

THE ATRIUM CONDO ASSOCIATION

AS OF MAY 31, 2010

ASSETS

CASH	
1010 CASH-BANK OF CHOICE	\$22,966.42
1024 RES-BANK OF CHOICE	28,083.96
1031 RES-CD COMMUNITY	<u>113,465.77</u>
TOTAL CASH	<u>164,516.15</u>
ACCOUNTS RECEIVABLE	
1110 DUES RECEIVABLE	15,571.77
1115 ALLOW FOR BAD DEBT	(4,969.00)
1132 OTHER PREPAIDS	<u>821.00</u>
TOTAL RECEIVABLES	<u>11,423.77</u>
FIXED ASSETS	
1310 EARNEST MONEY 108N	20,446.95
1311 UNIT #108N	60,538.00
1312 EQUIPMENT	2,603.53
1320 ACCUM DEPRECIATION	<u>(6,560.00)</u>
TOTAL FIXED ASSETS	<u>77,028.48</u>
TOTAL ASSETS	<u><u>252,968.40</u></u>

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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,401.85
2120 PAYROLL TAX PAYABLE	(106.95)
2130 108N LOAN	<u>49,049.41</u>

TOTAL LIABILITIES

57,344.31

EQUITY

2930 WORKING CAPITAL	35,528.42
2940 CURRENT EARNINGS	1,807.24
2941 CURRENT EARNINGS	(1,807.24)
2950 RESERVE FUND-PRIOR	109,589.02
2955 RESERVE FUND-CURRENT	(1,434.77)
2960 OPERATING FUND-PRIOR	48,699.41
2965 OPERATING FD-CURRENT	<u>3,242.01</u>

TOTAL EQUITY

195,624.09

TOT LIABILITY AND EQUITY

252,968.40

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Budget Comparison Report
AS OF MAY 31, 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	\$309,023.00	\$309,023.00	\$337,116.00
5115 PARKING	108.00	75.00	(33.00)	1,188.00	1,870.00	1,300.00
5116 SECURITY KEY	67.00	0.00	(67.00)	737.00	750.00	800.00
5117 MOVE IN/OUT	67.00	150.00	83.00	737.00	1,450.00	800.00
5118 UTILITIES REIMBURSE	108.00	108.00	0.00	1,188.00	1,188.00	1,296.00
5210 LATE FEE CHARGE	75.00	130.00	55.00	825.00	1,470.00	900.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	0.00
5220 COLLECTION COST REC	542.00	290.00	(252.00)	5,962.00	6,145.75	6,500.00
5242 LAUNDRY INCOME	542.00	480.80	(61.20)	5,962.00	6,005.80	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	(38,500.00)	(38,500.00)	(42,000.00)
TOTAL INCOME	26,102.00	25,826.80	(275.20)	287,122.00	289,503.34	313,212.00

EXPENSES						
7030 MANAGEMENT FEES	1,125.00	1,125.00	0.00	12,375.00	12,375.00	13,500.00
7040 LEGAL FEES	41.00	11.50	29.50	459.00	507.50	500.00
7045 LEGAL COLLECTIONS	625.00	290.00	335.00	6,875.00	6,199.75	7,500.00
7050 OFFICE EXPENSE	58.00	0.00	58.00	638.00	150.00	700.00
7052 TELEPHONE	208.00	198.84	9.16	2,288.00	1,966.43	2,500.00
7053 TELEPHONE-CELL	50.00	55.26	(5.26)	550.00	702.45	600.00
7055 AUDIT FEES	0.00	0.00	0.00	500.00	300.00	500.00
7060 PRINTING & COPYING	104.00	5.00	99.00	1,144.00	1,025.30	1,250.00
7062 POSTAGE	46.00	31.56	14.44	506.00	517.54	550.00
7070 BANK CHARGES	13.00	54.20	(41.20)	143.00	267.68	150.00
7075 LICENSE,PERMITS,DUES	125.00	0.00	125.00	1,375.00	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	1,443.16	(943.16)	5,500.00	4,593.76	6,000.00
7090 MISC ADMINISTRATIVE	25.00	186.54	(161.54)	275.00	1,185.98	300.00
TOTAL ADMINISTRATIVE	2,920.00	3,401.06	(481.06)	33,128.00	31,426.07	36,050.00
7125 PROPERTY TAX	0.00	0.00	0.00	550.00	468.35	550.00
7130 INSURANCE	2,100.00	0.00	2,100.00	29,000.00	28,606.00	29,000.00
7150 RESIDENT MGR-PAYROLL	2,175.00	2,183.00	(8.00)	23,800.00	24,313.00	26,000.00

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7151 JANITORIAL-PAYROLL	450.00	460.00	(10.00)	4,950.00	5,595.00	5,500.00
7153 WORKERS COMP INS	0.00	266.00	(266.00)	1,000.00	1,218.00	1,000.00
7154 PAYROLL TAX EXPENSE	625.00	0.00	625.00	2,500.00	2,245.46	2,500.00
7155 RES MANAGER BONUS	0.00	0.00	0.00	500.00	0.00	500.00
7157 108N MORTGAGE/MAINT	708.00	526.35	181.65	7,788.00	6,572.66	8,500.00
TOTAL TAXES & INSURANCE	6,058.00	3,435.35	2,622.65	70,088.00	69,018.47	73,550.00
7230 BLDG & FACILITY RPR	500.00	249.86	250.14	5,500.00	3,938.48	6,000.00
7235 CARPET CLEANING	250.00	0.00	250.00	2,750.00	2,835.00	3,000.00
7240 CLEANING SUPPLIES	250.00	74.15	175.85	2,750.00	2,298.79	3,000.00
7250 LIGHT MAINTENANCE	133.00	160.50	(27.50)	1,463.00	1,680.04	1,600.00
7255 INTERIOR PAINT/WALL	42.00	0.00	42.00	462.00	81.48	500.00
7265 CHILLER REPAIRS	150.00	0.00	150.00	1,650.00	1,572.52	1,800.00
7270 ROOF REPAIRS	83.00	0.00	83.00	913.00	750.00	1,000.00
7271 EXTERIOR RENOVATION	42.00	0.00	42.00	462.00	501.30	500.00
7277 FIRE RESTORATION	42.00	0.00	42.00	462.00	0.00	500.00
7278 FIRE ALARM MONITOR	9.00	0.00	9.00	99.00	736.50	100.00
7279 FIRE ALARM MON/INSP	20.00	0.00	20.00	5,720.00	0.00	5,740.00
7280 PLBG & SEWER MAINT	62.00	145.00	(83.00)	682.00	6,351.76	750.00
7281 ELECTRICAL REPAIRS	83.00	0.00	83.00	913.00	483.00	1,000.00
7285 HVAC	1,666.00	868.00	798.00	18,326.00	15,228.86	20,000.00
7287 BOILER REPAIRS	125.00	0.00	125.00	1,375.00	0.00	1,500.00
7290 OTHER BUILDING MAINT	168.00	0.00	168.00	1,848.00	926.62	2,026.00
TOTAL BUILDING MAINT	3,625.00	1,497.51	2,127.49	45,375.00	37,384.35	49,016.00
7320 GAS	4,000.00	4,165.20	(165.20)	52,000.00	61,090.65	55,000.00
7325 ELECTRIC	3,500.00	1,758.97	1,741.03	28,500.00	27,927.18	32,000.00
7370 WATER	1,375.00	731.30	643.70	15,125.00	15,118.88	16,500.00
7375 SEWER	960.00	876.45	83.55	10,560.00	10,200.29	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	458.00	480.00	(22.00)	5,038.00	4,877.83	5,500.00
7381 RECYCLE	84.00	105.70	(21.70)	915.00	1,025.91	1,000.00
TOTAL UTILITIES	10,377.00	8,117.62	2,259.38	115,838.00	123,850.85	125,200.00
7410 LANDSCAPE MAINT	440.00	0.00	440.00	1,760.00	1,370.00	2,200.00
7415 LANDSCAPE CONTRACT	625.00	1,097.00	(472.00)	6,875.00	6,552.00	7,500.00
7420 LANDSCAPE RENOVATION	250.00	0.00	250.00	250.00	0.00	500.00

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7428 FLOWERS	250.00	200.00	50.00	500.00	300.00	500.00
7440 SPRINKLER SYS MAINT	0.00	176.94	(176.94)	2,000.00	2,220.47	2,500.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,565.00	1,473.94	91.06	11,885.00	10,442.47	13,700.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	100.00	582.27	100.00
7525 EXTERMINATING CONTR	67.00	55.00	12.00	732.00	605.00	800.00
7527 DOG WASTE PICK UP	0.00	28.00	(28.00)	0.00	59.60	0.00
TOTAL GROUNDS MAINTENANCE	67.00	83.00	(16.00)	832.00	1,246.87	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	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	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	0.00	0.00	6,300.00	5,183.29	6,300.00
7710 FIRE/SECURITY SVC	42.00	60.00	(18.00)	462.00	465.02	500.00
TOTAL OTHER EXPENSES	42.00	60.00	(18.00)	462.00	465.02	500.00
7810 POOL/SPA CLEANING	410.00	410.00	0.00	4,590.00	4,510.00	5,000.00
7815 POOL SUPPLIES/CHEMIC	100.00	783.51	(683.51)	1,100.00	1,989.67	1,200.00
7820 POOL REPAIRS	84.00	91.53	(7.53)	915.00	433.65	1,000.00
7829 EXERCISE EQUIP	41.00	0.00	41.00	459.00	310.62	500.00
TOTAL REC/FACILITY EXP	635.00	1,285.04	(650.04)	7,064.00	7,243.94	7,700.00
TOTAL EXPENSES	25,289.00	19,353.52	5,935.48	290,972.00	286,261.33	312,916.00
NET PROFIT/LOSS	813.00	6,473.28	5,660.28	(3,850.00)	3,242.01	296.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9205 TRANSFER TO RESERVES	3,500.00	3,500.00	0.00	38,500.00	38,500.00	42,000.00
9350 INTEREST INCOME	0.00	193.15	193.15	0.00	2,757.90	0.00
TOTAL REVENUE	3,500.00	3,693.15	193.15	38,500.00	41,257.90	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	3,693.15	193.15	38,500.00	(1,434.77)	42,000.00