

Dillon Bay Condominium Assn
P.O. Box 646
Dillon CO 80435

AS OF 12/31/03

DOLLARS

ASSETS

CURRENT ASSETS

100	CHECKING-WESTSTAR-8600195800	15976.77
101	MONEY MARKET-WSTR-8600027126	50933.43
110	ASSESSMENTS RECEIVABLE	-250.00
	CURRENT ASSETS	
	SUBTOTAL	66660.20

PRE-PAID EXPENSES

130	PREPAID EXPENSES	2997.00
	PRE-PAID EXPENSES	
	SUBTOTAL	2997.00

FIXED ASSETS

140	EQUIPMENT	44556.00
142	ACCUMULATED DEPRECIATION	-29633.00
	FIXED ASSETS	
	SUBTOTAL	14923.00

ASSETS	TOTAL	84580.20
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EQUITY

OWNER EQUITY

310	CURRENT PROFIT & LOSS-OPR	8868.94
320	PRIOR YEAR RETAINED EARNINGS	57308.74
330	CURRENT PROFIT & LOSS-RES	18402.52

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AS OF 12/31/03

DOLLARS

OWNER EQUITY

(Continued)

EQUITY

TOTAL

84580.20

TOTAL LIABILITIES AND EQUITY

84580.20
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IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	01/01/03 TO 12/31/03	01/01/03 TO 12/31/03	01/01/03 TO 12/31/03	01/01/03 TO 12/31/03	DOLLARS	PERCENT
INCOME						
INCOME						
400 DUES INCOME	135000.00	135000.00	0.00	0.00		
402 LATE CHARGE INCOME	350.00	0.00	350.00	**.**		
409 INTEREST INCOME	125.85	400.00	-274.15	-68.54		
411 IRRIGATION INCOME	2072.70	1500.00	572.70	38.18		
420 INTEREST INCOME-RESERVE	307.73	0.00	307.73	**.**		
425 RESERVE INCOME	24000.00	0.00	24000.00	**.**		
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INCOME	TOTAL	161856.28	136900.00	24956.28	18.23	
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GROSS PROFIT (LOSS)		161856.28	136900.00	24956.28	18.23	
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EXPENSES						
EXPENSES						
501 ACCOUNTING & LEGAL	300.00	325.00	-25.00	-7.69		
504 INSURANCE	12374.00	12000.00	374.00	3.12		
505 MANAGEMENT FEES	31200.00	31200.00	0.00	0.00		
506 BOARD/ANNUAL MEETINGS MISC	46.30	400.00	-353.70	-88.43		
507 POSTAGE & OFFICE EXPENSE	664.67	600.00	64.67	10.78		
509 REPAIRS & MAINTENANCE	9082.30	12000.00	-2917.70	-24.31		
510 WATER & SEWER	25597.50	25200.00	397.50	1.58		
511 SNOW REMOVAL	1916.40	2500.00	-583.60	-23.34		
512 IRRIGATION EXPENSE (EFF 9/02)	796.50	5500.00	-4703.50	-85.52		
513 CABLE TV	12067.66	11938.00	129.66	1.09		
514 TRASH REMOVAL	3824.00	4544.00	-720.00	-15.85		
515 COMMON AREA UTILITIES	4085.02	4200.00	-114.98	-2.74		
521 TAXES & LICENSES	10.00	0.00	10.00	**.**		
525 LANDSCAPING EXPENSES	2715.26	4000.00	-1284.74	-32.12		
530 RESERVE	24000.00	24000.00	0.00	0.00		
808 CARPET-COMMON AREA	5905.21	0.00	5905.21	**.**		
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EXPENSES	TOTAL	134584.82	138407.00	-3822.18	-2.76	
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NET PROFIT (LOSS)		27271.46	-1507.00	28778.46	1909.65	
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