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BLUE RIDGE TOWNHOMES
PO BOX 1069
SILVERTHORNE CO 80498

IN DOLLARS AS OF 04/30/08 04/30/07

ASSETS

ASSETS

111 US BANK OPERATING	2888.11	2924.53
112 US BANK RESERVE	25822.15	22438.03
121 UNPAID DUES	1215.00	1530.00
151 PREPAID INSURANCE	2055.03	819.74

ASSETS	TOTAL	31980.29	27712.30
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	803.67	37.80
332 INSURANCE CLAIMS SUSPENSE	-2852.57	0.00
334 PREPAID DUES	1365.00	930.00

LIABILITIES	TOTAL	-683.90	967.80
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EQUITY

MEMBERS' EQUITY

401 CONTRIBUTED CAPITAL	1480.00	1480.00
402 OPERATING EQUITY	7756.43	3152.68
403 CURRENT YEAR INCOME	-2394.39	-326.21
404 CURRENT YR INCOME REP RESERVE	3304.83	3069.32
405 REPLACEMENT RESERVE EQUITY	22517.32	19368.71

EQUITY	TOTAL	32664.19	26744.50
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TOTAL LIABILITIES AND EQUITY		31980.29	27712.30
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IN DOLLARS	ACTUAL 04/01/08 TO 04/30/08	BUDGET 04/01/08 TO 04/30/08	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 OPERATING DUES	1350.00	1350.00	0.00	0.00
503 LATE FEES	40.00	0.00	40.00	**. **
511 REPLACEMENT RESERVE DUES	350.00	350.00	0.00	0.00
521 INTEREST INCOME	6.07	2.00	4.07	203.50
522 REPLACEMENT RESERVE INTEREST	49.86	83.00	-33.14	-39.93
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INCOME TOTAL	1795.93	1785.00	10.93	0.61
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GROSS PROFIT (LOSS)	1795.93	1785.00	10.93	0.61
	=====	=====	=====	=====
EXPENSES				
EXPENSES				
607 MISCELLANEOUS	0.00	33.00	-33.00	-100.00
611 MANAGEMENT FEES	351.83	351.83	0.00	0.00
621 INSURANCE	163.95	177.00	-13.05	-7.37
663 IN UNIT AMENITIES	193.30 (1)	214.50	-21.20	-9.88
665 TRASH REMOVAL	41.11	75.42	-34.31	-45.49
666 SNOW REMOVAL	1170.00 (2)	300.00	870.00	290.00
669 ELECTRIC	43.67 (3)	66.67	-23.00	-34.50
671 GENERAL BUILDING MAINTENANCE	760.00 (4)	16.00	744.00	4650.00
673 SUPPLIES AND MATERIALS	0.00	25.00	-25.00	-100.00
675 GROUNDS & PARKING MAINTENANCE	0.00	29.00	-29.00	-100.00
714 LANDSCAPE/DRAINAGE	0.00	29.00	-29.00	-100.00
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EXPENSES TOTAL	2723.86	1317.42	1406.44	106.76
	-----	-----	-----	-----
NET PROFIT (LOSS)	-927.93	467.58	-1395.51	-298.45
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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL	BUDGET	VARIANCES	
	04/01/08	04/01/08	DOLLARS	PERCENT
	TO 04/30/08	TO 04/30/08		

INCOME

INCOME

511 REPLACEMENT RESERVE DUES		350.00	350.00	0.00	0.00
522 REPLACEMENT RESERVE INTEREST		49.86	83.00	-33.14	-39.93
		-----	-----	-----	-----
INCOME	TOTAL	399.86	433.00	-33.14	-7.65
		-----	-----	-----	-----
NET PROFIT (LOSS)		399.86	433.00	-33.14	-7.65
		=====	=====	=====	=====

**BLUE RIDGE TOWNHOMES
FOOTNOTES
APRIL 30,2008**

1 663 IN UNIT AMENITIES

Comcast	\$	193.30	April Cable
	<u>\$</u>	<u>193.30</u>	

2 666 SNOW REMOVAL

Whistle While You Work	\$	1,170.00	March & April Amortization of Snow Removal Contract
	<u>\$</u>	<u>1,170.00</u>	

3 669 ELECTRIC

Xcel	\$	43.67	April Electric
	<u>\$</u>	<u>43.67</u>	

4 671 GENERAL BUILDING MAINTENANCE

Black Diamond Construction	\$	760.00	Drywall & mud ceiling-158 Fawn Court
	<u>\$</u>	<u>760.00</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		
	04/30/08	04/30/08	04/30/08	04/30/08		
INCOME						
INCOME						
501 OPERATING DUES	9450.00	9450.00	0.00	0.00		
503 LATE FEES	120.00	0.00	120.00	**.**		
521 INTEREST INCOME	124.66	14.00	110.66	790.43		
	-----	-----	-----	-----		
INCOME TOTAL	9694.66	9464.00	230.66	2.44		
	-----	-----	-----	-----		
GROSS PROFIT (LOSS)	9694.66	9464.00	230.66	2.44		
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EXPENSES

EXPENSES						
602 ACCOUNTING	620.00	350.00	270.00	77.14		
607 MISCELLANEOUS	10.00	235.00	-225.00	-95.74		
611 MANAGEMENT FEES	2462.81	2462.81	0.00	0.00		
621 INSURANCE	1147.65	1239.00	-91.35	-7.37		
663 IN UNIT AMENITIES	1359.83	1501.50	-141.67	-9.44		
665 TRASH REMOVAL	223.38	527.94	-304.56	-57.69		
666 SNOW REMOVAL	5024.85	3000.00	2024.85	67.50		
669 ELECTRIC	268.11	466.69	-198.58	-42.55		
671 GENERAL BUILDING MAINTENANCE	760.00	112.00	648.00	578.57		
673 SUPPLIES AND MATERIALS	25.03	175.00	-149.97	-85.70		
675 GROUNDS & PARKING MAINTENANCE	0.00	203.00	-203.00	-100.00		
714 LANDSCAPE/DRAINAGE	0.00	203.00	-203.00	-100.00		
EXPENSES S/TOT	11901.66	10475.94	1425.72	13.61		

INCOME TAXES

751 FEDERAL	162.39	0.00	162.39	**.**		
752 STATE	25.00	0.00	25.00	**.**		
INCOME TAXES S/TOT	187.39	0.00	187.39	**.**		

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL	BUDGET	VARIANCES	
	10/01/07	10/01/07		
	TO 04/30/08	TO 04/30/08	DOLLARS	PERCENT

INCOME TAXES (Continued)

EXPENSES	TOTAL	12089.05	10475.94	1613.11	15.40
NET PROFIT (LOSS)		-2394.39	-1011.94	-1382.45	-136.61
		=====	=====	=====	=====

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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	TO	TO	TO		
	04/30/08	04/30/08	04/30/08	04/30/08		
INCOME						
INCOME						
511 REPLACEMENT RESERVE DUES	2450.00	2450.00	0.00	0.00		
513 SPECIAL ASSESSMENT	3250.00	0.00	3250.00	**.**		
522 REPLACEMENT RESERVE INTEREST	604.83	581.00	23.83	4.10		
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INCOME TOTAL	6304.83	3031.00	3273.83	108.01		
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GROSS PROFIT (LOSS)	6304.83	3031.00	3273.83	108.01		
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EXPENSES

SPECIAL ASSESSMENTS						
815 PARKING LOT	3000.00	0.00	3000.00	**.**		
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EXPENSES TOTAL	3000.00	0.00	3000.00	**.**		
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NET PROFIT (LOSS)	3304.83	3031.00	273.83	9.03		
	=====	=====	=====	=====		

	Current	30 Days	60 Days	90 Days	Total Due
BLACK DIAMOND CONSTRUCTION		(BLACK)			
	760.00	0.00	0.00	0.00	760.00
PUBLIC SERVIC COMPANY		(PSC)			
	43.67	0.00	0.00	0.00	43.67
Totals	Current	30 Days	60 Days	90 Days	Total Due
	803.67	0.00	0.00	0.00	803.67
	Balance per GL in Account	311		-803.67	
	Ledger balances with detail				