLARS PERCENT
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UTILITIES

(Continued)

EXPENSES

TOTAL	44723.73	44037.00	686.73 1.56
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NET PROFIT (LOSS)

	-610.17	3.00	-613.17 **. **
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