

AFFORDABLE RESIDENTIAL COMMUNITIES INC  
Form NT 10-K  
March 16, 2006

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

OMB APPROVAL  
OMB Number: 3235-0058  
Expires: March 31, 2006  
Estimated average burden hours  
per response . . . 2.50  
SEC FILE NUMBER  
1-31987  
CUSIP NUMBER  
008273 10 4  
008273 20 3

**FORM 12b-25**

**NOTIFICATION OF LATE FILING**

(Check one):     Form 10-K                       Form 20-F                       Form 11-K                       Form 10-Q                       Form 10-D  
                          Form N-SAR                       Form N-CSR

For Period Ended:                      December 31, 2005

- Transition Report on Form 10-K
- Transition Report on Form 20-F
- Transition Report on Form 11-K
- Transition Report on Form 10-Q
- Transition Report on Form N-SAR

For the Transition Period Ended:

*Read Instructions (on back page) Before Preparing Form. Please Print or Type.*

**Nothing in this form shall be construed to imply that the Commission has verified any information contained herein.**

If the notification relates to a portion of the filing checked above, identify the Item(s) to which the notification relates:

---

**PART I   REGISTRANT INFORMATION**

Affordable Residential Communities Inc.  
Full Name of Registrant

N/A  
Former Name if Applicable

7887 East Belleview Avenue, Suite 200  
Address of Principal Executive Office (*Street and Number*)

Englewood, Colorado 80111  
City, State and Zip Code

**PART II   RULES 12b-25(b) AND (c)**

## Edgar Filing: AFFORDABLE RESIDENTIAL COMMUNITIES INC - Form NT 10-K

If the subject report could not be filed without unreasonable effort or expense and the registrant seeks relief pursuant to Rule 12b-25(b), the following should be completed. (Check box if appropriate)

- (a) The reasons described in reasonable detail in Part III of this form could not be eliminated without unreasonable effort or expense
- (b) The subject annual report, semi-annual report, transition report on Form 10-K, Form 20-F, Form 11-K, Form N-SAR or Form N-CSR, or portion thereof, will be filed on or before the fifteenth calendar day following the prescribed due date; or the subject quarterly report or transition report on Form 10-Q or subject distribution report on Form 10-D, or portion thereof, will be filed on or before the fifth calendar day following the prescribed due date; and
- (c) The accountant's statement or other exhibit required by Rule 12b-25(c) has been attached if applicable.

### **PART III NARRATIVE**

State below in reasonable detail why Forms 10-K, 20-F, 11-K, 10-Q, 10-D, N-SAR, N-CSR, or the transition report or portion thereof, could not be filed within the prescribed time period.

We will not be able to file our Annual Report on Form 10-K by March 16, 2006 without unreasonable effort or expense because we need additional time to review and resolve accounting issues with respect to income tax matters in connection with the recent decision made by our board of directors to not continue our status as a real estate investment trust for federal income tax purposes beginning with the tax year ending December 31, 2006. We will file our Annual Report on Form 10-K as soon as possible, and in any event by March 31, 2006.

---

**PART IV OTHER INFORMATION**

(1) Name and telephone number of person to contact in regard to this notification

Scott L. Gesell  
(Name)

303  
(Area Code)

383-7506  
(Telephone Number)

(2) Have all other periodic reports required under Section 13 or 15(d) of the Securities Exchange Act of 1934 or Section 30 of the Investment Company Act of 1940 during the preceding 12 months or for such shorter period that the registrant was required to file such report(s) been filed? If answer is no, identify report(s).

Yes  No

(3) Is it anticipated that any significant change in results of operations from the corresponding period for the last fiscal year will be reflected by the earnings statements to be included in the subject report or portion thereof?

Yes  No

If so, attach an explanation of the anticipated change, both narratively and quantitatively, and, if appropriate, state the reasons why a reasonable estimate of the results cannot be made.

Our results of operations for 2005 will vary significantly from those reported in 2004 primarily due to an impairment charge to reduce the value of the Company's goodwill balance by \$78.8 million and an impairment charge to reduce the value of the Company's real estate and retail homes by \$21.8 million for continuing operations and approximately \$10 million for discontinued operations.

Affordable Residential Communities Inc.

---

(Name of Registrant as Specified in Charter)

has caused this notification to be signed on its behalf by the undersigned hereunto duly authorized.

Date March 16, 2006

By /s/ Scott L. Gesell  
Name: Scott L. Gesell  
Title: Executive Vice President

**INSTRUCTION:** The form may be signed by an executive officer of the registrant or by any other duly authorized representative. The name and title of the person signing the form shall be typed or printed beneath the signature. If the statement is signed on behalf of the registrant by an authorized representative (other than an executive officer), evidence of the representative's authority to sign on behalf of the registrant shall be filed with the form.

**ATTENTION**  
**Intentional misstatements or omissions of fact constitute Federal Criminal Violations (See 18 U.S.C. 1001).**

---