

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

IN DOLLARS AS OF 02/29/08 02/28/07

ASSETS

ASSETS

| | | |
|----------------------------------|----------|----------|
| 111 USBANK CHECKING | 68118.79 | 86380.94 |
| 112 USBANK RESERVE | 53931.05 | 24412.75 |
| 121 UNPAID DUES | 6758.00 | 2271.50 |
| 151 PREPAID INSURANCE | 1553.63 | 1980.00 |
| 154 DUE FROM REPLACEMENT RESERVE | 1630.59 | 0.00 |

| | | | |
|--------|-------|-----------|-----------|
| ASSETS | TOTAL | 131992.06 | 115045.19 |
| | | ===== | ===== |

LIABILITIES

LIABILITIES

| | | |
|-------------------------------|----------|----------|
| 311 ACCOUNTS PAYABLE | 13140.37 | 11690.23 |
| 332 INSURANCE CLAIMS SUSPENSE | -6349.82 | 0.00 |
| 333 CLEARING | 18.00 | 97.53 |
| 334 PREPAID DUES | 9231.00 | 12205.00 |
| 336 ACCRUED WATER AND SEWER | 6938.52 | 7125.30 |
| 338 DUE TO OPERATING | 1630.59 | 0.00 |
| 339 DEFERED REVENUE | 4226.25 | 4226.25 |

| | | | |
|-------------|-------|----------|----------|
| LIABILITIES | TOTAL | 28834.91 | 35344.31 |
| | | ----- | ----- |

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 | -12507.68 | 10761.38 |
| 404 CURRENT YR. INCOME REPL.RESV. | 43363.98 | 24400.56 |
| 405 REPLACEMENT RESERVE EQUITY | 8936.48 | 12.19 |
| 406 RESERVE TRANSFER | -18837.62 | 0.00 |

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IN DOLLARS AS OF 02/29/08 02/28/07

MEMBERS' EQUITY (Continued)

| | | ----- | ----- |
|------------------------------|-------|-----------|-----------|
| EQUITY | TOTAL | 103157.15 | 79700.88 |
| TOTAL LIABILITIES AND EQUITY | | 131992.06 | 115045.19 |
| | | ===== | ===== |

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

| IN DOLLARS | ACTUAL | | BUDGET | | VARIANCES | |
|-----------------------------------|-------------|-------------|-------------|-------------|-----------|---------|
| | 02/01/08 | 02/01/08 | 02/01/08 | 02/01/08 | DOLLARS | PERCENT |
| | TO 02/29/08 | TO 02/29/08 | TO 02/29/08 | TO 02/29/08 | | |
| INCOME | | | | | | |
| INCOME | | | | | | |
| 501 OPERATING DUES | 19571.77 | 19571.77 | 0.00 | 0.00 | | |
| 503 LATE FEES | 80.00 | 50.00 | 30.00 | 60.00 | | |
| 521 INTEREST INCOME | 182.08 | 166.00 | 16.08 | 9.69 | | |
| | ----- | ----- | ----- | ----- | | |
| INCOME | TOTAL | 19833.85 | 19787.77 | 46.08 | 0.23 | |
| | | ----- | ----- | ----- | ----- | ----- |
| GROSS PROFIT (LOSS) | | 19833.85 | 19787.77 | 46.08 | 0.23 | |
| | | ===== | ===== | ===== | ===== | ===== |
| EXPENSES | | | | | | |
| EXPENSES | | | | | | |
| 611 MANAGEMENT FEES | 6118.67 | 6118.67 | 0.00 | 0.00 | | |
| 621 INSURANCE | 1553.67 | 1553.00 | 0.67 | 0.04 | | |
| 662 WATER AND SEWER | 3451.14 | 4416.00 | -964.86 | -21.85 | | |
| 663 IN-UNIT AMENITIES | 1558.20 | 1487.50 | 70.70 | 4.75 | | |
| 665 TRASH REMOVAL | 314.72 | 791.00 | -476.28 | -60.21 | | |
| 666 SNOW REMOVAL | 3003.01 | 3000.00 | 3.01 | 0.10 | | |
| 669 ELECTRIC | 83.93 | 100.00 | -16.07 | -16.07 | | |
| 671 GENERAL BUILDING MAINTENANCE | 0.00 | 291.00 | -291.00 | -100.00 | | |
| 672 PLUMBING AND HEATING | 0.00 | 100.00 | -100.00 | -100.00 | | |
| 675 GROUNDS & PARKING MAINTENANCE | 2 841.73 | 458.00 | 383.73 | 83.78 | | |
| 676 ROOF REPAIRS | 3 650.00 | 0.00 | 650.00 | **.** | | |
| 678 ROOF SNOW REMOVAL | 4 2879.00 | 500.00 | 2379.00 | 475.80 | | |
| | | ----- | ----- | ----- | ----- | ----- |
| EXPENSES | TOTAL | 20454.07 | 18815.17 | 1638.90 | 8.71 | |
| | | ----- | ----- | ----- | ----- | ----- |
| NET PROFIT (LOSS) | | -620.22 | 972.60 | -1592.82 | -163.77 | |
| | | ===== | ===== | ===== | ===== | ===== |

BLUE RIVER RUN
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SILVERTHORNE CO 80498

For Departments :2 : : : : : :

| IN DOLLARS | ACTUAL | | BUDGET | | VARIANCES | |
|----------------------------------|-------------|-------------|-------------|-------------|-----------|---------|
| | 02/01/08 | 02/01/08 | 02/01/08 | 02/01/08 | DOLLARS | PERCENT |
| | TO 02/29/08 | TO 02/29/08 | TO 02/29/08 | TO 02/29/08 | | |
| INCOME | | | | | | |
| INCOME | | | | | | |
| 511 REPLACEMENT RESERVE DUES | 5736.98 | 5736.98 | 5736.98 | 5736.98 | 0.00 | 0.00 |
| 522 INTEREST INCOME REPL RESERVE | 114.35 | 83.00 | 83.00 | 114.35 | 31.35 | 37.77 |
| | ----- | ----- | ----- | ----- | ----- | ----- |
| INCOME | TOTAL | 5851.33 | 5819.98 | 5819.98 | 31.35 | 0.54 |
| | | ----- | ----- | ----- | ----- | ----- |
| NET PROFIT (LOSS) | | 5851.33 | 5819.98 | 5819.98 | 31.35 | 0.54 |
| | | ===== | ===== | ===== | ===== | ===== |

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
FOOTNOTES
FEBRUARY**

| | | | |
|----------------------------------|----|-----------|-----------------------------|
| 1 333 CLEARING | | | |
| 101-M | \$ | 6.00 | RELEASE OF LIEN |
| 102-M | | 6.00 | RELEASE OF LIEN |
| 1533 | | 6.00 | RELEASE OF LIEN |
| | | <u>\$</u> | <u>18.00</u> |
| 2 675 GROUNDS AND PARKING | | | |
| EXCELENT CONSTRUCTION | \$ | 300.00 | ONSITE INSPECTION UNIT 100 |
| WILDERNESS | | 4.44 | GAS FOR SNOW BLOWER |
| WILDERNEST | | 294.00 | SV DUMPSTER DOOR REPAIR |
| WILDERNEST | | 113.00 | REPAIRED SNOW BLOWER |
| WILDERNEST | | 130.29 | ICE MELT, SHOVEL |
| | | <u>\$</u> | <u>841.73</u> |
| 3 676 ROOF REPAIRS | | | |
| BETTER ELECTRIC | \$ | 650.00 | HEAT TAPE |
| | | <u>\$</u> | <u>650.00</u> |
| 4 678 ROOF SNOW REMOVAL | | | |
| TURNER MORRIS | \$ | 310.00 | REMOVE SNOW & ICE HEAT TAPE |
| TURNER MORRIS | | 410.00 | 137C REMOVE SNOW AND ICE |
| TURNER MORRIS | | 355.00 | 109 REMOVE SNOW AND ICE |
| TURNER MORRIS | | 410.00 | REMOVE SNOW & ICE FROM ROOF |
| TURNER MORRIS | | 305.00 | 126CL ROOF SNOW REMOVAL |
| TURNER MORRIS | | 415.00 | 105 ROOF SNOW REMOVAL |
| TURNER MORRIS | | 190.00 | 124MV ROOF SNOW REMOVAL |
| TURNER MORRIS | | 484.00 | 101RV ROOF SNOW REMOVAL |
| | | <u>\$</u> | <u>2,879.00</u> |

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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 | TO | TO | TO | | |
| | 02/29/08 | 02/29/08 | 02/29/08 | 02/29/08 | | |
| INCOME | | | | | | |
| INCOME | | | | | | |
| 501 OPERATING DUES | 97858.85 | 97858.85 | 97858.85 | 97858.85 | 0.00 | 0.00 |
| 503 LATE FEES | 340.00 | 250.00 | 250.00 | 250.00 | 90.00 | 36.00 |
| 508 MAIL BOX INCOME | 80.00 | 400.00 | 400.00 | 400.00 | -320.00 | -80.00 |
| 521 INTEREST INCOME | 1687.24 | 838.00 | 838.00 | 838.00 | 849.24 | 101.34 |
| | ----- | ----- | ----- | ----- | ----- | ----- |
| INCOME | TOTAL | 99966.09 | 99346.85 | 99346.85 | 619.24 | 0.62 |
| | | ----- | ----- | ----- | ----- | ----- |
| GROSS PROFIT (LOSS) | | 99966.09 | 99346.85 | 99346.85 | 619.24 | 0.62 |
| | | ===== | ===== | ===== | ===== | ===== |
| EXPENSES | | | | | | |
| EXPENSES | | | | | | |
| 602 ACCOUNTING | 400.00 | 0.00 | 0.00 | 0.00 | 400.00 | **.** |
| 607 MISCELLANEOUS | 834.06 | 300.00 | 300.00 | 300.00 | 534.06 | 178.02 |
| 611 MANAGEMENT FEES | 30593.35 | 30593.35 | 30593.35 | 30593.35 | 0.00 | 0.00 |
| 621 INSURANCE | 7768.35 | 7773.04 | 7773.04 | 7773.04 | -4.69 | -0.06 |
| 662 WATER AND SEWER | 21598.11 | 22088.00 | 22088.00 | 22088.00 | -489.89 | -2.22 |
| 663 IN-UNIT AMENITIES | 7882.17 | 7437.50 | 7437.50 | 7437.50 | 444.67 | 5.98 |
| 665 TRASH REMOVAL | 1970.00 | 3963.00 | 3963.00 | 3963.00 | -1993.00 | -50.29 |
| 666 SNOW REMOVAL | 15457.76 | 9000.00 | 9000.00 | 9000.00 | 6457.76 | 71.75 |
| 667 SECURITY AND FIRE SAFETY | 0.00 | 1000.00 | 1000.00 | 1000.00 | -1000.00 | -100.00 |
| 669 ELECTRIC | 416.71 | 500.00 | 500.00 | 500.00 | -83.29 | -16.66 |
| 671 GENERAL BUILDING MAINTENANCE | 279.16 | 1463.00 | 1463.00 | 1463.00 | -1183.84 | -80.92 |
| 672 PLUMBING AND HEATING | 0.00 | 300.00 | 300.00 | 300.00 | -300.00 | -100.00 |
| 673 SUPPLIES AND MATERIALS | 10.36 | 0.00 | 0.00 | 0.00 | 10.36 | **.** |
| 675 GROUNDS & PARKING MAINTENANCE | 1629.62 | 2294.00 | 2294.00 | 2294.00 | -664.38 | -28.96 |
| 676 ROOF REPAIRS | 2267.50 | 0.00 | 0.00 | 0.00 | 2267.50 | **.** |
| 678 ROOF SNOW REMOVAL | 2879.00 | 500.00 | 500.00 | 500.00 | 2379.00 | 475.80 |
| 679 LANDSCAPING | -350.00 | 0.00 | 0.00 | 0.00 | -350.00 | **.** |
| | ----- | ----- | ----- | ----- | ----- | ----- |
| EXPENSES | TOTAL | 93636.15 | 87211.89 | 87211.89 | 6424.26 | 7.37 |
| | | ----- | ----- | ----- | ----- | ----- |
| NET PROFIT (LOSS) | | 6329.94 | 12134.96 | 12134.96 | -5805.02 | -47.84 |
| | | ===== | ===== | ===== | ===== | ===== |

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

For Departments :2 : : : : : :

| IN DOLLARS | | ACTUAL 10/01/07 TO 02/29/08 | BUDGET 10/01/07 TO 02/29/08 | VARIANCES DOLLARS PERCENT |
|----------------------------------|-------|-----------------------------------|-----------------------------------|------------------------------|
| INCOME | | | | |
| INCOME | | | | |
| 511 REPLACEMENT RESERVE DUES | | 28684.90 | 28684.90 | 0.00 0.00 |
| 522 INTEREST INCOME REPL RESERVE | | 442.05 | 419.00 | 23.05 5.50 |
| | | ----- | ----- | ----- |
| INCOME | TOTAL | 29126.95 | 29103.90 | 23.05 0.08 |
| | | ----- | ----- | ----- |
| GROSS PROFIT (LOSS) | | 29126.95 | 29103.90 | 23.05 0.08 |
| | | ===== | ===== | ===== |

EXPENSES

| | | | | |
|-----------------------------|-------|----------|----------|-----------------|
| REPLACEMENT RESERVE EXPENSE | | | | |
| 813 PLUMBING & HEATING | | 1630.59 | 0.00 | 1630.59 **. ** |
| 818 BUILDING MAINTENANCE | | 2970.00 | 0.00 | 2970.00 **. ** |
| | | ----- | ----- | ----- |
| EXPENSES | TOTAL | 4600.59 | 0.00 | 4600.59 **. ** |
| | | ----- | ----- | ----- |
| NET PROFIT (LOSS) | | 24526.36 | 29103.90 | -4577.54 -15.73 |
| | | ===== | ===== | ===== |

| | Current | 30 Days | 60 Days | 90 Days | Total Due |
|--------------------------------|---------|---------|---------|-----------|-----------|
| BETTER ELECTRIC | | (BETTE) | | | |
| 650.00 | 0.00 | 0.00 | 0.00 | 650.00 | |
| COMCAST | | (COMCA) | | | |
| 1558.20 | 0.00 | 0.00 | 0.00 | 1558.20 | |
| EXCELLENT CONSTRUCTION LLC | | (EXCEL) | | | |
| 300.00 | 0.00 | 0.00 | 0.00 | 300.00 | |
| WILDERNEST PROPERTY | | (PCARD) | | | |
| 4.44 | 0.00 | 0.00 | 0.00 | 4.44 | |
| PREMIER PROPERTY SERVICES | | (PREMI) | | | |
| 2958.51 | 0.00 | 0.00 | 0.00 | 2958.51 | |
| XCEL ENERGY | | (PSC) | | | |
| 83.93 | 0.00 | 0.00 | 0.00 | 83.93 | |
| TURNER MORRIS | | (TURNE) | | | |
| 2879.00 | 0.00 | 0.00 | 0.00 | 2879.00 | |
| WASTE MANAGEMENT | | (WASTE) | | | |
| 314.72 | 0.00 | 0.00 | 0.00 | 314.72 | |
| WILDERNEST PROPERTY MGMT, LLC. | | (WPM) | | | |
| -150.00 | 0.00 | 0.00 | 0.00 | -150.00 | |
| WILDERNEST PROPERTY MGMT. | | (WPMWO) | | | |
| 4541.57 | 0.00 | 0.00 | 0.00 | 4541.57 | |
| Totals | Current | 30 Days | 60 Days | 90 Days | Total Due |
| 13140.37 | 0.00 | 0.00 | 0.00 | 13140.37 | |
| Balance per GL in Account | | 311 | | -13140.37 | |
| Ledger balances with detail | | | | | |