

BLUE RIVER RUN  
P.O. BOX 1069  
SILVERTHORNE CO 80498

IN DOLLARS AS OF 09/30/07 09/30/06

ASSETS

ASSETS

111 USBANK CHECKING	86684.84	48543.28
112 USBANK RESERVE	19576.48	15740.19
121 UNPAID DUES	1971.50	465.00
151 PREPAID INSURANCE	9321.98	6163.50
154 DUE FROM REPLACEMENT RESERVE	10640.00	15728.00

ASSETS

TOTAL	128194.80	86639.97
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	22975.74	15884.50
333 CLEARING	18.00	103.53
334 PREPAID DUES	8151.00	10385.00
336 ACCRUED WATER AND SEWER	14109.21	0.00
338 DUE TO OPERATING	10640.00	15728.00

LIABILITIES

TOTAL	55893.95	42101.03
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EQUITY

MEMBERS' EQUITY

401 CONTRIBUTED CAPITAL	53364.44	53364.44
402 OPERATING EQUITY	-8837.69	-13614.74
403 CURRENT YEAR INCOME	18837.62	4777.05
404 CURRENT YR. INCOME REPL.RESV.	8924.29	-7145.03
405 REPLACEMENT RESERVE EQUITY	12.19	7157.22

EQUITY

TOTAL	72300.85	44538.94
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TOTAL LIABILITIES AND EQUITY

	128194.80	86639.97
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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	09/01/07	09/01/07	09/01/07	09/01/07	DOLLARS	PERCENT
	TO	TO	TO	TO		
INCOME						
INCOME						
501 OPERATING DUES	19901.66	19901.74	-0.08	0.00		
503 LATE FEES	20.00	50.00	-30.00	-60.00		
521 INTEREST INCOME	423.48	100.00	323.48	323.48		
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INCOME TOTAL	20345.14	20051.74	293.40	1.46		
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GROSS PROFIT (LOSS)	20345.14	20051.74	293.40	1.46		
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EXPENSES

EXPENSES						
607 MISCELLANEOUS	2 50.25	125.00	-74.75	-59.80		
611 MANAGEMENT FEES	3 5783.33	5883.37	-100.04	-1.70		
621 INSURANCE	1553.67	2333.00	-779.33	-33.40		
662 WATER AND SEWER	4690.99	4416.00	274.99	6.23		
663 IN-UNIT AMENITIES	1581.21	1531.25	49.96	3.26		
665 TRASH REMOVAL	299.70	665.00	-365.30	-54.93		
669 ELECTRIC	90.73	91.00	-0.27	-0.30		
671 GENERAL BUILDING MAINTENANCE	4 1068.67	250.00	818.67	327.47		
672 PLUMBING AND HEATING	0.00	100.00	-100.00	-100.00		
673 SUPPLIES AND MATERIALS	5 -25.65	0.00	-25.65	**.**		
675 GROUNDS & PARKING MAINTENANCE	6 2642.04	416.00	2226.04	535.11		
679 LANDSCAPING	7 8625.00	0.00	8625.00	**.**		
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EXPENSES TOTAL	26359.94	15810.62	10549.32	66.72		
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NET PROFIT (LOSS)	-6014.80	4241.12	-10255.92	-241.82		
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BLUE RIVER RUN  
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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	09/01/07	09/01/07	09/01/07	09/01/07	DOLLARS	PERCENT
	TO	09/30/07	TO	09/30/07		
INCOME						
INCOME						
511 REPLACEMENT RESERVE DUES		4597.09		4597.01	0.08	0.00
522 INTEREST INCOME REPL RESERVE		55.10		62.50	-7.40	-11.84
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INCOME	TOTAL	4652.19		4659.51	-7.32	-0.16
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GROSS PROFIT (LOSS)		4652.19		4659.51	-7.32	-0.16
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EXPENSES

REPLACEMENT RESERVE EXPENSE						
811 SIDING REPAIR & REPLACEMENT		8 10640.00		0.00	10640.00	**.**
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EXPENSES	TOTAL	10640.00		0.00	10640.00	**.**
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NET PROFIT (LOSS)		-5987.81		4659.51	-10647.32	-228.51
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**BLUE RIVER RUN HOMEOWNERS ASSOCIATION  
FOOTNOTES  
SEPTEMBER 2007**

<b>1 333 CLEARING</b>		
101-M	\$ 6.00	RELEASE OF LIEN
102-M	6.00	RELEASE OF LIEN
1533	6.00	RELEASE OF LIEN
	<u>\$ 18.00</u>	
<b>2 607 MISCELLANEOUS</b>		
MIKE KELLY	\$ 50.25	REIMBURSE FOR ANNUAL MEETING
	<u>\$ 50.25</u>	
<b>3 611 MANAGEMENT FEES</b>		
WILDERNEST	\$ (100.00)	MGMT FEE CREDIT FOR LANDSCAPING
WILDERNEST	5,883.33	MONTHLY MGMT FEE
	<u>\$ 5,783.33</u>	
<b>4 671 GENERAL BUILDING MAINT.</b>		
WILDERNEST	\$ 153.67	109CL REPAIR WINDOW
TURNER MORRIS	315.00	125MV REPLACE MISSING TRIM
DOUGLASS	600.00	INSTALL NEW METAL GABLE
	<u>\$ 1,068.67</u>	
<b>5 673 SUPPLIES AND MATERIALS</b>		
	\$ (25.65)	RECLASS SPLASH BLOCK
	<u>\$ (25.65)</u>	
<b>6 675 GROUNDS AND PARKING</b>		
	\$ 25.65	RECLASS SLASH BLOCK
WILDERNEST	2,154.40	REPLACE CONCRETE SOUTH VISTA
WILDERNEST	176.83	RV DRAINAGE DITCH
WILDERNEST	88.50	117CL FIXED CONCRETE PAD
WILDERNEST	120.00	CONCRETE / PATIO INSPECTIONS
WILDERNEST	76.66	MUTT MITTS
	<u>\$ 2,642.04</u>	
<b>7 679 LANDSCAPING</b>		
ROCKY TOP	\$ 8,625.00	LANDSCAPING
	<u>\$ 8,625.00</u>	
<b>8 811 SIDING REPAIR &amp; REPLACEMENT</b>		
SNYDER PAINTING	\$ 10,640.00	PAYMENT FOR PAINTING
	<u>\$ 10,640.00</u>	

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	10/01/06	10/01/06	10/01/06	10/01/06	DOLLARS	PERCENT
	TO 09/30/07	TO 09/30/07	TO 09/30/07	TO 09/30/07		
INCOME						
INCOME						
501 OPERATING DUES	238819.92	238820.00	-0.08	0.00		
503 LATE FEES	520.00	600.00	-80.00	-13.33		
508 MAIL BOX INCOME	-320.00	0.00	-320.00	**.**		
521 INTEREST INCOME	2631.96	1200.00	1431.96	119.33		
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INCOME TOTAL	241651.88	240620.00	1031.88	0.43		
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GROSS PROFIT (LOSS)	241651.88	240620.00	1031.88	0.43		
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EXPENSES

EXPENSES						
602 ACCOUNTING	375.00	375.00	0.00	0.00		
603 BAD DEBT EXPENSE	-79.53	0.00	-79.53	**.**		
604 BILL 100 COMPLIANCE	200.00	200.00	0.00	0.00		
607 MISCELLANEOUS	238.15	1500.00	-1261.85	-84.12		
611 MANAGEMENT FEES	70499.96	70600.00	-100.04	-0.14		
621 INSURANCE	21574.52	28000.00	-6425.48	-22.95		
662 WATER AND SEWER	47142.32	53000.00	-5857.68	-11.05		
663 IN-UNIT AMENITIES	18585.03	18375.00	210.03	1.14		
665 TRASH REMOVAL	8704.39	8000.00	704.39	8.80		
666 SNOW REMOVAL	7772.00	12000.00	-4228.00	-35.23		
667 SECURITY AND FIRE SAFETY	0.00	1000.00	-1000.00	-100.00		
669 ELECTRIC	1188.05	1100.00	88.05	8.00		
671 GENERAL BUILDING MAINTENANCE	3553.87	3000.00	553.87	18.46		
672 PLUMBING AND HEATING	0.00	1000.00	-1000.00	-100.00		
673 SUPPLIES AND MATERIALS	15.77	0.00	15.77	**.**		
675 GROUNDS & PARKING MAINTENANCE	4974.68	5000.00	-25.32	-0.51		
676 ROOF REPAIRS	78.50	750.00	-671.50	-89.53		
678 ROOF SNOW REMOVAL	1243.50	1000.00	243.50	24.35		
679 LANDSCAPING	36748.05	30000.00	6748.05	22.49		
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EXPENSES TOTAL	222814.26	234900.00	-12085.74	-5.15		
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NET PROFIT (LOSS)	18837.62	5720.00	13117.62	229.33		
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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	10/01/06	10/01/06	10/01/06	10/01/06	DOLLARS	PERCENT
	TO 09/30/07	TO 09/30/07	TO 09/30/07	TO 09/30/07		
INCOME						
INCOME						
511 REPLACEMENT RESERVE DUES	55165.08	55165.00	0.08	0.00		
522 INTEREST INCOME REPL RESERVE	1090.21	750.00	340.21	45.36		
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INCOME TOTAL	56255.29	55915.00	340.29	0.61		
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GROSS PROFIT (LOSS)	56255.29	55915.00	340.29	0.61		
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EXPENSES

REPLACEMENT RESERVE EXPENSE						
811 SIDING REPAIR & REPLACEMENT	38125.00	30117.00	8008.00	26.59		
812 ROOF REPAIR	5974.00	5000.00	974.00	19.48		
815 PARKING LOT	3232.00	0.00	3232.00	**.**		
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EXPENSES TOTAL	47331.00	35117.00	12214.00	34.78		
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NET PROFIT (LOSS)	8924.29	20798.00	-11873.71	-57.09		
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## Accounts Payable Due Report as of 09/30/07

	Current	30 Days	60 Days	90 Days	Total Due
DOUGLASS ROOFING		(DOUGL)			
600.00	0.00	0.00	0.00	600.00	
MIKE KELLY		(MKELL)			
50.25	0.00	0.00	0.00	50.25	
XCEL ENERGY		(PSC )			
90.73	0.00	0.00	0.00	90.73	
ROCKY TOP LANDSCAPE INC.		(ROCKY)			
8625.00	0.00	0.00	0.00	8625.00	
SNYDER PAINTING		(SNYDE)			
10640.00	0.00	0.00	0.00	10640.00	
WASTE MANAGEMENT		(WASTE)			
299.70	0.00	0.00	0.00	299.70	
WILDERNEST PROPERTY MGMT, LLC.		(WPM )			
-100.00	0.00	0.00	0.00	-100.00	
WILDERNEST PROPERTY MGMT.		(WPMWO)			
2770.06	0.00	0.00	0.00	2770.06	
Totals	Current	30 Days	60 Days	90 Days	Total Due
	22975.74	0.00	0.00	0.00	22975.74
	Balance per GL in Account	311		-22975.74	
	Ledger balances with detail				