

Snake River Village H.O.A.
 C/O Magliocchetti, Inc.
 P.O. BOX 8456
 Keystone CO 80435

AS OF 12/31/01

DOLLARS

ASSETS

OPERATING FUND

1000	Cash in Checking - Operating	5729.07
1300	Accounts Receivable	5505.33

OPERATING FUND

	SUBTOTAL	11234.40
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RESERVE FUND

1100	Reserve Account-Community 1st	36921.81
1110	E*Trade Reserve Acc#2005850629	80740.09

RESERVE FUND

	SUBTOTAL	117661.90
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ASSETS

	TOTAL	128896.30
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LIABILITIES

CURRENT LIABILITIES

2000	Accounts Payable	3628.58
2050	Annual Reserve Activity	87087.62

LIABILITIES

	TOTAL	90716.20
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HOMEOWNERS EQUITY

EQUITY

3010	Reserve Equity	7750.43
3100	Paid in Capital	30429.67

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AS OF 12/31/01

DOLLARS

HOMEOWNERS EQUITY

(Continued)

EQUITY

TOTAL

38180.10

TOTAL LIABILITIES AND EQUITY

128896.30
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IN DOLLARS
 ACTUAL BUDGET
 01/01/01 01/01/01
 TO 12/31/01 TO 12/31/01
 VARIANCES
 DOLLARS PERCENT

INCOME

REVENUE

4000 Revenue - Association Dues	130130.40	130140.00	-9.60	-0.01
4500 Late Fees	715.14	0.00	715.14	**.**
8001 Snake River Village HOA Bldg 8	600.00	600.00	0.00	0.00

REVENUE

S/TOT	131445.54	130740.00	705.54	0.54
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RESERVE INCOME

4100 Reserve Assessment	35100.72	35100.00	0.72	0.00
8000 Reserve Interest Income	3608.81	0.00	3608.81	**.**
8010 E*Trade Interest Income #50629	740.09	0.00	740.09	**.**

RESERVE INCOME

S/TOT	39449.62	35100.00	4349.62	12.39
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INCOME

TOTAL	170895.16	165840.00	5055.16	3.05
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REPLACEMENT/RESERVE EXPENSES

RESERVE EXPENSES

7100 Capital Projects	4805.00	0.00	4805.00	**.**
7200 Reserve Fund Transfer	35100.00	35100.00	0.00	0.00

REPLACEMENT/RESERVE EXPENSES

TOTAL	39905.00	35100.00	4805.00	13.69
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GROSS PROFIT (LOSS)

	130990.16	130740.00	250.16	0.19
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EXPENSES

REPAIRS & MAINTENANCE

6100 Common Area Custodial	10838.00	9000.00	1838.00	20.42
6130 Repairs & Maintenance	9153.14	8000.00	1153.14	14.41

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IN DOLLARS	ACTUAL 01/01/01 TO 12/31/01	BUDGET 01/01/01 TO 12/31/01	VARIANCES DOLLARS PERCENT
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REPAIRS & MAINTENANCE (Continued)

6140 General Supplies	2212.83	1680.00	532.83 31.72
REPAIRS & MAINTENANCE	S/TOT 22203.97	18680.00	3523.97 18.86

ADMINISTRATIVE

6010 Management Fee	20520.00	20520.00	0.00 0.00
6020 Board Expense	539.81	900.00	-360.19 -40.02
6030 Office	595.40	204.00	391.40 191.86
6040 Legal Fees	0.00	500.00	-500.00 -100.00
6050 Landscaping Projects	11069.60	10000.00	1069.60 10.70
6060 Insurance	6059.87	6480.00	-420.13 -6.48
6070 Accounting	366.00	350.00	16.00 4.57
6080 Miscellaneous	697.97	120.00	577.97 481.64
ADMINISTRATIVE	S/TOT 39848.65	39074.00	774.65 1.98

SERVICES

6310 Telephone	396.91	480.00	-83.09 -17.31
6320 Trash Removal	3316.10	2772.00	544.10 19.63
6330 Transportation	4689.88	4690.00	-0.12 0.00
6360 Cable TV	11952.21	13305.00	-1352.79 -10.17
6370 Snow Removal	2975.00	4600.00	-1625.00 -35.33
6380 Water and Sewer	30508.08	28078.00	2430.08 8.65
SERVICES	S/TOT 53838.18	53925.00	-86.82 -0.16

SPA FACILITY

6510 Common Area Custodial - Spa	7621.25	8000.00	-378.75 -4.73
6520 Repair & Maintenance	1882.24	1800.00	82.24 4.57
6530 Spa Supplies	2034.38	1800.00	234.38 13.02
6540 Water & Sewer	504.70	616.00	-111.30 -18.07
6550 Gas & Electricity	4103.55	5370.00	-1266.45 -23.58

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IN DOLLARS	ACTUAL	BUDGET	VARIANCES
	01/01/01	01/01/01	DOLLARS
	TO 12/31/01	TO 12/31/01	PERCENT

SPA FACILITY (Continued)

SPA FACILITY	S/TOT	16146.12	17586.00	-1439.88	-8.19
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EXPENSES	TOTAL	132036.92	129265.00	2771.92	2.14
NET PROFIT (LOSS)		-1046.76	1475.00	-2521.76	-170.97