

THE ATRIUM CONDO ASSOCIATION

APRIL 30, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 11,637.00	
1024 RES-BANK OF CHOICE	26,306.77	
1031 RES-CD COMMUNITY	137,689.35	

TOTAL CASH		175,633.12
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	32,402.44	
1132 PREPAID STORM DRAIN	358.00	
1133 PREPAID INSURANCE	9,685.00	

TOTAL RECEIVABLES		42,445.44

1310 EARNEST MONEY 108N	20,446.95	
1311 UNIT #108N	60,538.00	

TOTAL CURRENT ASSETS		80,984.95

TOTAL ASSETS		<u>299,063.51</u>

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	4,263.45
2120 PAYROLL TAX PAYABLE	(658.62)
2128 SEC DEPOSIT-106S	(800.00)
2130 108N LOAN	59,452.14

TOTAL LIABILITIES

62,256.97

EQUITY

2930 WORKING CAPITAL	35,112.42
2940 CURRENT EARNINGS	26,113.16
2941 CURRENT EARNINGS	(26,113.16)
2950 RESERVE FUND-PRIOR	243,851.74
2955 RESERVE FUND-CURRENT	42,007.78
2960 OPERATING FUND-PRIOR	(68,270.78)
2965 OPERATING FD-CURRENT	(15,894.62)

TOTAL EQUITY

236,806.54

TOT LIABILITY AND EQUITY

299,063.51

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Budget Comparison Report
 APRIL 30, 2007

PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
5110 ASSESSMENTS	\$ 28,093.00	\$ 28,093.00	\$ 0.00	\$ 280,930.00	\$ 280,930.00	\$ 337,116.00
5115 PARKING	217.00	45.00	(172.00)	2,170.00	1,060.00	2,604.00
5116 SECURITY KEY	75.00	50.00	(25.00)	750.00	750.00	900.00
5117 MOVE IN/OUT	125.00	100.00	(25.00)	1,250.00	900.00	1,500.00
5118 UTILITIES REIMBURSE	107.50	81.00	(26.50)	1,075.00	810.00	1,290.00
5210 LATE FEE CHARGE	75.00	110.00	35.00	750.00	820.00	900.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	0.00
5220 COLLECTION COST REC	500.00	863.59	363.59	5,000.00	5,966.80	6,000.00
5242 LAUNDRY INCOME	492.00	499.30	7.30	4,920.00	5,520.00	5,904.00
5245 INTEREST INCOME	23.00	33.14	10.14	230.00	279.06	276.00
5255 MISC INCOME	3.00	0.00	(3.00)	30.00	15.00	36.00
5450 TRANSFERS TO RESERVE	(2,750.00)	(17,750.00)	(15,000.00)	(27,500.00)	(62,500.00)	(33,000.00)
TOTAL INCOME	26,960.50	12,125.03	(14,835.47)	269,605.00	234,570.86	323,526.00
EXPENSES						
7030 MANAGEMENT FEES	1,120.00	1,120.00	0.00	11,200.00	11,200.00	13,440.00
7040 LEGAL FEES	167.00	160.00	7.00	1,670.00	844.04	2,004.00
7045 LEGAL COLLECTIONS	625.00	831.39	(206.39)	6,250.00	6,283.07	7,500.00
7050 OFFICE EXPENSE	50.00	0.00	50.00	500.00	113.00	600.00
7052 TELEPHONE-PAGER	242.00	380.17	(138.17)	2,420.00	2,039.34	2,904.00
7053 TELEPHONE-CELL	42.00	39.99	2.01	420.00	91.92	504.00
7055 AUDIT FEES	0.00	0.00	0.00	400.00	0.00	400.00
7060 PRINTING & COPYING	100.00	27.80	72.20	1,000.00	1,207.94	1,200.00
7062 POSTAGE	40.00	47.83	(7.83)	400.00	441.45	480.00
7070 BANK CHARGES	0.00	0.00	0.00	150.00	8.00	150.00
7075 LICENSE, PERMITS, DUES	108.00	0.00	108.00	1,080.00	1,345.00	1,296.00
7080 NEWSLETTER PRODUCT	66.00	0.00	66.00	264.00	131.39	264.00
7085 ANNUAL MEETING	0.00	0.00	0.00	300.00	218.44	300.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7086 BAD DEBT EXPENSE	\$ 2,500.00	\$ 0.00	\$ 2,500.00	\$ 10,000.00	\$ 9,973.54	\$ 10,000.00
7090 MISC ADMINISTRATIVE	21.00	59.98	(38.98)	210.00	1,012.89	252.00
TOTAL ADMINISTRATIVE	5,081.00	2,667.16	2,413.84	36,264.00	34,910.02	41,294.00
7120 INCOME TAXES	0.00	0.00	0.00	0.00	800.00	0.00
7125 PROPERTY TAX	0.00	0.00	0.00	514.00	53.56	514.00
7130 INSURANCE	2,775.00	0.00	2,775.00	27,750.00	28,701.30	33,300.00
7150 RESIDENT MGR-PAYROLL	1,875.00	1,885.00	(10.00)	19,050.00	18,600.00	22,800.00
7151 JANITORIAL-PAYROLL	333.00	390.00	(57.00)	3,330.00	4,380.00	3,996.00
7153 WORKERS COMP INS	275.00	499.00	(224.00)	1,100.00	1,621.00	1,100.00
7154 PAYROLL TAX EXPENSE	0.00	0.00	0.00	2,412.00	1,920.99	3,216.00
7155 RES MANAGER BONUS	0.00	0.00	0.00	0.00	400.00	0.00
7157 10BN MORTGAGE/MAINT	760.00	662.14	97.86	7,600.00	6,574.54	9,120.00
TOTAL TAXES & INSURANCE	6,018.00	3,436.14	2,581.86	61,756.00	63,051.39	74,046.00
7230 BLDG & FACILITY RPR	292.00	304.25	(12.25)	2,920.00	5,281.09	3,504.00
7235 CARPET CLEANING	83.00	0.00	83.00	830.00	1,320.00	996.00
7240 CLEANING SUPPLIES	125.00	144.68	(19.68)	1,250.00	2,336.57	1,500.00
7250 LIGHT MAINTENANCE	100.00	168.00	(68.00)	1,000.00	1,080.61	1,200.00
7255 INTERIOR PAINT/WALL	42.00	0.00	42.00	420.00	0.00	504.00
7265 CHILLER REPAIRS	150.00	0.00	150.00	1,500.00	952.67	1,800.00
7270 ROOF REPAIRS	63.00	0.00	63.00	630.00	544.00	756.00
7271 EXTERIOR RENOVATION	84.00	0.00	84.00	832.00	0.00	1,000.00
7277 FIRE RESTORATION	83.00	0.00	83.00	830.00	0.00	996.00
7278 DENVER FIRE	26.00	0.00	26.00	260.00	0.00	312.00
7280 PLSG & SEWER MAINT	508.00	(3,313.64)	3,821.64	5,080.00	3,873.01	6,096.00
7281 ELECTRICAL REPAIRS	125.00	0.00	125.00	1,250.00	2,289.95	1,500.00
7285 HVAC	1,667.00	7,310.64	(5,643.64)	16,670.00	21,977.68	20,004.00
7286 PUMP REPAIRS	125.00	0.00	125.00	1,250.00	0.00	1,500.00
7287 BOILER REPAIRS	125.00	0.00	125.00	1,250.00	0.00	1,500.00

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	\$	\$	\$	\$	\$	\$
TOTAL BUILDING MAINT	3,598.00	4,613.93	(1,015.93)	35,972.00	39,655.58	43,168.00
7320 GAS	6,250.00	5,636.35	613.65	62,500.00	43,055.49	75,000.00
7325 ELECTRIC	2,333.00	2,549.83	(216.83)	23,330.00	17,121.41	27,996.00
7370 WATER	1,250.00	0.00	1,250.00	12,500.00	12,092.66	15,000.00
7375 SEWER	1,125.00	0.00	1,125.00	11,250.00	8,166.60	13,500.00
7376 STORM SEWER SVC CHG	250.00	0.00	250.00	2,500.00	3,610.11	3,000.00
7380 TRASH REMOVAL	333.00	748.00	(415.00)	3,330.00	4,196.50	3,996.00
TOTAL UTILITIES	11,541.00	8,934.18	2,606.82	115,410.00	88,242.77	138,492.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	400.00	2,435.88	500.00
7415 LANDSCAPE CONTRACT	0.00	1,045.14	(1,045.14)	5,225.00	5,225.70	7,315.00
7428 FLOWERS	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	1,000.00	1,501.19	1,500.00
7460 FENCE REPAIRS	250.00	40.50	209.50	1,000.00	40.50	1,000.00
TOTAL LANDSCAPE MAINT	1,250.00	1,085.64	164.36	8,625.00	9,203.27	11,315.00
7525 EXTERMINATING CONTR	67.00	55.00	12.00	670.00	720.00	804.00
TOTAL GROUNDS MAINTENANCE	67.00	55.00	12.00	670.00	720.00	804.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	3,000.00	3,965.00	3,000.00
7620 STREET SWEEPING	0.00	0.00	0.00	150.00	0.00	150.00
7625 ICEMELT & SAND	0.00	0.00	0.00	300.00	240.00	300.00
7630 SNOW REMOVAL	0.00	0.00	0.00	2,000.00	3,796.75	2,000.00
7635 SIGN FURCH & REPAIRS	0.00	0.00	0.00	0.00	70.23	0.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	5,450.00	8,071.98	5,450.00
7710 FIRE/SECURITY SVC	63.00	0.00	63.00	630.00	502.02	756.00

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	\$	\$	\$	\$	\$	\$
TOTAL OTHER EXPENSES	53.00	0.00	53.00	530.00	502.02	756.00
7810 POOL/SPA CLEANING	450.00	816.66	(366.66)	4,500.00	4,083.30	5,400.00
7815 POOL SUPPLIES/CHEMIC	83.00	56.91	26.09	830.00	1,185.60	996.00
7820 POOL REPAIRS	113.00	0.00	113.00	1,130.00	599.55	1,356.00
7829 EXERCISE EQUIP	42.00	0.00	42.00	420.00	240.00	504.00
TOTAL REC/FACILITY EXP	688.00	873.57	(185.57)	6,880.00	6,108.45	8,256.00
TOTAL EXPENSES	28,306.00	21,665.62	6,640.38	271,657.00	250,465.48	323,581.00
NET PROFIT/LOSS	(1,345.50)	(9,540.59)	(8,195.09)	(2,052.00)	(15,894.62)	(55.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9205 TRANSFER TO RESERVES	2,750.00	17,750.00	15,000.00	27,500.00	62,500.00	33,000.00
9350 INTEREST INCOME	417.00	532.19	115.19	4,170.00	4,570.78	5,004.00
TOTAL REVENUE	3,167.00	18,282.19	15,115.19	31,670.00	67,070.78	38,004.00
EXPENSE						
9520 ASPHALT OVERLAY	0.00	0.00	0.00	0.00	495.00	0.00
9550 FENSE EXPENSE	0.00	0.00	0.00	0.00	11,320.00	0.00
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	13,248.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	25,063.00	0.00
EXCESS/LOSS OF RESERVES	3,167.00	18,282.19	15,115.19	31,670.00	42,007.78	38,004.00