

River Meadows
 c/o Key to the Rockies
 23024 US Hwy 6 Suite 202
 Keystone CO 80435

AS OF 12/31/08

DOLLARS

ASSETS

CURRENT ASSETS

1000	Cash in Checking - Operating	6617.75
1300	Accounts Receivable	-1240.14

ASSETS	TOTAL	5377.61
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LIABILITIES

CURRENT LIABILITIES

2000	Accounts Payable	8553.81
2899	Clearing Account	5.08

LIABILITIES	TOTAL	8558.89
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EQUITY

OWNER EQUITY

3020	Operating Equity	-3181.28
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EQUITY	TOTAL	-3181.28
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TOTAL LIABILITIES AND EQUITY		5377.61
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IN DOLLARS	ACTUAL 01/01/08 TO 12/31/08	BUDGET 01/01/08 TO 12/31/08	VARIANCES DOLLARS PERCENT		
INCOME					
INCOME					
4000 Association Dues	35832.00	35844.00	-12.00	-0.03	
4500 Late Fees	49.51	0.00	49.51	**. **	
8000 Interest Income	4.78	0.00	4.78	**. **	
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INCOME	TOTAL	35886.29	35844.00	42.29	0.12
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GROSS PROFIT (LOSS)		35886.29	35844.00	42.29	0.12
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EXPENSES					
EXPENSES					
6010 Management Fee	8820.00	8820.00	0.00	0.00	
6030 Office Expenses	74.05	80.00	-5.95	-7.44	
6050 Miscellaneous Expenses	72.00	260.00	-188.00	-72.31	
6060 Insurance	231.00	400.00	-169.00	-42.25	
6070 Income Tax Prep & Legal	1038.00	350.00	688.00	196.57	
6100 Repair & Maintenance	6473.86	6340.00	133.86	2.11	
6130 Common Area Maintenance	6746.07	6470.00	276.07	4.27	
6140 General Supplies	0.00	480.00	-480.00	-100.00	
6320 Water & Sewer	2380.06	1900.00	480.06	25.27	
6330 Cable Television	7954.72	7810.00	144.72	1.85	
6365 Snow removal	5362.50	2670.00	2692.50	100.84	
6370 Electricity	255.48	268.00	-12.52	-4.67	
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EXPENSES	TOTAL	39407.74	35848.00	3559.74	9.93
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NET PROFIT (LOSS)		-3521.45	-4.00	-3517.45	**. **
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River Meadows Reserve
c/o Key to the Rockies
23024 US Hwy 6 Suite 202
Keystone CO 80435

AS OF 12/31/08

DOLLARS

ASSETS

CURRENT ASSETS

1100	Reserve Account	46423.88
1120	Working Capital	15213.10

ASSETS	TOTAL	61636.98
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EQUITY

OWNER EQUITY

3070	Reserve Equity	61636.98

EQUITY	TOTAL	61636.98

TOTAL LIABILITIES AND EQUITY		61636.98
		=====

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FOR PERIOD 01/01/08 TO 12/31/08

DOLLARS

PERCENT

INCOME

INCOME

4000	Reserve Assessment	18494.00	95.46
8000	Reserve Interest	880.31	4.54
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INCOME	TOTAL	19374.31	100.00
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GROSS PROFIT (LOSS)		19374.31	100.00
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EXPENSES

EXPENSES

6000	Capital Projects	11028.00	56.92
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EXPENSES	TOTAL	11028.00	56.92
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NET PROFIT (LOSS)		8346.31	43.08
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