

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

IN DOLLARS AS OF 05/31/08 05/31/07

ASSETS

ASSETS

111 USBANK CHECKING	62618.28	76937.19
112 USBANK RESERVE	69841.74	23403.48
121 UNPAID DUES	1939.46	3041.50
151 PREPAID INSURANCE	16144.18	15536.66

ASSETS	TOTAL	150543.66	118918.83
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	3826.28	385.99
332 INSURANCE CLAIMS SUSPENSE	56.02	0.00
333 CLEARING	18.01	18.00
334 PREPAID DUES	11270.00	11246.00
336 ACCRUED WATER AND SEWER	8148.84	9454.46
339 DEFERED REVENUE	2415.00	2415.00

LIABILITIES	TOTAL	25734.15	23519.45
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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	-8396.60	27469.15
404 CURRENT YR. INCOME REPL.RESV.	60905.26	23391.29
405 REPLACEMENT RESERVE EQUITY	8936.48	12.19
406 RESERVE TRANSFER	-18837.62	0.00

EQUITY	TOTAL	124809.51	95399.38
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TOTAL LIABILITIES AND EQUITY		150543.66	118918.83
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For Departments :1 : : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	05/01/08	05/01/08	05/01/08	05/01/08	DOLLARS	PERCENT
	TO 05/31/08	TO 05/31/08	TO 05/31/08	TO 05/31/08		
INCOME						
INCOME						
501 OPERATING DUES	19571.77	19571.77	0.00	0.00		
503 LATE FEES	0.00	50.00	-50.00	-100.00		
521 INTEREST INCOME	102.61	166.00	-63.39	-38.19		
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INCOME	TOTAL	19674.38	19787.77	-113.39	-0.57	
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GROSS PROFIT (LOSS)		19674.38	19787.77	-113.39	-0.57	
		=====	=====	=====	=====	=====
EXPENSES						
EXPENSES						
607 MISCELLANEOUS	0.00	100.00	-100.00	-100.00		
611 MANAGEMENT FEES	6118.67	6118.67	0.00	0.00		
621 INSURANCE	1614.41	1553.00	61.41	3.95		
662 WATER AND SEWER	4056.30	4416.00	-359.70	-8.15		
663 IN-UNIT AMENITIES	1661.73	1487.50	174.23	11.71		
665 TRASH REMOVAL	314.72	791.00	-476.28	-60.21		
669 ELECTRIC	81.67	100.00	-18.33	-18.33		
671 GENERAL BUILDING MAINTENANCE	3 253.74	291.00	-37.26	-12.80		
672 PLUMBING AND HEATING	0.00	100.00	-100.00	-100.00		
675 GROUNDS & PARKING MAINTENANCE	4 30.16	458.00	-427.84	-93.41		
676 ROOF REPAIRS	0.00	500.00	-500.00	-100.00		
678 ROOF SNOW REMOVAL	5 1478.75	0.00	1478.75	**.**		
679 LANDSCAPING	6 68.50	0.00	68.50	**.**		
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EXPENSES	TOTAL	15678.65	15915.17	-236.52	-1.49	
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NET PROFIT (LOSS)		3995.73	3872.60	123.13	3.18	
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BLUE RIVER RUN
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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	05/01/08	05/01/08	05/01/08	05/01/08	DOLLARS	PERCENT
	TO 05/31/08	TO 05/31/08	TO 05/31/08	TO 05/31/08		
INCOME						
INCOME						
511 REPLACEMENT RESERVE DUES	5736.98	5736.98	0.00	0.00		
522 INTEREST INCOME REPL RESERVE	104.76	83.00	21.76	26.22		
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INCOME TOTAL	5841.74	5819.98	21.76	0.37		
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GROSS PROFIT (LOSS)	5841.74	5819.98	21.76	0.37		
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EXPENSES

REPLACEMENT RESERVE EXPENSE						
812 ROOF REPAIR	0.00	5000.00	-5000.00	-100.00		
814 FENCING	0.00	9560.00	-9560.00	-100.00		
819 CONCRETE REPLACEMENT	0.00	2250.00	-2250.00	-100.00		
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EXPENSES TOTAL	0.00	16810.00	-16810.00	-100.00		
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NET PROFIT (LOSS)	5841.74	-10990.02	16831.76	153.15		
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**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
FOOTNOTES
MAY 2008**

1 332 INSURANCE CLAIM SUSPENSE		
FARMERS INSURANCE	1,497.27	CLAIM # 10115170231
RECLASS	1,324.33	124MV DRYWALL REPAIR
	5,000.00	DEDUCTIBLE
WILDERNEST	(415.28)	INSURANCE CLAIM 101-107
WILDERNEST	(1,974.76)	105MV INS CLAIM 10115170231
WILDERNEST	(1,324.33)	124MV INS CLAIM DRYWALL REPAIR
WILDERNEST	(2,635.45)	105MV INS CLAIM 10115170231
WILDERNEST	(1,415.76)	105MV INS CLAIM 10115170231
	<u>\$ 56.02</u>	
2 333 CLEARING		
101-M	\$ 6.00	RELEASE OF LIEN
102-M	6.00	RELEASE OF LIEN
1533	6.01	RELEASE OF LIEN
	<u>\$ 18.01</u>	
3 671 GENERAL BUILDING MAINT.		
WILDERNEST	\$ 253.74	120-M DAMAGES FROM ROOF LEAK
	<u>\$ 253.74</u>	
4 675 GROUNDS AND PARKING		
SANDERS	\$ 30.16	TRASH GRABBER AND BUCKET
	<u>\$ 30.16</u>	
5 678 ROOF SNOW REMOVAL		
TURNER MORRIS	\$ 305.00	3/18 103RV REMOVED ICE DAM
TURNER MORRIS	717.50	3/25 129C REMOVED ICE DAM
TURNER MORRIS	456.25	3/25 105MV REMOVED SNOW AND ICE
	<u>\$ 1,478.75</u>	
6 679 LANDSCAPING		
WILDERNEST	\$ 68.50	131C LEAK IN IRRIGATION
	<u>\$ 68.50</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		
	05/31/08	05/31/08	05/31/08	05/31/08		
INCOME						
INCOME						
501 OPERATING DUES	156574.16	156574.16	0.00	0.00		
503 LATE FEES	440.00	400.00	40.00	10.00		
508 MAIL BOX INCOME	80.00	400.00	-320.00	-80.00		
521 INTEREST INCOME	2093.36	1336.00	757.36	56.69		
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INCOME TOTAL	159187.52	158710.16	477.36	0.30		
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GROSS PROFIT (LOSS)	159187.52	158710.16	477.36	0.30		
	=====	=====	=====	=====		
EXPENSES						
EXPENSES						
601 PROFESSIONAL SERVICES	660.00	0.00	660.00	**.**		
602 ACCOUNTING	400.00	5000.00	-4600.00	-92.00		
607 MISCELLANEOUS	868.07	600.00	268.07	44.68		
611 MANAGEMENT FEES	48949.36	48949.36	0.00	0.00		
621 INSURANCE	12550.80	12432.04	118.76	0.96		
662 WATER AND SEWER	33163.83	35336.00	-2172.17	-6.15		
663 IN-UNIT AMENITIES	12875.26	11900.00	975.26	8.20		
665 TRASH REMOVAL	3075.78	6336.00	-3260.22	-51.46		
666 SNOW REMOVAL	17480.27	12000.00	5480.27	45.67		
667 SECURITY AND FIRE SAFETY	0.00	1000.00	-1000.00	-100.00		
669 ELECTRIC	663.44	800.00	-136.56	-17.07		
671 GENERAL BUILDING MAINTENANCE	4700.93	2336.00	2364.93	101.24		
672 PLUMBING AND HEATING	5083.50	600.00	4483.50	747.25		
673 SUPPLIES AND MATERIALS	34.06	0.00	34.06	**.**		
675 GROUNDS & PARKING MAINTENANCE	1754.45	3668.00	-1913.55	-52.17		
676 ROOF REPAIRS	2410.50	1000.00	1410.50	141.05		
678 ROOF SNOW REMOVAL	4357.75	1200.00	3157.75	263.15		
679 LANDSCAPING	-281.50	0.00	-281.50	**.**		
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EXPENSES TOTAL	148746.50	143157.40	5589.10	3.90		
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NET PROFIT (LOSS)	10441.02	15552.76	-5111.74	-32.87		
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For Departments :2 : : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	10/01/07	10/01/07	10/01/07	10/01/07	DOLLARS	PERCENT
	TO	05/31/08	TO	05/31/08		
INCOME						
INCOME						
511 REPLACEMENT RESERVE DUES		45895.84		45895.84	0.00	0.00
522 INTEREST INCOME REPL RESERVE		772.39		668.00	104.39	15.63
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INCOME	TOTAL	46668.23		46563.84	104.39	0.22
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GROSS PROFIT (LOSS)		46668.23		46563.84	104.39	0.22
		=====		=====	=====	=====
EXPENSES						
REPLACEMENT RESERVE EXPENSE						
812 ROOF REPAIR		0.00		5000.00	-5000.00	-100.00
813 PLUMBING & HEATING		1630.59		0.00	1630.59	**.**
814 FENCING		0.00		9560.00	-9560.00	-100.00
818 BUILDING MAINTENANCE		2970.00		0.00	2970.00	**.**
819 CONCRETE REPLACEMENT		0.00		2250.00	-2250.00	-100.00
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EXPENSES	TOTAL	4600.59		16810.00	-12209.41	-72.63
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NET PROFIT (LOSS)		42067.64		29753.84	12313.80	41.39
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	Current	30 Days	60 Days	90 Days	Total Due
COMCAST		(COMCA)			
	1661.73	0.00	0.00	0.00	1661.73
WILDERNEST PROPERTY		(PCARD)			
	30.16	0.00	0.00	0.00	30.16
XCEL ENERGY		(PSC)			
	81.67	0.00	0.00	0.00	81.67
WASTE MANAGEMENT		(WASTE)			
	314.72	0.00	0.00	0.00	314.72
WILDERNEST PROPERTY MGMT.		(WPMWO)			
	1738.00	0.00	0.00	0.00	1738.00
Totals	Current	30 Days	60 Days	90 Days	Total Due
	3826.28	0.00	0.00	0.00	3826.28
	Balance per GL in Account	311		-3826.28	
	Ledger balances with detail				