

THE ATRIUM CONDO ASSOCIATION

AS OF JULY 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	18,435.70	
1024 RES-BANK OF CHOICE		13,157.77	
1031 RES-CD COMMUNITY		111,070.03	

TOTAL CASH			142,663.50

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		20,476.70	
1115 ALLOW FOR BAD DEBT		(4,969.00)	
1130 DUE FROM OPERATING		5,000.00	
1132 OTHER PREPAIDS		821.00	

TOTAL RECEIVABLES			21,328.70

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)	

TOTAL FIXED ASSETS			77,028.48

TOTAL ASSETS			241,020.68
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2110 ACCOUNTS PAYABLE	\$	3,500.00
2115 PREPAID ASSESSMENTS		5,417.91
2130 108N LOAN		50,402.38
2190 DUE TO RESERVES		5,000.00

TOTAL LIABILITIES

64,320.29

EQUITY

2930 WORKING CAPITAL	35,528.42
2940 CURRENT EARNINGS	(17,116.46)
2941 CURRENT EARNINGS	17,116.46
2950 RESERVE FUND-PRIOR	109,589.02
2955 RESERVE FUND-CURRENT	(13,756.70)
2960 OPERATING FUND-PRIOR	48,699.41
2965 OPERATING FD-CURRENT	(3,359.76)

TOTAL EQUITY

176,700.39

TOT LIABILITY AND EQUITY

241,020.68

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Budget Comparison Report
AS OF JULY 31, 2009

PREPARED BY
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	\$ 28,093.00	\$ 28,093.00	\$ 337,116.00
5115 PARKING	108.00	165.00	57.00	108.00	165.00	1,300.00
5116 SECURITY KEY	67.00	0.00	(67.00)	67.00	0.00	800.00
5117 MOVE IN/OUT	67.00	150.00	83.00	67.00	150.00	800.00
5118 UTILITIES REIMBURSE	108.00	108.00	0.00	108.00	108.00	1,296.00
5210 LATE FEE CHARGE	75.00	110.00	35.00	75.00	110.00	900.00
5220 COLLECTION COST REC	542.00	497.00	(45.00)	542.00	497.00	6,500.00
5242 LAUNDRY INCOME	542.00	592.60	50.60	542.00	592.60	6,500.00
5450 TRANSFERS TO RESERVE	(3,500.00)	(3,500.00)	0.00	(3,500.00)	(3,500.00)	(42,000.00)
TOTAL INCOME	26,102.00	26,215.60	113.60	26,102.00	26,215.60	313,212.00
EXPENSES						
7030 MANAGEMENT FEES	1,125.00	1,125.00	0.00	1,125.00	1,125.00	13,500.00
7040 LEGAL FEES	42.00	0.00	42.00	42.00	0.00	500.00
7045 LEGAL COLLECTIONS	625.00	497.00	128.00	625.00	497.00	7,500.00
7050 OFFICE EXPENSE	58.00	0.00	58.00	58.00	0.00	700.00
7052 TELEPHONE	208.00	195.81	12.19	208.00	195.81	2,500.00
7053 TELEPHONE-CELL	50.00	0.00	50.00	50.00	0.00	600.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	500.00
7060 PRINTING & COPYING	104.00	560.90	(456.90)	104.00	560.90	1,250.00
7062 POSTAGE	46.00	34.37	11.63	46.00	34.37	550.00
7070 BANK CHARGES	13.00	0.00	13.00	13.00	0.00	150.00
7075 LICENSE, PERMITS, DUES	125.00	0.00	125.00	125.00	0.00	1,500.00
7085 ANNUAL MEETING	500.00	0.00	500.00	500.00	0.00	500.00
7086 BAD DEBT EXPENSE	500.00	0.00	500.00	500.00	0.00	6,000.00
7090 MISC ADMINISTRATIVE	25.00	300.00	(275.00)	25.00	300.00	300.00
TOTAL ADMINISTRATIVE	3,421.00	2,713.08	707.92	3,421.00	2,713.08	36,050.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7125 PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	550.00
7130 INSURANCE	2,100.00	6,063.00	(3,963.00)	2,100.00	6,063.00	29,000.00
7150 RESIDENT MGR-PAYROLL	2,150.00	2,083.00	67.00	2,150.00	2,083.00	26,000.00
7151 JANITORIAL-PAYROLL	450.00	440.00	10.00	450.00	440.00	5,500.00
7153 WORKERS COMP INS	250.00	421.00	(171.00)	250.00	421.00	1,000.00
7154 PAYROLL TAX EXPENSE	625.00	262.99	362.01	625.00	262.99	2,500.00
7155 RES MANAGER BONUS	0.00	0.00	0.00	0.00	0.00	500.00
7157 108N MORTGAGE/MAINT	708.00	613.49	94.51	708.00	613.49	8,500.00
TOTAL TAXES & INSURANCE	6,283.00	9,883.48	(3,600.48)	6,283.00	9,883.48	73,550.00
7230 BIDG & FACILITY RPR	500.00	1,616.48	(1,116.48)	500.00	1,616.48	6,000.00
7235 CARPET CLEANING	250.00	0.00	250.00	250.00	0.00	3,000.00
7240 CLEANING SUPPLIES	250.00	202.26	47.74	250.00	202.26	3,000.00
7250 LIGHT MAINTENANCE	133.00	0.00	133.00	133.00	0.00	1,600.00
7255 INTERIOR PAINT/WALL	42.00	0.00	42.00	42.00	0.00	500.00
7265 CHILLER REPAIRS	150.00	0.00	150.00	150.00	0.00	1,800.00
7270 ROOF REPAIRS	83.00	0.00	83.00	83.00	0.00	1,000.00
7271 EXTERIOR RENOVATION	42.00	0.00	42.00	42.00	0.00	500.00
7277 FIRE RESTORATION	42.00	0.00	42.00	42.00	0.00	500.00
7278 DENVER FIRE	9.00	0.00	9.00	9.00	0.00	100.00
7279 FIRE ALARM MON/INSP	1,395.00	0.00	1,395.00	1,395.00	0.00	5,740.00
7280 PLBG & SEWER MAINT	62.00	415.00	(353.00)	62.00	415.00	750.00
7281 ELECTRICAL REPAIRS	83.00	0.00	83.00	83.00	0.00	1,000.00
7285 HVAC	1,666.00	868.00	798.00	1,666.00	868.00	20,000.00
7287 BOILER REPAIRS	125.00	0.00	125.00	125.00	0.00	1,500.00
7290 OTHER BUILDING MAINT	168.00	300.00	(132.00)	168.00	300.00	2,026.00
TOTAL BUILDING MAINT	5,000.00	3,401.74	1,598.26	5,000.00	3,401.74	49,016.00
7320 GAS	1,500.00	1,519.64	(19.64)	1,500.00	1,519.64	55,000.00
7325 ELECTRIC	3,500.00	2,871.90	628.10	3,500.00	2,871.90	32,000.00
7370 WATER	1,375.00	3,351.78	(1,976.78)	1,375.00	3,351.78	16,500.00

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	\$	\$	\$	\$	\$	\$
7375 SEWER	960.00	1,667.25	(707.25)	960.00	1,667.25	11,500.00
7376 STORM SEWER SVC CHG	0.00	0.00	0.00	0.00	0.00	3,700.00
7380 TRASH REMOVAL	458.00	480.33	(22.33)	458.00	480.33	5,500.00
7381 RECYCLE	83.00	0.00	83.00	83.00	0.00	1,000.00
TOTAL UTILITIES	7,876.00	9,890.90	(2,014.90)	7,876.00	9,890.90	125,200.00
7410 LANDSCAPE MAINT	440.00	970.00	(530.00)	440.00	970.00	2,200.00
7415 LANDSCAPE CONTRACT	625.00	1,097.00	(472.00)	625.00	1,097.00	7,500.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	0.00	500.00
7428 FLOWERS	0.00	0.00	0.00	0.00	0.00	500.00
7440 SPRINKLER SYS MAINT	500.00	828.91	(328.91)	500.00	828.91	2,500.00
7460 FENCE REPAIRS	250.00	0.00	250.00	250.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,815.00	2,895.91	(1,080.91)	1,815.00	2,895.91	13,700.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	0.00	100.00
7525 EXTERMINATING CONTR	66.00	55.00	11.00	66.00	55.00	800.00
TOTAL GROUNDS MAINTENANCE	66.00	84.20	(18.20)	66.00	84.20	900.00
7615 ASPHALT REPAIRS	1,000.00	0.00	1,000.00	1,000.00	0.00	2,500.00
7620 STREET SWEEPING	250.00	0.00	250.00	250.00	0.00	500.00
7625 ICEMELT & SAND	0.00	0.00	0.00	0.00	0.00	300.00
7630 SNOW REMOVAL	0.00	0.00	0.00	0.00	0.00	2,500.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	0.00	500.00
TOTAL SNOW/ROAD MAINT	1,250.00	0.00	1,250.00	1,250.00	0.00	6,300.00
7710 FIRE/SECURITY SVC	42.00	0.00	42.00	42.00	0.00	500.00
TOTAL OTHER EXPENSES	42.00	0.00	42.00	42.00	0.00	500.00

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7810 POOL/SPA CLEANING	\$ 420.00	\$ 410.00	\$ 10.00	\$ 420.00	\$ 410.00	\$ 5,000.00
7815 POOL SUPPLIES/CHEMIC	100.00	296.05	(196.05)	100.00	296.05	1,200.00
7820 POOL REPAIRS	83.00	0.00	83.00	83.00	0.00	1,000.00
7829 EXERCISE EQUIP	42.00	0.00	42.00	42.00	0.00	500.00
TOTAL REC/FACILITY EXP	645.00	706.05	(61.05)	645.00	706.05	7,700.00
TOTAL EXPENSES	26,398.00	29,575.36	(3,177.36)	26,398.00	29,575.36	312,916.00
NET PROFIT/LOSS	(296.00)	(3,359.76)	(3,063.76)	(296.00)	(3,359.76)	296.00

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RESERVE REVENUE						
9205 TRANSFER TO RESERVES	3,500.00	3,500.00	0.00	3,500.00	3,500.00	42,000.00
9350 INTEREST INCOME	0.00	323.30	323.30	0.00	323.30	0.00
TOTAL REVENUE	3,500.00	3,823.30	323.30	3,500.00	3,823.30	42,000.00
EXPENSE						
9540 CONCRETE	0.00	3,630.00	(3,630.00)	0.00	3,630.00	0.00
9561 NEW EQUIPMENT	0.00	13,950.00	(13,950.00)	0.00	13,950.00	0.00
TOTAL EXPENSES	0.00	17,580.00	(17,580.00)	0.00	17,580.00	0.00
EXCESS/LOSS OF RESERVES	3,500.00	(13,756.70)	(17,256.70)	3,500.00	(13,756.70)	42,000.00