

THE ATRIUM CONDO ASSOCIATION

AS OF FEBRUARY 28, 2009

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ (1,351.22)	
1024 RES-BANK OF CHOICE	27,948.77	
1031 RES-CD COMMUNITY	149,413.48	
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TOTAL CASH		176,011.03
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ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	18,726.65	
1115 ALLOW FOR BAD DEBT	(4,969.00)	
1132 OTHER PREPAIDS	821.00	
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TOTAL RECEIVABLES		14,578.65
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FIXED ASSETS		
1310 EARNEST MONEY 108N	20,446.95	
1311 UNIT #108N	60,538.00	
1312 EQUIPMENT	2,603.53	
1320 ACCUM DEPRECIATION	(6,560.00)	
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TOTAL FIXED ASSETS		77,028.48
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TOTAL ASSETS		267,618.16
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,628.11
2120 PAYROLL TAX PAYABLE	(282.21)
2130 108N LOAN	51,391.19

TOTAL LIABILITIES

56,737.09

EQUITY

2930 WORKING CAPITAL	35,528.42
2940 CURRENT EARNINGS	(11,932.94)
2941 CURRENT EARNINGS	11,932.94
2950 RESERVE FUND-PRIOR	145,127.37
2955 RESERVE FUND-CURRENT	(1,160.60)
2960 OPERATING FUND-PRIOR	42,158.22
2965 OPERATING FD-CURRENT	(10,772.34)

TOTAL EQUITY

210,881.07

TOT LIABILITY AND EQUITY

267,618.16

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 28,093.00	\$ 28,093.00	\$ 0.00	\$ 224,744.00	\$ 224,744.00	\$ 337,116.00
5115 PARKING	150.00	30.00	(120.00)	1,200.00	1,280.00	1,800.00
5116 SECURITY KEY	75.00	100.00	25.00	600.00	400.00	900.00
5117 MOVE IN/OUT	91.67	50.00	(41.67)	733.32	250.00	1,100.00
5118 UTILITIES REIMBURSE	108.00	108.00	0.00	864.00	864.00	1,296.00
5210 LATE FEE CHARGE	75.00	20.00	(55.00)	600.00	660.00	900.00
5220 COLLECTION COST REC	541.66	575.00	33.34	4,333.36	5,140.80	6,500.00
5242 LAUNDRY INCOME	544.50	732.20	187.70	4,356.00	5,059.60	6,534.00
5245 INTEREST INCOME	25.00	0.00	(25.00)	200.00	0.00	300.00
5255 MISC INCOME	0.00	50.00	50.00	0.00	75.00	0.00
5450 TRANSFERS TO RESERVE	(4,000.00)	(4,000.00)	0.00	(27,000.00)	(27,000.00)	(43,000.00)
TOTAL INCOME	25,703.83	25,758.20	54.37	210,630.68	211,473.40	319,446.00
EXPENSES						
7030 MANAGEMENT FEES	1,125.00	1,125.00	0.00	9,000.00	9,000.00	13,500.00
7040 LEGAL FEES	83.00	0.00	83.00	668.00	229.00	1,000.00
7045 LEGAL COLLECTIONS	625.00	704.00	(79.00)	5,000.00	5,323.80	7,500.00
7050 OFFICE EXPENSE	20.84	0.00	20.84	166.64	0.00	250.00
7052 TELEPHONE	208.34	201.41	6.93	1,666.64	1,582.26	2,500.00
7053 TELEPHONE-CELL	41.67	0.00	41.67	333.32	362.13	500.00
7054 ACCOUNTING	0.00	49.88	(49.88)	0.00	49.88	0.00
7055 AUDIT FEES	0.00	0.00	0.00	400.00	1,550.00	400.00
7060 PRINTING & COPYING	125.00	35.86	89.14	1,000.00	941.28	1,500.00
7062 POSTAGE	45.83	44.62	1.21	366.68	281.29	550.00
7075 LICENSE, PERMITS, DUES	125.00	0.00	125.00	1,000.00	1,254.00	1,500.00
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	545.44	250.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,500.00	877.32	5,000.00
7090 MISC ADMINISTRATIVE	20.84	177.58	(156.74)	166.64	3,241.56	250.00

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TOTAL ADMINISTRATIVE	\$ 2,420.52	\$ 2,338.35	\$ 82.17	\$ 22,517.92	\$ 25,237.96	\$ 34,700.00
7120 INCOME TAXES	0.00	0.00	0.00	0.00	0.00	800.00
7125 PROPERTY TAX	550.00	501.54	48.46	550.00	501.54	550.00
7130 INSURANCE	3,000.00	2,945.00	54.00	24,000.00	29,470.00	36,000.00
7150 RESIDENT MGR-PAYROLL	2,083.34	2,083.00	0.34	16,666.64	17,470.25	25,000.00
7151 JANITORIAL-PAYROLL	458.33	360.00	98.33	3,666.68	3,855.00	5,500.00
7153 WORKERS COMP INS	0.00	421.00	(421.00)	0.00	125.00	1,200.00
7154 PAYROLL TAX EXPENSE	0.00	0.00	0.00	1,250.00	1,298.03	2,500.00
7155 RES MANAGER BONUS	0.00	0.00	0.00	500.00	0.00	500.00
7157 108N MORTGAGE/MAINT	766.67	766.04	0.63	6,133.32	4,857.50	9,200.00
TOTAL TAXES & INSURANCE	6,858.34	7,077.58	(219.24)	52,766.64	57,578.32	81,250.00
7230 BLDG & FACILITY RPR	500.00	723.75	(223.75)	4,000.00	3,625.83	6,000.00
7235 CARPET CLEANING	125.00	0.00	125.00	1,000.00	2,200.00	1,500.00
7240 CLEANING SUPPLIES	229.16	397.15	(167.99)	1,833.36	1,897.16	2,750.00
7250 LIGHT MAINTENANCE	100.00	97.79	2.21	800.00	1,718.26	1,200.00
7255 INTERIOR PAINT/WALL	41.67	0.00	41.67	333.32	0.00	500.00
7265 CHILLER REPAIRS	150.00	0.00	150.00	1,200.00	0.00	1,800.00
7270 ROOF REPAIRS	62.50	0.00	62.50	500.00	830.00	750.00
7271 EXTERIOR RENOVATION	41.67	0.00	41.67	333.32	0.00	500.00
7277 FIRE RESTORATION	41.66	0.00	41.66	333.36	0.00	500.00
7280 PLEBG & SEWER MAINT	500.00	130.00	370.00	4,000.00	2,800.67	6,000.00
7281 ELECTRICAL REPAIRS	166.66	0.00	166.66	1,333.36	552.00	2,000.00
7285 HVAC	1,666.67	1,021.48	645.19	13,333.32	12,304.58	20,000.00
7286 PUMP REPAIRS	125.00	0.00	125.00	1,000.00	0.00	1,500.00
7287 BOILER REPAIRS	125.00	0.00	125.00	1,000.00	763.59	1,500.00
TOTAL BUILDING MAINT	3,874.99	2,370.17	1,504.82	31,000.04	26,693.09	46,500.00
7320 GAS	5,416.66	14,403.59	(8,986.93)	43,333.36	50,028.50	65,000.00

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7325 ELECTRIC	\$ 2,083.34	\$ 1,456.88	\$ 626.46	\$ 16,666.64	\$ 22,464.11	\$ 25,000.00
7370 WATER	1,416.66	0.00	1,416.66	11,333.36	10,565.18	17,000.00
7375 SEWER	1,041.66	0.00	1,041.66	8,333.36	7,072.68	12,500.00
7376 STORM SEWER SVC CHG	312.50	0.00	312.50	2,500.00	3,610.11	3,750.00
7380 TRASH REMOVAL	383.34	380.00	3.34	3,066.64	3,525.00	4,600.00
7381 RECYCLE	0.00	49.04	(49.04)	0.00	389.61	0.00
TOTAL UTILITIES	10,654.16	16,289.51	(5,635.35)	85,233.36	97,655.19	127,850.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	1,500.00	575.00	3,000.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	3,750.00	4,388.00	7,500.00
7428 FLOWERS	0.00	0.00	0.00	0.00	359.49	500.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	1,333.34	2,125.60	2,000.00
7460 FENCE REPAIRS	0.00	226.75	(226.75)	500.00	226.75	500.00
TOTAL LANDSCAPE MAINT	0.00	226.75	(226.75)	7,083.34	7,674.84	13,500.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	60.00	0.00
7525 EXTERMINATING CONTR	66.67	110.00	(43.33)	533.32	955.00	800.00
TOTAL GROUNDS MAINTENANCE	66.67	110.00	(43.33)	533.32	1,015.00	800.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	5,000.00	0.00	5,000.00
7620 STREET SWEEPING	0.00	0.00	0.00	500.00	0.00	500.00
7625 ICEMELT & SAND	0.00	0.00	0.00	300.00	0.00	300.00
7630 SNOW REMOVAL	800.00	166.50	633.50	3,200.00	699.50	4,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	100.00	0.00	100.00
TOTAL SNOW/ROAD MAINT	800.00	166.50	633.50	9,100.00	699.50	9,900.00
7710 FIRE/SECURITY SVC	41.66	0.00	41.66	333.36	285.24	500.00
TOTAL OTHER EXPENSES	41.66	0.00	41.66	333.36	285.24	500.00

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7810 POOL/SPA CLEANING	\$ 416.67	\$ 410.00	\$ 6.67	\$ 3,333.32	\$ 3,690.00	\$ 5,000.00
7815 POOL SUPPLIES/CHEMIC	116.66	77.11	39.55	933.36	593.73	1,400.00
7820 POOL REPAIRS	62.50	35.87	26.63	500.00	1,122.87	750.00
7829 EXERCISE EQUIP	41.67	0.00	41.67	333.32	0.00	500.00
TOTAL REC/FACILITY EXP	637.50	522.98	114.52	5,100.00	5,406.60	7,650.00
TOTAL EXPENSES	25,353.84	29,101.84	(3,748.00)	213,667.98	222,245.74	322,650.00
NET PROFIT/LOSS	349.99	(3,343.64)	(3,693.63)	(3,037.30)	(10,772.34)	(9,204.00)

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RESERVE REVENUE						
9205 TRANSFER TO RESERVES	4,000.00	4,000.00	0.00	27,000.00	27,000.00	43,000.00
9350 INTEREST INCOME	0.00	473.61	473.61	0.00	4,852.57	0.00
TOTAL REVENUE	4,000.00	4,473.61	473.61	27,000.00	31,852.57	43,000.00
EXPENSE						
9535 PARKING LOT REPAIRS	0.00	0.00	0.00	0.00	21,162.70	0.00
9550 FENCE EXPENSE	0.00	4,807.50	(4,807.50)	0.00	9,615.00	0.00
9565 RESERVE ANALYSIS	0.00	0.00	0.00	0.00	2,140.00	0.00
9570 BANK CHARGES	0.00	0.00	0.00	0.00	95.47	0.00
TOTAL EXPENSES	0.00	4,807.50	(4,807.50)	0.00	33,013.17	0.00
EXCESS/LOSS OF RESERVES	4,000.00	(333.89)	(4,333.89)	27,000.00	(1,160.60)	43,000.00