

BM

TREEHOUSE HOMEOWNERS ASSOC.
BOX 1069
SILVERTHORNE CO 80498

IN DOLLARS

AS OF 09/30/08

09/30/07

ASSETS

CASH

107 RESERVE WEST STAR CD	0.00	1533.18
111 US BANK OPERATING	386215.24	320997.97
112 US BANK RESERVE	202806.56	355949.38
120 PROJECT EXPANSION FUND	425145.47	0.00
160 MILLENNIUM BANK 6 MO CD	100272.14	0.00
161 LIBERTY SAVINGS 12 MO CD	100000.00	0.00
162 VANGUARD 18 MO CD	100125.97	0.00
163 FIRST BANK 24MO CD	100463.84	0.00

CASH	SUBTOTAL	1415029.22	678480.53
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OTHER ASSETS

121 UNPAID DUES	19428.85	28151.24
122 ESCROW ACCOUNT	175000.00	0.00
151 PREPAID INSURANCE	16968.00	17059.96
154 DUE FROM REPLACEMENT FUND	29807.00	88974.80
158 PREPAID ELEVATOR	167.11	14.26
159 PREPAID MONITORING	79.96	79.96
330 IN-UNIT WORKORDER CLEARING	3466.50	3434.50

OTHER ASSETS	SUBTOTAL	244917.42	137714.72
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PROPERTY AND EQUIPMENT

201 EQUIPMENT AND FIXTURES	25386.50	25386.50
202 ACCUMULATED DEPRECIATION	-20319.55	-20076.31

PROPERTY AND EQUIPMENT	SUBTOTAL	5066.95	5310.19
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IN DOLLARS	AS OF	09/30/08	09/30/07
PROPERTY AND EQUIPMENT	(Continued)		
ASSETS	TOTAL	1665013.59	821505.44
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LIABILITIES			
LIABILITIES			
311 ACCOUNTS PAYABLE		86104.26	121300.68
312 A/P OTHER		32269.79	32269.79
332 INSURANCE CLAIMS SUSPENSE		3810.00	3350.14
333 CLEARING		-548.95	-74.98
334 PREPAID DUES		8749.90	14530.79
337 ACCRUED WATER AND SEWER		59632.80	29384.40
339 DUE TO OPERATING		29807.00	88974.80
LIABILITIES	TOTAL	219824.80	289735.62
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EQUITY			
MEMBERS' EQUITY			
401 CONTRIBUTED CAPITAL		39663.88	39663.88
402 OPERATING EQUITY		229358.60	288888.99
403 CURRENT YEAR INCOME		2159.33	-65290.81
404 CURRENT YR. INCOME REPL.RES.		-104386.14	78009.15
405 REPLACEMENT RESERVE EQUITY		277385.70	190498.61
408 CURRENT YEAR PROJECT EXPANSION		1001007.42	0.00
EQUITY	TOTAL	1445188.79	531769.82
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TOTAL LIABILITIES AND EQUITY		1665013.59	821505.44
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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 OPERATING DUES	77675.00	77675.00	0.00	0.00
503 LATE FEES	-20.00	200.00	-220.00	-110.00
507 IN UNIT MAINTENANCE	0.00	500.00	-500.00	-100.00
521 INTEREST INCOME	584.91	1500.00	-915.09	-61.01
552 VENDING USAGE FEES	242.93	300.00	-57.07	-19.02
553 LAUNDRY USAGE FEES	2907.40	1416.00	1491.40	105.32
554 CLUBHOUSE USAGE FEES	425.00	0.00	425.00	**.**
555 MISC. VIOL / STORAGE USAGE FEE	0.00	208.00	-208.00	-100.00
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INCOME TOTAL	81815.24	81799.00	16.24	0.02
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GROSS PROFIT (LOSS)	81815.24	81799.00	16.24	0.02
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EXPENSES

EXPENSES

607 MISCELLANEOUS	91.12	200.00	-108.88	-54.44
611 MANAGEMENT FEES	23777.00	23777.00	0.00	0.00
621 INSURANCE	2828.00	2941.11	-113.11	-3.85
641 DEPRECIATION	20.27	0.00	20.27	**.**
662 WATER AND SEWER	10010.80	13333.00	-3322.20	-24.92
663 IN UNIT AMENITIES	825.97	5075.00	-4249.03	-83.72
664 TELEPHONE	225.72	375.00	-149.28	-39.81
665 TRASH REMOVAL	1397.74	1666.00	-268.26	-16.10
667 SECURITY AND FIRE SAFETY	79.96	666.00	-586.04	-87.99
668 GAS	10005.26	8000.00	2005.26	25.07
669 ELECTRIC	8878.08	9000.00	-121.92	-1.35
EXPENSES S/TOT	58139.92	65033.11	-6893.19	-10.60

REPAIR & MAINTENANCE COMMON

671 GENERAL BUILDING MAINTENANCE	846.20	2000.00	-1153.80	-57.69
672 PLUMBING AND HEATING	2620.52	2083.00	537.52	25.81
673 SUPPLIES AND MATERIALS	0.00	583.00	-583.00	-100.00

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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	09/01/08	09/01/08	09/01/08	09/01/08	DOLLARS	PERCENT
	TO	TO	TO	TO		
REPAIR & MAINTENANCE COMMON (Continued)						
675 GROUNDS & PARKING MAINTENANCE	154.04	1666.00	-1511.96	-90.75		
REPAIR & MAINTENANCE COMMON S/TOT	3620.76	6332.00	-2711.24	-42.82		
REPAIR & MAINTENANCE CLUBHOUSE						
681 CLBHS-GEN BLDG MAINTENANCE	142.59	416.00	-273.41	-65.72		
682 POOL AND HOT TUB MAINTENANCE	1274.57	500.00	774.57	154.91		
683 POOL AND HOT TUB CHEMICALS	408.25	660.00	-251.75	-38.14		
685 CLBHS-SUPPLIES AND MATERIALS	0.00	583.00	-583.00	-100.00		
REPAIR & MAINTENANCE CLUBHOUSE S/TOT	1825.41	2159.00	-333.59	-15.45		
INCOME TAXES						
751 FEDERAL	1903.00	0.00	1903.00	**.**		
752 STATE	1640.00	0.00	1640.00	**.**		
INCOME TAXES S/TOT	3543.00	0.00	3543.00	**.**		
EXPENSES	TOTAL	67129.09	73524.11	-6395.02	-8.70	
NET PROFIT (LOSS)		14686.15	8274.89	6411.26	77.48	

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For Departments :2 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	09/01/08	09/01/08	09/01/08	09/01/08	DOLLARS	PERCENT
	TO	TO	TO	TO		
INCOME						
INCOME						
511 MAJOR MAINT. RESERVE DUES	15540.00	15540.00	0.00	0.00		
522 INTEREST INCOME REPL RESERVE	409.73	1583.00	-1173.27	-74.12		
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INCOME TOTAL	15949.73	17123.00	-1173.27	-6.85		
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GROSS PROFIT (LOSS)	15949.73	17123.00	-1173.27	-6.85		
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EXPENSES						
REPLACEMENT RESERVE EXPENSE						
813 HEATING AND PLUMBING	4777.19	0.00	4777.19	**.**		
815 PARKING LOT	40903.00	0.00	40903.00	**.**		
816 CARPET	1840.65	0.00	1840.65	**.**		
821 LANDSCAPING	28924.00	0.00	28924.00	**.**		
833 UTILITY LINE FAILURES	0.00	5000.00	-5000.00	-100.00		
835 PROJECT EXPANSION FEES	24983.00	0.00	24983.00	**.**		
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EXPENSES TOTAL	101427.84	5000.00	96427.84	1928.56		
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NET PROFIT (LOSS)	-85478.11	12123.00	-97601.11	-805.09		
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For Departments :3 : : : : : :

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

INCOME

INCOME

523 INTEREST INCOME-CLBHS REBUILD	861.95	0.00	861.95	**.**
525 PROJECT EXPANSION INTEREST	668.53	0.00	668.53	**.**
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INCOME TOTAL	1530.48	0.00	1530.48	**.**
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NET PROFIT (LOSS)	1530.48	0.00	1530.48	**.**
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For Departments :1 : : : : : :

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

INCOME

INCOME

501 OPERATING DUES	699075.00	699075.00	0.00	0.00
503 LATE FEES	2120.00	1900.00	220.00	11.58
507 IN UNIT MAINTENANCE	0.00	1500.00	-1500.00	-100.00
521 INTEREST INCOME	6647.45	13500.00	-6852.55	-50.76
552 VENDING USAGE FEES	2569.67	2700.00	-130.33	-4.83
553 LAUNDRY USAGE FEES	13671.70	12752.00	919.70	7.21
554 CLUBHOUSE USAGE FEES	425.00	700.00	-275.00	-39.29
555 MISC. VIOL / STORAGE USAGE FEE	352.50	1876.00	-1523.50	-81.21
557 WORK DAY FEE	5550.00	5000.00	550.00	11.00

INCOME	TOTAL	730411.32	739003.00	-8591.68	-1.16
GROSS PROFIT (LOSS)		730411.32	739003.00	-8591.68	-1.16

EXPENSES

EXPENSES

601 PROFESSIONAL SERVICES	539.36	600.00	-60.64	-10.11
602 ACCOUNTING	0.00	5000.00	-5000.00	-100.00
607 MISCELLANEOUS	1268.85	1400.00	-131.15	-9.37
611 MANAGEMENT FEES	213993.00	213993.00	0.00	0.00
621 INSURANCE	25497.94	26176.68	-678.74	-2.59
641 DEPRECIATION	182.43	0.00	182.43	**.**
662 WATER AND SEWER	89773.20	119997.00	-30223.80	-25.19
663 IN UNIT AMENITIES	42119.79	45675.00	-3555.21	-7.78
664 TELEPHONE	2183.01	3375.00	-1191.99	-35.32
665 TRASH REMOVAL	13725.66	15002.00	-1276.34	-8.51
666 SNOW REMOVAL	21997.00	13000.00	8997.00	69.21
667 SECURITY AND FIRE SAFETY	6556.08	6002.00	554.08	9.23
668 GAS	135523.46	107000.00	28523.46	26.66
669 ELECTRIC	74321.75	72000.00	2321.75	3.22

EXPENSES	S/TOT	627681.53	629220.68	-1539.15	-0.24
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REPAIR & MAINTENANCE COMMON

671 GENERAL BUILDING MAINTENANCE	17236.91	18000.00	-763.09	-4.24
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For Departments :1 : : : : : :

IN DOLLARS	ACTUAL		BUDGET		VARIANCES	
	01/01/08	01/01/08	01/01/08	01/01/08	DOLLARS	PERCENT
	TO	TO	TO	TO		
	09/30/08	09/30/08	09/30/08	09/30/08		
REPAIR & MAINTENANCE COMMON	(Continued)					
672 PLUMBING AND HEATING	17283.24	18751.00	-1467.76	-7.83		
673 SUPPLIES AND MATERIALS	7147.95	5251.00	1896.95	36.13		
675 GROUNDS & PARKING MAINTENANCE	23134.72	15002.00	8132.72	54.21		
676 ROOF REPAIRS	10873.95	2000.00	8873.95	443.70		
REPAIR & MAINTENANCE COMMON	S/TOT	75676.77	59004.00	16672.77	28.26	
REPAIR & MAINTENANCE CLUBHOUSE						
681 CLBHS-GEN BLDG MAINTENANCE	4795.56	3752.00	1043.56	27.81		
682 POOL AND HOT TUB MAINTENANCE	3854.18	4500.00	-645.82	-14.35		
683 POOL AND HOT TUB CHEMICALS	5725.88	6020.00	-294.12	-4.89		
684 CLBHS-PLUMBING AND HEATING	603.38	2000.00	-1396.62	-69.83		
685 CLBHS-SUPPLIES AND MATERIALS	4471.69	5251.00	-779.31	-14.84		
701 R & M LAUNDRY	0.00	100.00	-100.00	-100.00		
REPAIR & MAINTENANCE CLUBHOUSE	S/TOT	19450.69	21623.00	-2172.31	-10.05	
INCOME TAXES						
751 FEDERAL	3803.00	5000.00	-1197.00	-23.94		
752 STATE	1640.00	1000.00	640.00	64.00		
INCOME TAXES	S/TOT	5443.00	6000.00	-557.00	-9.28	
EXPENSES	TOTAL	728251.99	715847.68	12404.31	1.73	
NET PROFIT (LOSS)		2159.33	23155.32	-20995.99	-90.67	
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