



**dalton Property  
Management Company**

(970) 382-0134 (W)  
(970) 382-3897 (F)  
(970) 247-1358 (H)

Mariann Menor-Lewis  
Broker/Owner

April 14, 2008

The Cottonwoods At Dalton Ranch  
Durango, CO 81301

Dear Homeowner:

Please find enclosed the quarterly financial information for the quarter ending March 2008.

If you have, any questions please feel free to call our office.

Mariann Menor-Lewis  
Managing Agent  
The Cottonwoods at Dalton Ranch

The Cottonwoods at Dalton Ranch  
**Balance Sheet**  
As of March 31, 2008

	<u>Mar 31, 08</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First National Bank of Durango	27,546.78
<b>Total Checking/Savings</b>	<u>27,546.78</u>
<b>Total Current Assets</b>	<u>27,546.78</u>
<b>TOTAL ASSETS</b>	<u><u>27,546.78</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Bal Equity	2,116.61
Retained Earnings	20,833.99
Net Income	4,596.18
<b>Total Equity</b>	<u>27,546.78</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>27,546.78</u></u>

**The Cottonwoods at Dalton Ranch**  
**Operating Statement**  
 January through March 2008

	<u>Jan 08</u>	<u>Feb 08</u>	<u>Mar 08</u>	<u>TOTAL</u>
<b>Income</b>				
General Fund	2,175.00	2,175.00	2,175.00	6,525.00
Homeowners Dues	2,250.00	900.00	975.00	4,125.00
Reimbursement	0.00	1,035.08	0.00	1,035.08
<b>Total Income</b>	<u>4,425.00</u>	<u>4,110.08</u>	<u>3,150.00</u>	<u>11,685.08</u>
<b>Expense</b>				
<b>Maintenance Expenses</b>				
Lawn and Landscaping				
Mowing and Trimming	205.98	0.00	0.00	205.98
<b>Total Lawn and Landscaping</b>	<u>205.98</u>	<u>0.00</u>	<u>0.00</u>	<u>205.98</u>
Maintenance and Repairs	543.00	0.00	0.00	543.00
Pet Station Pickup	90.00	122.67	0.00	212.67
Snow Removal	1,050.00	375.00	2,990.00	4,415.00
<b>Total Maintenance Expenses</b>	<u>1,888.98</u>	<u>497.67</u>	<u>2,990.00</u>	<u>5,376.65</u>
<b>Miscellaneous Expense</b>				
Management Fees	450.00	450.00	450.00	1,350.00
Other Expenses	37.75	0.00	0.00	37.75
<b>Total Miscellaneous Expense</b>	<u>487.75</u>	<u>450.00</u>	<u>450.00</u>	<u>1,387.75</u>
<b>Utilities</b>				
Electricity	17.62	71.98	86.25	175.85
Telephone	49.59	49.53	49.53	148.65
<b>Total Utilities</b>	<u>67.21</u>	<u>121.51</u>	<u>135.78</u>	<u>324.50</u>
<b>Total Expense</b>	<u>2,443.94</u>	<u>1,069.18</u>	<u>3,575.78</u>	<u>7,088.90</u>
<b>Net Income</b>	<u><u>1,981.06</u></u>	<u><u>3,040.90</u></u>	<u><u>-425.78</u></u>	<u><u>4,596.18</u></u>

**The Cottonwoods at Dalton Ranch**  
**2007 Budget vs. Actual**  
 January through March 2008

	<u>Jan - Ma...</u>	<u>Budget</u>	<u>\$ Over B...</u>
<b>Income</b>			
General Fund	6,525.00	6,525.00	0.00
Homeowners Dues	4,125.00	8,100.00	(3,975.00)
Reimbursement	1,035.08		
<b>Total Income</b>	<u>11,685.08</u>	<u>14,625.00</u>	<u>(2,939.92)</u>
<b>Expense</b>			
<b>Maintenance Expenses</b>			
Elk Fencing	0.00	0.00	0.00
<b>Lawn and Landscaping</b>			
Fertilizing and Weed Spraying	0.00	0.00	0.00
Irrigation and Sprinklers	0.00	0.00	0.00
Mowing and Trimming	205.98	0.00	205.98
Planting and Weeding	0.00	0.00	0.00
<b>Total Lawn and Landscaping</b>	<u>205.98</u>	<u>0.00</u>	<u>205.98</u>
Maintenance and Repairs	543.00	1,841.25	(1,298.25)
Pet Station Pickup	212.67	160.03	52.64
Road Maintenance	0.00	1,017.50	(1,017.50)
Snow Removal	4,415.00	1,699.99	2,715.01
<b>Total Maintenance Expenses</b>	<u>5,376.65</u>	<u>4,718.77</u>	<u>657.88</u>
<b>Miscellaneous Expense</b>			
Insurance	0.00	123.75	(123.75)
Legal & Accounting	0.00	125.01	(125.01)
Management Fees	1,350.00	1,350.00	0.00
Other Expenses	37.75	62.52	(24.77)
<b>Total Miscellaneous Expense</b>	<u>1,387.75</u>	<u>1,661.28</u>	<u>(273.53)</u>
<b>Utilities</b>			
Electricity	175.85	250.02	(74.17)
Telephone	148.65	175.02	(26.37)
<b>Total Utilities</b>	<u>324.50</u>	<u>425.04</u>	<u>(100.54)</u>
<b>Total Expense</b>	<u>7,088.90</u>	<u>6,805.09</u>	<u>283.81</u>
<b>Net Income</b>	<u><u>4,596.18</u></u>	<u><u>7,819.91</u></u>	<u><u>(3,223.73)</u></u>

The Cottonwoods at Dalton Ranch  
**Trial Balance**  
As of March 31, 2008

	Mar 31, 08	
	Debit	Credit
First National Bank of Durango	27,546.78	
Opening Bal Equity		2,116.61
Retained Earnings		20,833.99
General Fund		6,525.00
Homeowners Dues		4,125.00
Reimbursement		1,035.08
Maintenance Expenses:Lawn and Landscaping:Mowing and Trimming	205.98	
Maintenance Expenses:Maintenance and Repairs	543.00	
Maintenance Expenses:Pet Station Pickup	212.67	
Maintenance Expenses:Snow Removal	4,415.00	
Miscellaneous Expense:Management Fees	1,350.00	
Miscellaneous Expense:Other Expenses	37.75	
Utilities:Electricity	175.85	
Utilities:Telephone	148.65	
<b>TOTAL</b>	<b><u>34,635.68</u></b>	<b><u>34,635.68</u></b>

ONLY 4 MEMBERS  
SHOWED  
NO - MINUTES

AGENDA  
THE COTTONWOODS AT NORTH DALTON RANCH  
HOMEOWNERS ASSOCIATION FIRST ANNUAL MEETING  
DECEMBER 20, 2007  
4:00 P.M.

- I. CALL THE MEETING TO ORDER
- II. ELECTION OF BOARD OF DIRECTORS
- III. TREASURER'S REPORT
  - A. REVIEW NOVEMBER 30, 2007 OPERATING STATEMENT
  - B. REVIEW PROJECTED BUDGET 2008
- IV. OLD BUSINESS:
- V. NEW BUSINESS:
- VI. ANY ADDITIONAL BUSINESS
- VII. ADJOURNMENT

3:13 PM  
12/20/07  
Cash Basis

The Cottonwoods at Dalton Ranch  
**Balance Sheet**  
As of December 20, 2007

	<u>Dec 20, 07</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First National Bank of Durango	22,731.58
Reimbursement for Elk Fencing	<u>-40.25</u>
<b>Total Checking/Savings</b>	<u>22,691.33</u>
<b>Total Current Assets</b>	<u>22,691.33</u>
<b>TOTAL ASSETS</b>	<u><u>22,691.33</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Bal Equity	2,116.61
Net Income	<u>20,574.72</u>
<b>Total Equity</b>	<u>22,691.33</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>22,691.33</u></u>

The Cottonwoods Condominium Association  
 Budget  
 January 1, 2008 - December 31, 2008

<b>INCOME</b>	<b>Budget</b>
Homeowners Dues	\$ 33,300.00
GENERAL FUND	\$ 26,100.00
<b>TOTAL INCOME</b>	<b>\$ 59,400.00</b>
<b>EXPENSES</b>	
Electricity	\$ 1,000.00
Phone	\$ 700.00
<b>TOTAL UTILITIES</b>	<b>\$ 1,700.00</b>
Lawn & Landscaping	\$ 32,000.00
Snow Removal	\$ 1,000.00
Maintenance/Repairs	\$ 7,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$ 40,500.00</b>
Bank Charges	\$ 100.00
Office Supplies	\$ 100.00
Insurance	\$ 1,000.00
Management Fees	\$ 5,400.00
Accounting	\$ 200.00
Other Expenses	\$ 250.00
<b>TOTAL MISC. EXPENSES</b>	<b>\$ 7,050.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 49,250.00</b>
<b>NET INCOME</b>	<b>\$ 10,150.00</b>