

THE ATRIUM CONDO ASSOCIATION

AS OF JUNE 30, 2010

ASSETS

CASH

1010 CASH-BANK OF CHOICE	\$9,474.43
1024 RES-BANK OF CHOICE	31,603.88
1031 RES-CD COMMUNITY	113,465.77

154,544.08

TOTAL CASH

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	16,908.39
1115 ALLOW FOR BAD DEBT	(4,969.00)
1132 OTHER PREPAIDS	821.00

12,760.39

TOTAL RECEIVABLES

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)

77,028.48

TOTAL FIXED ASSETS

TOTAL ASSETS

244,332.95

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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,853.55
2130 108N LOAN	49,049.41

TOTAL LIABILITIES

57,902.96

EQUITY

2930 WORKING CAPITAL	35,528.42
2940 CURRENT EARNINGS	(7,386.86)
2941 CURRENT EARNINGS	7,386.86
2950 RESERVE FUND-PRIOR	109,589.02
2955 RESERVE FUND-CURRENT	2,085.15
2960 OPERATING FUND-PRIOR	48,699.41
2965 OPERATING FD-CURRENT	(9,472.01)

TOTAL EQUITY

186,429.99

TOT LIABILITY AND EQUITY

244,332.95

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Budget Comparison Report
AS OF JUNE 30, 2010
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	\$337,116.00	\$337,116.00	\$337,116.00
5115 PARKING	112.00	150.00	38.00	1,300.00	2,020.00	1,300.00
5116 SECURITY KEY	63.00	(50.00)	(113.00)	800.00	700.00	800.00
5117 MOVE IN/OUT	63.00	0.00	(63.00)	800.00	1,450.00	800.00
5118 UTILITIES REIMBURSE	108.00	108.00	0.00	1,296.00	1,296.00	1,296.00
5210 LATE FEE CHARGE	75.00	130.00	55.00	900.00	1,600.00	900.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	0.00
5220 COLLECTION COST REC	538.00	73.00	(465.00)	6,500.00	6,218.75	6,500.00
5242 LAUNDRY INCOME	538.00	472.30	(65.70)	6,500.00	6,478.10	6,500.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	60.79	0.00
5450 TRANSFERS TO RESERVE	(3,500.00)	(3,500.00)	0.00	(42,000.00)	(42,000.00)	(42,000.00)
TOTAL INCOME	26,090.00	25,476.30	(613.70)	313,212.00	314,979.64	313,212.00

EXPENSES						
7030 MANAGEMENT FEES	1,125.00	1,125.00	0.00	13,500.00	13,500.00	13,500.00
7040 LEGAL FEES	41.00	0.00	41.00	500.00	507.50	500.00
7045 LEGAL COLLECTIONS	625.00	73.00	552.00	7,500.00	6,272.75	7,500.00
7050 OFFICE EXPENSE	62.00	0.00	62.00	700.00	150.00	700.00
7052 TELEPHONE	212.00	199.04	12.96	2,500.00	2,165.47	2,500.00
7053 TELEPHONE-CELL	50.00	55.26	(5.26)	600.00	757.71	600.00
7055 AUDIT FEES	0.00	0.00	0.00	500.00	300.00	500.00
7060 PRINTING & COPYING	106.00	5.00	101.00	1,250.00	1,030.30	1,250.00
7062 POSTAGE	44.00	33.29	10.71	550.00	550.83	550.00
7070 BANK CHARGES	7.00	31.30	(24.30)	150.00	298.98	150.00
7075 LICENSE,PERMITS,DUES	125.00	0.00	125.00	1,500.00	1,280.00	1,500.00
7085 ANNUAL MEETING	0.00	0.00	0.00	500.00	354.68	500.00
7086 BAD DEBT EXPENSE	500.00	0.00	500.00	6,000.00	4,593.76	6,000.00
7090 MISC ADMINISTRATIVE	25.00	146.74	(121.74)	300.00	1,332.72	300.00
TOTAL ADMINISTRATIVE	2,922.00	1,668.63	1,253.37	36,050.00	33,094.70	36,050.00
7125 PROPERTY TAX	0.00	0.00	0.00	550.00	468.35	550.00
7130 INSURANCE	0.00	17,587.00	(17,587.00)	29,000.00	46,193.00	29,000.00
7150 RESIDENT MGR-PAYROLL	2,200.00	2,183.00	17.00	26,000.00	26,496.00	26,000.00

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7151 JANITORIAL-PAYROLL	550.00	420.00	130.00	5,500.00	6,015.00	5,500.00
7153 WORKERS COMP INS	0.00	0.00	0.00	1,000.00	1,218.00	1,000.00
7154 PAYROLL TAX EXPENSE	0.00	217.48	(217.48)	2,500.00	2,462.94	2,500.00
7155 RES MANAGER BONUS	0.00	0.00	0.00	500.00	0.00	500.00
7157 108N MORTGAGE/MAINT	712.00	669.41	42.59	8,500.00	7,242.07	8,500.00
TOTAL TAXES & INSURANCE	3,462.00	21,076.89	(17,614.89)	73,550.00	90,095.36	73,550.00
7230 BLDG & FACILITY RPR	500.00	0.00	500.00	6,000.00	3,938.48	6,000.00
7235 CARPET CLEANING	250.00	0.00	250.00	3,000.00	2,835.00	3,000.00
7240 CLEANING SUPPLIES	250.00	424.84	(174.84)	3,000.00	2,723.63	3,000.00
7250 LIGHT MAINTENANCE	137.00	0.00	137.00	1,600.00	1,680.04	1,600.00
7255 INTERIOR PAINT/WALL	38.00	720.00	(682.00)	500.00	801.48	500.00
7265 CHILLER REPAIRS	150.00	0.00	150.00	1,800.00	1,572.52	1,800.00
7270 ROOF REPAIRS	87.00	0.00	87.00	1,000.00	750.00	1,000.00
7271 EXTERIOR RENOVATION	38.00	0.00	38.00	500.00	501.30	500.00
7276 ASBESTOS EXPENSE	0.00	60.00	(60.00)	0.00	60.00	0.00
7277 FIRE RESTORATION	38.00	0.00	38.00	500.00	0.00	500.00
7278 FIRE ALARM MONITOR	1.00	0.00	1.00	100.00	736.50	100.00
7279 FIRE ALARM MON/INSP	20.00	0.00	20.00	5,740.00	0.00	5,740.00
7280 PLBG & SEWER MAINT	68.00	(37.66)	105.66	750.00	6,314.10	750.00
7281 ELECTRICAL REPAIRS	87.00	0.00	87.00	1,000.00	483.00	1,000.00
7285 HVAC	1,674.00	1,992.66	(318.66)	20,000.00	17,221.52	20,000.00
7286 PUMP REPAIRS	0.00	170.00	(170.00)	0.00	170.00	0.00
7287 BOILER REPAIRS	125.00	0.00	125.00	1,500.00	0.00	1,500.00
7290 OTHER BUILDING MAINT	178.00	169.00	9.00	2,026.00	1,095.62	2,026.00
TOTAL BUILDING MAINT	3,641.00	3,498.84	142.16	49,016.00	40,883.19	49,016.00
7320 GAS	3,000.00	3,397.93	(397.93)	55,000.00	64,488.58	55,000.00
7325 ELECTRIC	3,500.00	1,816.77	1,683.23	32,000.00	29,743.95	32,000.00
7370 WATER	1,375.00	1,843.18	(468.18)	16,500.00	16,962.06	16,500.00
7375 SEWER	940.00	881.40	58.60	11,500.00	11,081.69	11,500.00
7376 STORM SEWER SVC CHG	0.00	0.00	0.00	3,700.00	3,610.11	3,700.00
7380 TRASH REMOVAL	462.00	316.55	145.45	5,500.00	5,194.38	5,500.00
7381 RECYCLE	85.00	0.00	85.00	1,000.00	1,025.91	1,000.00
TOTAL UTILITIES	9,362.00	8,255.83	1,106.17	125,200.00	132,106.68	125,200.00
7410 LANDSCAPE MAINT	440.00	472.50	(32.50)	2,200.00	1,842.50	2,200.00

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7415 LANDSCAPE CONTRACT	625.00	1,097.00	(472.00)	7,500.00	7,649.00	7,500.00
7420 LANDSCAPE RENOVATION	250.00	0.00	250.00	500.00	0.00	500.00
7428 FLOWERS	0.00	250.00	(250.00)	500.00	550.00	500.00
7440 SPRINKLER SYS MAINT	500.00	347.55	152.45	2,500.00	2,568.02	2,500.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,815.00	2,167.05	(352.05)	13,700.00	12,609.52	13,700.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	100.00	582.27	100.00
7525 EXTERMINATING CONTR	68.00	55.00	13.00	800.00	660.00	800.00
7527 DOG WASTE PICK UP	0.00	28.00	(28.00)	0.00	87.60	0.00
TOTAL GROUNDS MAINTENANCI	68.00	83.00	(15.00)	900.00	1,329.87	900.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	2,500.00	2,528.60	2,500.00
7620 STREET SWEEPING	0.00	795.00	(795.00)	500.00	795.00	500.00
7625 ICEMELT & SAND	0.00	0.00	0.00	300.00	0.00	300.00
7630 SNOW REMOVAL	0.00	0.00	0.00	2,500.00	2,654.69	2,500.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL SNOW/ROAD MAINT	0.00	795.00	(795.00)	6,300.00	5,978.29	6,300.00
7710 FIRE/SECURITY SVC	38.00	(60.00)	98.00	500.00	405.02	500.00
TOTAL OTHER EXPENSES	38.00	(60.00)	98.00	500.00	405.02	500.00
7810 POOL/SPA CLEANING	410.00	410.00	0.00	5,000.00	4,920.00	5,000.00
7815 POOL SUPPLIES/CHEMIC	100.00	295.08	(195.08)	1,200.00	2,284.75	1,200.00
7820 POOL REPAIRS	85.00	0.00	85.00	1,000.00	433.65	1,000.00
7829 EXERCISE EQUIP	41.00	0.00	41.00	500.00	310.62	500.00
TOTAL REC/FACILITY EXP	636.00	705.08	(69.08)	7,700.00	7,949.02	7,700.00
TOTAL EXPENSES	21,944.00	38,190.32	(16,246.32)	312,916.00	324,451.65	312,916.00
NET PROFIT/LOSS	4,146.00	(12,714.02)	(16,860.02)	296.00	(9,472.01)	296.00

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RESERVE REVENUE						
9205 TRANSFER TO RESERVES	3,500.00	3,500.00	0.00	42,000.00	42,000.00	42,000.00
9350 INTEREST INCOME	0.00	19.92	19.92	0.00	2,777.82	0.00
TOTAL REVENUE	3,500.00	3,519.92	19.92	42,000.00	44,777.82	42,000.00
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	18,149.00	0.00
9540 CONCRETE	0.00	0.00	0.00	0.00	3,630.00	0.00
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	1,842.64	0.00
9561 NEW EQUIPMENT	0.00	0.00	0.00	0.00	19,071.03	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	42,692.67	0.00
EXCESS/LOSS OF RESERVES	3,500.00	3,519.92	19.92	42,000.00	2,085.15	42,000.00