

BALANCE SHEET
METCALF COMMERCIAL PARK OWNER'S ASSOC., INC
DECEMBER 31, 2009

Assets

Cash - Checking US Bank	\$	81	
Cash - Money Market US Bank		52,615	
Cash - Replacement Reserve US Bank		47,473	
Community Bank Of Colorado - CD Reserve		52,177	Rate 2.13 Matures 07-28-10
Community Bank Of Colorado - CD Reserve		100,438	Rate 2.23 Matures 09-04-10
Cash - Working Capital		20,054	
Accounts Receivable		8,643	

Total Assets

\$ 281,481

Liabilities and Equity

Accounts Payable	\$	3,800	
Working Capital		30,226	
Replacement Reserve Capital		217,738	
Net Surplus (Deficit)		29,717	

Total Liabilities and Equity

\$ 281,481

METCALF COMMERCIAL PARK OWNER'S ASSOC., INC
NET SURPLUS (DEFICIT) FOR THE YEAR ENDING DECEMBER 31, 2009

	Year Ending Dec 31	Ytd Budget	Inv (Decr)	2009 Approved Budget	2010 Proposed Budget
Revenues					
Operating Assessments	129,000	\$ 129,000	\$ -	129,000	129,000
Reserve Assessments	10,000	10,000	-	10,000	10,000
Interest Income	75	500	(425)	500	500
Reserve Interest	5,474	4,000	1,474	4,000	4,000
Fines & Late Charges	3,160	1,000	2,160	1,000	1,000
Reimbursed Expenses		-	-		
Total Revenues	147,709	144,500	3,209	144,500	144,500
General & Administrative Expenses					
Accounting	800	800	0	800	800
Bank Charges	231	200	31	200	250
Fire & Alarm - Sprinkler Repairs	5,650	3,500	2,150	3,500	5,700
Fire Alarm Monitoring & Testing	527	500	27	500	600
General Repairs & Maintenance	4,214	20,000	(15,786)	20,000	14,550
Window Washing		1,600	(1,600)	1,600	1,600
Insurance - Property	11,061	11,000	61	11,000	11,100
Landscaping & Lawn Care	1,420	3,500	(2,080)	3,500	3,500
License & Permits	10	100	(90)	100	100
Legal Fees	2,546	1,000	1,546	1,000	2,500
Management Fees	18,000	18,000	0	18,000	18,000
On Site Maintenance	6,812	7,000	(188)	7,000	7,000
Postage & Copies	293	400	(107)	400	400
Snow Removal	7,494	15,000	(7,506)	15,000	15,000
Trash Removal	12,456	13,000	(544)	13,000	13,000
Utilities - Electric	3,317	3,400	(83)	3,400	3,400
Utilities - Gas	14,316	17,000	(2,684)	17,000	17,000
Utilities - Water	6,736	5,500	1,236	5,500	7,000
Miscellaneous		1,000	(1,000)	1,000	1,000
Web Site & Maintenance	389	500	(111)	500	500
Bad Debt Write Off	6,246				
Contingency Fund		7,500	(7,500)	7,500	7,500
Total Expenses	102,518	130,500	(34,228)	130,500	130,500
Transfer To Reserve	15,474	17,000	1,474	14,000	14,000
Net Surplus (Deficit)	29,717	-	35,963	-	-
Beginning Surplus (Deficit)	-	-			
Ending Surplus (Deficit)	29,717	-	\$ 35,963	-	-

METCALF COMMERCIAL PARK OWNER'S ASSOC., INC
REPLACEMENT RESERVE CAPITAL
DECEMBER 31, 2009

Beginning Maintenance Reserve Capital	\$ 176,667
Rollover From 2008	25,597
Current Year Funding	10,000
Current Year Interest Income	5,474

Expenses:

Ending Balance Maintenance Reserve	<u>\$ 217,738</u>
---	-------------------