

12/13/07 13:41:01
b

BALANCE SHEET

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

IN DOLLARS AS OF 11/30/07 11/30/06

ASSETS

ASSETS

| | | |
|----------------------------------|----------|----------|
| 111 USBANK CHECKING | 84500.28 | 56293.56 |
| 112 USBANK RESERVE | 19821.41 | 15897.78 |
| 121 UNPAID DUES | 4440.50 | 4571.50 |
| 151 PREPAID INSURANCE | 6214.64 | 8143.50 |
| 154 DUE FROM REPLACEMENT RESERVE | 0.00 | 5353.82 |

| | | | |
|--------|-------|-----------|----------|
| ASSETS | TOTAL | 114976.83 | 90260.16 |
| | | ===== | ===== |

LIABILITIES

LIABILITIES

| | | |
|-----------------------------|---------|----------|
| 311 ACCOUNTS PAYABLE | 1203.77 | 1835.91 |
| 333 CLEARING | 18.00 | 97.53 |
| 334 PREPAID DUES | 9601.00 | 14851.30 |
| 336 ACCRUED WATER AND SEWER | 7043.46 | 6830.88 |
| 338 DUE TO OPERATING | 0.00 | 5353.82 |
| 339 DEFERED REVENUE | 6037.50 | 6037.50 |

| | | | |
|-------------|-------|----------|----------|
| LIABILITIES | TOTAL | 23903.73 | 35006.94 |
| | | ----- | ----- |

EQUITY

MEMBERS' EQUITY

| | | |
|-----------------------------------|----------|----------|
| 401 CONTRIBUTED CAPITAL | 53364.44 | 53364.44 |
| 402 OPERATING EQUITY | 9999.93 | -8837.69 |
| 403 CURRENT YEAR INCOME | 7887.32 | 182.51 |
| 404 CURRENT YR. INCOME REPL.RESV. | 10884.93 | 10531.77 |
| 405 REPLACEMENT RESERVE EQUITY | 8936.48 | 12.19 |

| | | | |
|--------|-------|----------|----------|
| EQUITY | TOTAL | 91073.10 | 55253.22 |
| | | ----- | ----- |

| | | | |
|------------------------------|--|-----------|----------|
| TOTAL LIABILITIES AND EQUITY | | 114976.83 | 90260.16 |
| | | ===== | ===== |

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

For Departments :1 : : : : : :

| IN DOLLARS | ACTUAL | | BUDGET | | VARIANCES | |
|-----------------------------------|-------------|-------------|-------------|-------------|-----------|---------|
| | 11/01/07 | 11/01/07 | 11/01/07 | 11/01/07 | DOLLARS | PERCENT |
| | TO 11/30/07 | TO 11/30/07 | TO 11/30/07 | TO 11/30/07 | | |
| INCOME | | | | | | |
| INCOME | | | | | | |
| 501 OPERATING DUES | 19571.77 | 19571.77 | 19571.77 | 19571.77 | 0.00 | 0.00 |
| 503 LATE FEES | 40.00 | 50.00 | 50.00 | 50.00 | -10.00 | -20.00 |
| 521 INTEREST INCOME | 375.65 | 166.00 | 166.00 | 166.00 | 209.65 | 126.30 |
| | ----- | ----- | ----- | ----- | ----- | ----- |
| INCOME | TOTAL | 19987.42 | 19787.77 | 19787.77 | 199.65 | 1.01 |
| | | ----- | ----- | ----- | ----- | ----- |
| GROSS PROFIT (LOSS) | | 19987.42 | 19787.77 | 19787.77 | 199.65 | 1.01 |
| | | ===== | ===== | ===== | ===== | ===== |
| EXPENSES | | | | | | |
| EXPENSES | | | | | | |
| 607 MISCELLANEOUS | 2 -40.00 | 100.00 | 100.00 | 100.00 | -140.00 | -140.00 |
| 611 MANAGEMENT FEES | 6118.67 | 6118.67 | 6118.67 | 6118.67 | 0.00 | 0.00 |
| 621 INSURANCE | 1553.67 | 1553.00 | 1553.00 | 1553.00 | 0.67 | 0.04 |
| 662 WATER AND SEWER | 3503.61 | 4416.00 | 4416.00 | 4416.00 | -912.39 | -20.66 |
| 663 IN-UNIT AMENITIES | 1580.92 | 1487.50 | 1487.50 | 1487.50 | 93.42 | 6.28 |
| 665 TRASH REMOVAL | 388.80 | 791.00 | 791.00 | 791.00 | -402.20 | -50.85 |
| 666 SNOW REMOVAL | 657.25 | 500.00 | 500.00 | 500.00 | 157.25 | 31.45 |
| 669 ELECTRIC | 83.13 | 100.00 | 100.00 | 100.00 | -16.87 | -16.87 |
| 671 GENERAL BUILDING MAINTENANCE | 0.00 | 291.00 | 291.00 | 291.00 | -291.00 | -100.00 |
| 672 PLUMBING AND HEATING | 0.00 | 100.00 | 100.00 | 100.00 | -100.00 | -100.00 |
| 673 SUPPLIES AND MATERIALS | 3 10.36 | 0.00 | 0.00 | 0.00 | 10.36 | **.** |
| 675 GROUNDS & PARKING MAINTENANCE | 4 54.23 | 458.00 | 458.00 | 458.00 | -403.77 | -88.16 |
| | ----- | ----- | ----- | ----- | ----- | ----- |
| EXPENSES | TOTAL | 13910.64 | 15915.17 | 15915.17 | -2004.53 | -12.60 |
| | | ----- | ----- | ----- | ----- | ----- |
| NET PROFIT (LOSS) | | 6076.78 | 3872.60 | 3872.60 | 2204.18 | 56.92 |
| | | ===== | ===== | ===== | ===== | ===== |

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

For Departments :2 : : : : : :

| IN DOLLARS | | ACTUAL 11/01/07 TO 11/30/07 | BUDGET 11/01/07 TO 11/30/07 | VARIANCES DOLLARS PERCENT | |
|-------------------|----------------------------------|-----------------------------------|-----------------------------------|------------------------------|--------|
| | INCOME | | | | |
| | 511 REPLACEMENT RESERVE DUES | 5736.98 | 5736.98 | 0.00 | 0.00 |
| | 522 INTEREST INCOME REPL RESERVE | 62.84 | 83.00 | -20.16 | -24.29 |
| | | ----- | ----- | ----- | ----- |
| INCOME | TOTAL | 5799.82 | 5819.98 | -20.16 | -0.35 |
| | | ----- | ----- | ----- | ----- |
| NET PROFIT (LOSS) | | 5799.82 | 5819.98 | -20.16 | -0.35 |
| | | ===== | ===== | ===== | ===== |

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
FOOTNOTES
NOVEMBER 2007**

| | | |
|-------------------------------------|-------------------|--------------------|
| 1 333 CLEARING | | |
| 101-M | \$ 6.00 | RELEASE OF LIEN |
| 102-M | 6.00 | RELEASE OF LIEN |
| 1533 | 6.00 | RELEASE OF LIEN |
| | <u>\$ 18.00</u> | |
| 2 607 MISCELLANEOUS | | |
| TOWN | \$ (50.00) | ROOM RENTAL REFUND |
| COLORADO SEC. | 10.00 | ANNUAL REPORT |
| | <u>\$ (40.00)</u> | |
| 3 673 SUPPLIES AND MATERIALS | | |
| WILDERNEST | \$ 10.36 | BROOM |
| | <u>\$ 10.36</u> | |
| 4 675 GROUNDS AND PARKING | | |
| WILDERNEST | \$ 54.23 | SHOVELS, ICE MELT |
| | <u>\$ 54.23</u> | |

BLUE RIVER RUN
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For Departments :1 : : : : : :

| IN DOLLARS | ACTUAL | | BUDGET | | VARIANCES | |
|-----------------------------------|-------------|-------------|-------------|-------------|-----------|---------|
| | 10/01/07 | 10/01/07 | 10/01/07 | 10/01/07 | DOLLARS | PERCENT |
| | TO 11/30/07 | TO 11/30/07 | TO 11/30/07 | TO 11/30/07 | | |
| INCOME | | | | | | |
| INCOME | | | | | | |
| 501 OPERATING DUES | 39143.54 | 39143.54 | 39143.54 | 39143.54 | 0.00 | 0.00 |
| 503 LATE FEES | 100.00 | 100.00 | 100.00 | 100.00 | 0.00 | 0.00 |
| 508 MAIL BOX INCOME | 400.00 | 400.00 | 400.00 | 400.00 | 0.00 | 0.00 |
| 521 INTEREST INCOME | 751.55 | 340.00 | 340.00 | 751.55 | 411.55 | 121.04 |
| | ----- | ----- | ----- | ----- | ----- | ----- |
| INCOME | TOTAL | 40395.09 | 39983.54 | 39983.54 | 411.55 | 1.03 |
| | | ----- | ----- | ----- | ----- | ----- |
| GROSS PROFIT (LOSS) | | 40395.09 | 39983.54 | 39983.54 | 411.55 | 1.03 |
| | | ===== | ===== | ===== | ===== | ===== |
| EXPENSES | | | | | | |
| EXPENSES | | | | | | |
| 607 MISCELLANEOUS | 84.02 | 200.00 | 200.00 | 84.02 | -115.98 | -57.99 |
| 611 MANAGEMENT FEES | 12237.34 | 12237.34 | 12237.34 | 12237.34 | 0.00 | 0.00 |
| 621 INSURANCE | 3107.34 | 3114.04 | 3114.04 | 3107.34 | -6.70 | -0.22 |
| 662 WATER AND SEWER | 11326.65 | 8840.00 | 8840.00 | 11326.65 | 2486.65 | 28.13 |
| 663 IN-UNIT AMENITIES | 3162.13 | 2975.00 | 2975.00 | 3162.13 | 187.13 | 6.29 |
| 665 TRASH REMOVAL | 899.10 | 1590.00 | 1590.00 | 899.10 | -690.90 | -43.45 |
| 666 SNOW REMOVAL | 657.25 | 500.00 | 500.00 | 657.25 | 157.25 | 31.45 |
| 669 ELECTRIC | 165.33 | 200.00 | 200.00 | 165.33 | -34.67 | -17.34 |
| 671 GENERAL BUILDING MAINTENANCE | 190.00 | 590.00 | 590.00 | 190.00 | -400.00 | -67.80 |
| 672 PLUMBING AND HEATING | 0.00 | 100.00 | 100.00 | 0.00 | -100.00 | -100.00 |
| 673 SUPPLIES AND MATERIALS | 10.36 | 0.00 | 0.00 | 10.36 | 10.36 | **.** |
| 675 GROUNDS & PARKING MAINTENANCE | 668.25 | 920.00 | 920.00 | 668.25 | -251.75 | -27.36 |
| | ----- | ----- | ----- | ----- | ----- | ----- |
| EXPENSES | TOTAL | 32507.77 | 31266.38 | 31266.38 | 1241.39 | 3.97 |
| | | ----- | ----- | ----- | ----- | ----- |
| NET PROFIT (LOSS) | | 7887.32 | 8717.16 | 8717.16 | -829.84 | -9.52 |
| | | ===== | ===== | ===== | ===== | ===== |

| | Current | 30 Days | 60 Days | 90 Days | Total Due |
|---------------------------|-----------------------------|---------|---------|----------|-----------|
| WILDERNEST PROPERTY | | (PCARD) | | | |
| 10.00 | 0.00 | | 0.00 | 0.00 | 10.00 |
| PREMIER PROPERTY SERVICES | | (PREMI) | | | |
| 657.25 | 0.00 | | 0.00 | 0.00 | 657.25 |
| XCEL ENERGY | | (PSC) | | | |
| 83.13 | 0.00 | | 0.00 | 0.00 | 83.13 |
| WASTE MANAGEMENT | | (WASTE) | | | |
| 388.80 | 0.00 | | 0.00 | 0.00 | 388.80 |
| WILDERNEST PROPERTY MGMT. | | (WPMWO) | | | |
| 64.59 | 0.00 | | 0.00 | 0.00 | 64.59 |
| Totals | Current | 30 Days | 60 Days | 90 Days | Total Due |
| | 1203.77 | 0.00 | 0.00 | 0.00 | 1203.77 |
| | Balance per GL in Account | 311 | | -1203.77 | |
| | Ledger balances with detail | | | | |