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WILDERNEST RETREAT CONDO ASSOC  
PO BOX 1069  
SILVERTHORNE CO 80498

IN DOLLARS

AS OF 09/30/08

09/30/07

ASSETS

ASSETS

111 US BANK OPERATING	18453.94	11437.56
112 US BANK RESERVE	36488.91	22235.60
121 UNPAID DUES	0.00	1266.85
151 PREPAID INSURANCE	1270.05	1011.52
154 PREPAID SECURITY SERVICE	59.97	59.97

ASSETS	TOTAL	56272.87	36011.50
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LIABILITIES

LIABILITIES

311 ACCOUNTS PAYABLE	338.93	-1107.51
332 INSURANCE CLAIMS SUSPENSE	353.96	0.00
334 PREPAID DUES	630.00	630.00
336 ACCRUED WATER & SEWER	4828.00	2481.00

LIABILITIES	TOTAL	6150.89	2003.49
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EQUITY

MEMBERS' EQUITY

401 CONTRIBUTED CAPITAL	6200.00	6200.00
402 OPERATING EQUITY	6807.51	-2852.00
403 CURRENT YEAR INCOME	625.56	8424.41
404 CURRENT YR INCOME REPL RESERVE	12698.78	10464.17
405 REPLACEMENT RESERVE EQUITY	23790.13	11771.43

EQUITY	TOTAL	50121.98	34008.01
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TOTAL LIABILITIES AND EQUITY		56272.87	36011.50
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WILDERNEST RETREAT CONDO ASSOC  
 PO BOX 1069  
 SILVERTHORNE CO 80498

For Departments :1 : : : : : :

IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		09/01/08	09/01/08	DOLLARS	PERCENT
		TO 09/30/08	TO 09/30/08		
INCOME					
INCOME					
501 ASSOCIATION DUES		4850.00	4850.00	0.00	0.00
521 INTEREST INCOME		29.28	41.67	-12.39	-29.73
553 LAUNDRY INCOME		54.98	70.83	-15.85	-22.38
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INCOME	TOTAL	4934.26	4962.50	-28.24	-0.57
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GROSS PROFIT (LOSS)		4934.26	4962.50	-28.24	-0.57
		=====	=====	=====	=====
EXPENSES					
EXPENSES					
607 MISCELLANEOUS		0.00	20.83	-20.83	-100.00
611 MANAGEMENT FEES		1603.67	1603.67	0.00	0.00
621 INSURANCE	1 >	183.59	175.00	8.59	4.91
662 WATER AND SEWER		760.00	827.00	-67.00	-8.10
663 IN-UNIT AMENITIES	2 >	406.35	397.10	9.25	2.33
664 TELEPHONE		53.94	54.00	-0.06	-0.11
665 TRASH REMOVAL		77.34	77.39	-0.05	-0.06
667 SECURITY AND FIRE SAFETY		19.99	19.99	0.00	0.00
669 ELECTRIC		338.93	583.33	-244.40	-41.90
671 GENERAL BUILDING MAINTENANCE	3 >	803.95	83.33	720.62	864.78
672 PLUMBING AND HEATING		0.00	250.00	-250.00	-100.00
675 GROUNDS & PARKING MAINTENANCE		0.00	83.33	-83.33	-100.00
676 ROOF REPAIRS		0.00	1000.00	-1000.00	-100.00
711 PAINTING		-803.95	0.00	-803.95	***
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EXPENSES	TOTAL	3443.81	5174.97	-1731.16	-33.45
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NET PROFIT (LOSS)		1490.45	-212.47	1702.92	801.49
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WILDERNEST RETREAT CONDO ASSOC  
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For Departments :2 : : : : : :

IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		09/01/08	09/01/08	DOLLARS	PERCENT
		TO 09/30/08	TO 09/30/08		

INCOME

INCOME

511 REPLACEMENT RESERVE		1450.00	1450.00	0.00	0.00
522 REPLACEMENT RESERVE INTEREST		55.63	75.00	-19.37	-25.83
		-----	-----	-----	-----
INCOME	TOTAL	1505.63	1525.00	-19.37	-1.27
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NET PROFIT (LOSS)		1505.63	1525.00	-19.37	-1.27
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**Retreat  
Footnotes  
September 1, 2208**

<b>1</b>	<b>621</b>	<b>INSURANCE</b>		
			\$ 183.59	EXPENSE INSURANCE
			<u>\$ 183.59</u>	
<b>2</b>	<b>663</b>	<b>IN - UNIT AMENITIES</b>		
		COMCA	\$ 406.35	SEPTEMBER CABLE
			<u>\$ 406.35</u>	
<b>3</b>	<b>671</b>	<b>GENERAL BUILDING MAINTENANCE</b>		
		WPMWO	\$ 803.95	RECLASS DRYWALL REPAIRS, PATCH, PAINT
			<u>\$ 803.95</u>	

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For Departments :1 : : : : : : :

IN DOLLARS	ACTUAL 11/01/07 TO 09/30/08	BUDGET 11/01/07 TO 09/30/08	VARIANCES DOLLARS PERCENT	
INCOME				
INCOME				
501 ASSOCIATION DUES	53350.00	53350.00	0.00	0.00
503 LATE FEES	80.00	100.00	-20.00	-20.00
521 INTEREST INCOME	482.65	458.37	24.28	5.30
553 LAUNDRY INCOME	816.68	779.13	37.55	4.82
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INCOME TOTAL	54729.33	54687.50	41.83	0.08
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GROSS PROFIT (LOSS)	54729.33	54687.50	41.83	0.08
	=====	=====	=====	=====
EXPENSES				
EXPENSES				
602 ACCOUNTING	400.00	400.00	0.00	0.00
607 MISCELLANEOUS	99.56	229.13	-129.57	-56.55
611 MANAGEMENT FEES	17640.37	17640.37	0.00	0.00
621 INSURANCE	1775.89	1925.00	-149.11	-7.75
662 WATER AND SEWER	8484.20	9097.00	-612.80	-6.74
663 IN-UNIT AMENITIES	4375.30	4368.10	7.20	0.16
664 TELEPHONE	597.03	594.00	3.03	0.51
665 TRASH REMOVAL	968.58	851.29	117.29	13.78
666 SNOW REMOVAL	8667.75	6000.00	2667.75	44.46
667 SECURITY AND FIRE SAFETY	484.83	259.87	224.96	86.57
669 ELECTRIC	5689.59	6416.63	-727.04	-11.33
671 GENERAL BUILDING MAINTENANCE	2349.33	916.63	1432.70	156.30
672 PLUMBING AND HEATING	1432.70	500.00	932.70	186.54
673 SUPPLIES AND MATERIALS	112.42	50.00	62.42	124.84
675 GROUNDS & PARKING MAINTENANCE	386.22	916.63	-530.41	-57.87
676 ROOF REPAIRS	0.00	2500.00	-2500.00	-100.00
678 CHIMNEY SWEEPS	640.00	1000.00	-360.00	-36.00
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EXPENSES TOTAL	54103.77	53664.65	439.12	0.82
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NET PROFIT (LOSS)	625.56	1022.85	-397.29	-38.84
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For Departments :2 : : : : : :

IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		11/01/07	11/01/07	DOLLARS	PERCENT
		TO 09/30/08	TO 09/30/08		

INCOME

INCOME

511 REPLACEMENT RESERVE		15950.00	15950.00	0.00	0.00
522 REPLACEMENT RESERVE INTEREST		786.78	825.00	-38.22	-4.63
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INCOME	TOTAL	16736.78	16775.00	-38.22	-0.23
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GROSS PROFIT (LOSS)		16736.78	16775.00	-38.22	-0.23
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EXPENSES

EXPENSES

815 PARKING LOT		4038.00	0.00	4038.00	**. **
821 LANDSCAPING		0.00	500.00	-500.00	-100.00
824 EXTERIOR ENCHANCEMENT		0.00	3600.00	-3600.00	-100.00
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EXPENSES	TOTAL	4038.00	4100.00	-62.00	-1.51
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NET PROFIT (LOSS)		12698.78	12675.00	23.78	0.19
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	Current	30 Days	60 Days	90 Days	Total Due
PUBLIC SERVICE CO.		(PSC )			
	338.93	0.00	0.00	0.00	338.93
Totals	Current	30 Days	60 Days	90 Days	Total Due
	338.93	0.00	0.00	0.00	338.93
	Balance per GL in Account	311		-338.93	
	Ledger balances with detail				