

Antler's Gulch Operating  
 23024 US Hwy 6 Suite 202  
 Keystone CO 80435

AS OF 12/31/09

DOLLARS

## ASSETS

## OPERATING FUND

1000	Cash in Checking-Operating	347.19
1300	Accounts Receivable	3574.01
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ASSETS	TOTAL	3921.20
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## LIABILITIES

## CURRENT LIABILITIES

2000	Accounts Payable	3884.29
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LIABILITIES	TOTAL	3884.29
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## EQUITY

## HOMEOWNERS EQUITY

3010	Operating Equity	36.91
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EQUITY	TOTAL	36.91
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TOTAL LIABILITIES AND EQUITY		3921.20
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IN DOLLARS	ACTUAL 01/01/09 TO 12/31/09	BUDGET 01/01/09 TO 12/31/09	VARIANCES DOLLARS PERCENT	
INCOME				
REVENUE				
4000 Operating Assessment	166240.37	173940.00	-7699.63	-4.43
4200 2009 3 Mo. Special Assessment	17836.17	0.00	17836.17	**.**
4500 Other Income	324.40	0.00	324.40	**.**
8000 Interest Income	4.92	0.00	4.92	**.**
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INCOME	TOTAL 184405.86	173940.00	10465.86	6.02
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GROSS PROFIT (LOSS)	184405.86	173940.00	10465.86	6.02
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EXPENSES				
REPAIRS & MAINTENANCE				
6100 Common Area Maintenance	6520.00	8100.00	-1580.00	-19.51
6130 Repair and Maintenance	24142.46	19200.00	4942.46	25.74
6140 General Supplies	330.35	900.00	-569.65	-63.29
6150 Landscaping	0.00	650.00	-650.00	-100.00
REPAIRS & MAINTENANCE	S/TOT 30992.81	28850.00	2142.81	7.43
ADMINISTRATIVE				
6010 Management Fee	17928.00	17928.00	0.00	0.00
6020 Meeting Expense	149.67	0.00	149.67	**.**
6030 Office Expense	303.61	480.00	-176.39	-36.75
6040 Accounting/Legal Fees	350.00	350.00	0.00	0.00
6060 Insurance	7239.59	7462.00	-222.41	-2.98
6080 Miscellaneous	0.00	120.00	-120.00	-100.00
6090 Bank Charges	60.00	60.00	0.00	0.00
ADMINISTRATIVE	S/TOT 26030.87	26400.00	-369.13	-1.40
SERVICES				
6330 Transportation	9212.50	10056.00	-843.50	-8.39

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IN DOLLARS		ACTUAL	BUDGET	VARIANCES	
		01/01/09 TO 12/31/09	01/01/09 TO 12/31/09	DOLLARS	PERCENT
SERVICES		(Continued)			
	6340 Snow Plowing	8047.50	5000.00	3047.50	60.95
	6345 Sidewalk Snow Removal	0.00	200.00	-200.00	-100.00
	6560 Fire Alarm Monitoring	2652.50	3900.00	-1247.50	-31.99
	6580 Annual Sprinkler Testing	3572.28	2300.00	1272.28	55.32
SERVICES	S/TOT	23484.78	21456.00	2028.78	9.46
UTILITIES					
	6310 Trash Removal	4076.00	4255.00	-179.00	-4.21
	6320 Cable TV	12821.17	12688.00	133.17	1.05
	6350 Sewer	12632.40	12636.00	-3.60	-0.03
	6360 Water	7896.00	7779.00	117.00	1.50
	6370 Gas and Electric	35580.44	49200.00	-13619.56	-27.68
	6570 Fire Alarm Phone Lines	2099.64	2244.00	-144.36	-6.43
UTILITIES	S/TOT	75105.65	88802.00	-13696.35	-15.42
SPA FACILITY					
	6510 Spa Custodial	3000.00	3000.00	0.00	0.00
	6520 Repair and Maintenance - Spa	3423.25	2760.00	663.25	24.03
	6530 Spa Supplies	4495.49	2672.00	1823.49	68.24
SPA FACILITY	S/TOT	10918.74	8432.00	2486.74	29.49
EXPENSES	TOTAL	166532.85	173940.00	-7407.15	-4.26
NET PROFIT (LOSS)		17873.01	0.00	17873.01	**.**

Antler's Gulch Reserve  
 C/O Key to the Rockies  
 23024 US Hwy 6 Suite 202  
 Keystone CO 80435

AS OF 12/31/09

DOLLARS

## ASSETS

## CURRENT ASSETS

1100	Bldg 1-4 Reserve Chking #9954	66290.92
1120	Working Capital Bldg 1-4	11944.67

ASSETS

TOTAL 78235.59

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## EQUITY

## OWNER EQUITY

3071	Boilers (14 Units)	11712.26
3072	Hot Water Tanks (4 Units)	3143.14
3073	Roofs	9627.26
3074	Spas - 2 Units	4046.46
3075	Asphalt Sealant	3060.42
3076	Concrete Seal	5248.42
3077	Stain/Seal Siding	10547.60
3078	Re-side Buildings	19410.96
3079	Landscaping	2656.71
3080	Fire Alarm Panels/Smokes	1401.71
3081	Rock Siding - Cyclical Repair	2966.85
3082	Concrete Curbing	2867.14
3098	Annual Improvement Budget	1546.66

EQUITY

TOTAL 78235.59

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TOTAL LIABILITIES AND EQUITY

78235.59

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FOR PERIOD 01/01/09 TO 12/31/09

DOLLARS

PERCENT

## INCOME

## INCOME

4000	Reserve Assessment	39574.27	99.81
8000	Reserve Interest	74.91	0.19
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INCOME	TOTAL	39649.18	100.00
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NET PROFIT (LOSS)		39649.18	100.00
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