

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

AS OF 12/31/04

DOLLARS

ASSETS

OPERATING FUND

1000	Cash in Checking - Operating	-2574.76
1300	Accounts Receivable	-190.60

ASSETS

TOTAL	-2765.36
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LIABILITIES

CURRENT LIABILITIES

2000	Accounts Payable	8738.80
2800	Reserve Clearing Account	-5333.87
2899	Clearing Account	260.00

LIABILITIES

TOTAL	3664.93
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EQUITY

HOMEOWNERS EQUITY

3020	Operating Equity	-6430.29
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EQUITY

TOTAL	-6430.29
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TOTAL LIABILITIES AND EQUITY

TOTAL LIABILITIES AND EQUITY	-2765.36
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IN DOLLARS  
 ACTUAL BUDGET  
 01/01/04 01/01/04  
 TO 12/31/04 TO 12/31/04  
 VARIANCES  
 DOLLARS PERCENT

INCOME

REVENUE

4000 Revenue - Association Dues	134256.13	134256.00	0.13	0.00
8001 Snake River Village HOA Bldg 8	1416.00	1416.00	0.00	0.00
<b>REVENUE</b>	<b>S/TOT</b>	<b>135672.13</b>	<b>0.13</b>	<b>0.00</b>

RESERVE INCOME

4100 Reserve Assessment	35100.72	35100.00	0.72	0.00
8000 Reserve Interest Income	608.93	0.00	608.93	**.**
8010 E*Trade Interest Income #50629	845.24	0.00	845.24	**.**
8020 E*Trade Interest Income #51802	510.05	0.00	510.05	**.**

RESERVE INCOME

<b>S/TOT</b>	<b>37064.94</b>	<b>35100.00</b>	<b>1964.94</b>	<b>5.60</b>
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INCOME

<b>TOTAL</b>	<b>172737.07</b>	<b>170772.00</b>	<b>1965.07</b>	<b>1.15</b>
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REPLACEMENT/RESERVE EXPENSES

RESERVE EXPENSES

7100 Capital Projects	47786.58	0.00	47786.58	**.**
7200 Reserve Fund Transfer	-10742.36	35100.00	-45842.36	-130.61

REPLACEMENT/RESERVE EXPENSES

<b>TOTAL</b>	<b>37044.22</b>	<b>35100.00</b>	<b>1944.22</b>	<b>5.54</b>
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GROSS PROFIT (LOSS)

	<b>135692.85</b>	<b>135672.00</b>	<b>20.85</b>	<b>0.02</b>
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EXPENSES

REPAIRS & MAINTENANCE

6100 Common Area Custodial	7101.19	8700.00	-1598.81	-18.38
6130 Repairs & Maintenance	15192.11	9012.00	6180.11	68.58

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IN DOLLARS	ACTUAL 01/01/04 TO 12/31/04	BUDGET 01/01/04 TO 12/31/04	VARIANCES DOLLARS PERCENT
REPAIRS & MAINTENANCE			
(Continued)			
6140 General Supplies	3947.78	2184.00	1763.78 80.76
REPAIRS & MAINTENANCE	S/TOT 26241.08	19896.00	6345.08 31.89
ADMINISTRATIVE			
6010 Management Fee	29400.00	29400.00	0.00 0.00
6020 Board Expense	100.17	300.00	-199.83 -66.61
6030 Office	662.45	600.00	62.45 10.41
6040 Legal Fees	0.00	100.00	-100.00 -100.00
6050 Landscaping Projects	4529.72	800.00	3729.72 466.22
6060 Insurance	9471.89	10500.00	-1028.11 -9.79
6070 Accounting	350.00	350.00	0.00 0.00
6080 Miscellaneous	246.83	996.00	-749.17 -75.22
ADMINISTRATIVE	S/TOT 44761.06	43046.00	1715.06 3.98

## SERVICES

6310 Telephone	407.80	480.00	-72.20 -15.04
6320 Trash Removal	3109.89	2760.00	349.89 12.68
6330 Transportation	2333.21	5604.00	-3270.79 -58.37
6360 Cable TV	14393.91	14448.00	-54.09 -0.37
6370 Snow Removal	4173.75	6500.00	-2326.25 -35.79
6380 Water and Sewer	31613.69	29280.00	2333.69 7.97
SERVICES	S/TOT 56032.25	59072.00	-3039.75 -5.15

## SPA FACILITY

6520 Repair & Maintenance	2239.89	3300.00	-1060.11 -32.12
6530 Spa Supplies	2756.75	2784.00	-27.25 -0.98
6535 Towel Laundry	314.80	696.00	-381.20 -54.77
6540 Water & Sewer	307.80	629.00	-321.20 -51.07
6550 Gas & Electricity	5198.67	6246.00	-1047.33 -16.77

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IN DOLLARS

	ACTUAL	BUDGET	
	01/01/04	01/01/04	VARIANCES
	TO 12/31/04	TO 12/31/04	DOLLARS PERCENT

SPA FACILITY

(Continued)

SPA FACILITY

S/TOT	10817.91	13655.00	-2837.09	-20.78
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EXPENSES

TOTAL	137852.30	135669.00	2183.30	1.61
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NET PROFIT (LOSS)

	-2159.45	3.00	-2162.45	**.**
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