

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

IN DOLLARS AS OF 01/31/08 01/31/07

ASSETS

ASSETS

111 USBANK CHECKING	74719.59	74748.78
112 USBANK RESERVE	48079.72	19743.46
121 UNPAID DUES	3028.00	2596.20
151 PREPAID INSURANCE	3107.30	4034.50
154 DUE FROM REPLACEMENT RESERVE	1630.59	0.00

ASSETS	TOTAL	130565.20	101122.94
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LIABILITIES

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311 ACCOUNTS PAYABLE	11237.23	8055.14
332 INSURANCE CLAIMS SUSPENSE	-2390.04	0.00
333 CLEARING	18.00	97.53
334 PREPAID DUES	13826.00	12200.00
336 ACCRUED WATER AND SEWER	3487.38	3562.65
338 DUE TO OPERATING	1630.59	0.00
339 DEFERED REVENUE	4830.00	4830.00

LIABILITIES	TOTAL	32639.16	28745.32
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EQUITY

MEMBERS' EQUITY

400 OPERATING TRANSFER	18837.62	0.00
401 CONTRIBUTED CAPITAL	53364.44	53364.44
402 OPERATING EQUITY	9999.93	-8837.69
403 CURRENT YEAR INCOME	-11887.46	8107.41
404 CURRENT YR. INCOME REPL.RESV.	37512.65	19731.27
405 REPLACEMENT RESERVE EQUITY	8936.48	12.19
406 RESERVE TRANSFER	-18837.62	0.00

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MEMBERS' EQUITY (Continued)

EQUITY	TOTAL	----- 97926.04 -----	----- 72377.62 -----
TOTAL LIABILITIES AND EQUITY		=====	=====

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
FOOTNOTES
JANUARY**

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

WILDERNEST	\$ 150.00	INSURANCE CLAIM 1011373807
WILDERNEST	100.00	10/19/07 MEETING ATTENDANCE
WILDERNEST	400.00	4 BOD & 1 ANNUAL MEETING MINUTES
LIVE OFFICE	25.04	TELECONFERENCE WITH BOD
WILDERNEST	75.00	1/11/08 MINUTE PREPARATION
	<u>\$ 750.04</u>	

3 671 GENERAL BUILD. MAINTENANCE

WILDERNEST	\$ 89.16	124-M REPAIR DRYWALL ROOF LEAK
	<u>\$ 89.16</u>	

4 675 GROUNDS AND PARKING

WILDERNEST	\$ 5.53	LIGHT BULB
WILDERNEST	42.70	REPAIR LUMBER DUMPSTER ENCLOSURE
SANDERS	17.78	OIL MIX FOR NEW SNOWBLOWER
WILDERNEST	53.63	SHOVEL AND ICE MELT
	<u>\$ 119.64</u>	

5 676 ROOF REPAIRS

Q&G	\$ 495.00	REMOVE SNOW AND ICE DAM 124-MV
TURNER MORRIS	382.50	ROOF SNOW REMOVAL 124-MV
	<u>\$ 877.50</u>	

6 679 LANDSCAPING

	\$ (350.00)	WEED REIMBURSEMENT
	<u>\$ (350.00)</u>	

7 813 PLUMBING AND HEATING

WILDERNEST	\$ 1,630.59	129 BOILER / PIPE REPAIR
	<u>\$ 1,630.59</u>	

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL 10/01/07 TO 01/31/08	BUDGET 10/01/07 TO 01/31/08	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	78287.08	78287.08	0.00	0.00
503 LATE FEES	260.00	200.00	60.00	30.00
508 MAIL BOX INCOME	80.00	400.00	-320.00	-80.00
521 INTEREST INCOME	1505.16	672.00	833.16	123.98
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INCOME TOTAL	80132.24	79559.08	573.16	0.72
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GROSS PROFIT (LOSS)	80132.24	79559.08	573.16	0.72
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EXPENSES				
EXPENSES				
602 ACCOUNTING	400.00	0.00	400.00	**.**
607 MISCELLANEOUS	834.06	300.00	534.06	178.02
611 MANAGEMENT FEES	24474.68	24474.68	0.00	0.00
621 INSURANCE	6214.68	6220.04	-5.36	-0.09
662 WATER AND SEWER	18146.97	17672.00	474.97	2.69
663 IN-UNIT AMENITIES	6323.97	5950.00	373.97	6.29
665 TRASH REMOVAL	1655.28	3172.00	-1516.72	-47.82
666 SNOW REMOVAL	12454.75	6000.00	6454.75	107.58
667 SECURITY AND FIRE SAFETY	0.00	1000.00	-1000.00	-100.00
669 ELECTRIC	332.78	400.00	-67.22	-16.81
671 GENERAL BUILDING MAINTENANCE	279.16	1172.00	-892.84	-76.18
672 PLUMBING AND HEATING	0.00	200.00	-200.00	-100.00
673 SUPPLIES AND MATERIALS	10.36	0.00	10.36	**.**
675 GROUNDS & PARKING MAINTENANCE	787.89	1836.00	-1048.11	-57.09
676 ROOF REPAIRS	1617.50	0.00	1617.50	**.**
679 LANDSCAPING	-350.00	0.00	-350.00	**.**
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EXPENSES TOTAL	73182.08	68396.72	4785.36	7.00
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NET PROFIT (LOSS)	6950.16	11162.36	-4212.20	-37.74
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	Current	30 Days	60 Days	90 Days	Total Due
WILDERNEST PROPERTY		(PCARD)			
42.82	0.00	0.00	0.00	0.00	42.82
PREMIER PROPERTY SERVICES		(PREMI)			
7686.00	0.00	0.00	0.00	0.00	7686.00
XCEL ENERGY		(PSC)			
83.85	0.00	0.00	0.00	0.00	83.85
TURNER MORRIS		(TURNE)			
382.50	0.00	0.00	0.00	0.00	382.50
WASTE MANAGEMENT		(WASTE)			
399.78	0.00	0.00	0.00	0.00	399.78
WILDERNEST PROPERTY MGMT, LLC.		(WPM)			
0.00	0.00	0.00	0.00	0.00	0.00
WILDERNEST PROPERTY MGMT.		(WPMWO)			
2642.28	0.00	0.00	0.00	0.00	2642.28
Totals	Current	30 Days	60 Days	90 Days	Total Due
	11237.23	0.00	0.00	0.00	11237.23
	Balance per GL in Account	311		-11237.23	
	Ledger balances with detail				