

THE ATRIUM CONDO ASSOCIATION

AS OF OCTOBER 31, 2011

**ASSETS**

**CASH**

1012 CASH-US BANK	22,351.14
1025 RES-US BANK #1	680.22
1026 RES-US BANK #2	5,788.43
1031 RES-CD COMMUNITY	65,445.79

**TOTAL CASH**

94,265.58

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	14,420.06
1115 ALLOW FOR BAD DEBT	(9,000.00)
1132 OTHER PREPAIDS	831.00
1133 PREPAID INSURANCE	17,251.00

**TOTAL RECEIVABLES**

23,502.06

**FIXED ASSETS**

1310 EARNEST MONEY 108N	20,446.95
1311 UNIT #108N	60,538.00
1312 EQUIPMENT	2,603.53
1320 ACCUM DEPRECIATION	(16,222.00)

**TOTAL FIXED ASSETS**

67,366.48

**TOTAL ASSETS**

185,134.12

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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	8,144.78
2120 PAYROLL TAX PAYABLE	(422.13)
2130 108N LOAN	<u>45,762.81</u>

**TOTAL LIABILITIES** 53,485.46

**EQUITY**

2930 WORKING CAPITAL	35,528.42
2940 CURRENT EARNINGS	(26,300.24)
2941 CURRENT EARNINGS	26,300.24
2950 RESERVE FUND-PRIOR	99,891.46
2955 RESERVE FUND-CURRENT	(27,905.50)
2960 OPERATING FUND-PRIOR	22,529.02
2965 OPERATING FD-CURRENT	<u>1,605.26</u>

**TOTAL EQUITY** 131,648.66

**TOT LIABILITY AND EQUITY** 185,134.12



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Budget Comparison Report  
AS OF OCTOBER 31, 2011

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7130 INSURANCE	0.00	0.00	0.00	0.00	465.00	20,000.00
7150 RESIDENT MGR-PAYROLL	2,250.00	2,250.00	0.00	9,000.00	9,000.00	27,000.00
7151 JANITORIAL-PAYROLL	458.00	345.00	113.00	1,832.00	1,425.00	5,500.00
7153 WORKERS COMP INS	0.00	0.00	0.00	0.00	0.00	1,200.00
7154 PAYROLL TAX EXPENSE	0.00	0.00	0.00	700.00	694.49	2,800.00
7155 RES MANAGER BONUS	0.00	0.00	0.00	0.00	0.00	500.00
7157 108N MORTGAGE/MAINT	708.00	723.00	(15.00)	2,832.00	2,892.00	8,500.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,416.00</b>	<b>3,318.00</b>	<b>98.00</b>	<b>14,364.00</b>	<b>14,476.49</b>	<b>66,000.00</b>
7230 BLDG & FACILITY RPR	500.00	444.73	55.27	2,000.00	3,215.85	6,000.00
7235 CARPET CLEANING	0.00	0.00	0.00	0.00	1,469.00	3,300.00
7240 CLEANING SUPPLIES	208.00	21.86	186.14	832.00	749.16	2,500.00
7250 LIGHT MAINTENANCE	208.00	0.00	208.00	832.00	242.00	2,500.00
7254 WINDOW CLEANING	0.00	0.00	0.00	0.00	295.00	300.00
7255 INTERIOR PAINT/WALL	40.00	0.00	40.00	160.00	0.00	500.00
7265 CHILLER REPAIRS	150.00	0.00	150.00	600.00	0.00	1,800.00
7270 ROOF REPAIRS	166.00	0.00	166.00	664.00	800.00	2,000.00
7271 EXTERIOR RENOVATION	40.00	0.00	40.00	160.00	0.00	500.00
7276 FIRE ALARM MONITOR	20.00	60.00	(40.00)	80.00	120.00	240.00
7277 FIRE RESTORATION	420.00	0.00	420.00	420.00	0.00	420.00
7278 FIRE INSPECTION-DENV	0.00	0.00	0.00	0.00	616.50	617.00
7279 FIRE ALARM & EX INSP	0.00	0.00	0.00	500.00	0.00	1,000.00
7280 PLBG & SEWER MAINT	416.00	122.50	293.50	1,664.00	1,116.40	5,000.00
7281 ELECTRICAL REPAIRS	62.00	0.00	62.00	248.00	645.00	750.00
7285 HVAC	1,833.00	1,284.71	548.29	7,332.00	7,078.31	22,000.00
7290 OTHER BUILDING MAINT	40.00	0.00	40.00	160.00	0.00	480.00
<b>TOTAL BUILDING MAINT</b>	<b>4,103.00</b>	<b>1,933.80</b>	<b>2,169.20</b>	<b>15,652.00</b>	<b>16,347.22</b>	<b>49,907.00</b>
7320 GAS	5,000.00	2,042.83	2,957.17	15,300.00	6,848.46	65,000.00
7325 ELECTRIC	2,500.00	3,724.33	(1,224.33)	12,000.00	16,110.82	33,000.00
7370 WATER	1,500.00	3,921.69	(2,421.69)	6,000.00	11,360.28	18,000.00
7375 SEWER	916.00	2,495.41	(1,579.41)	3,664.00	6,036.36	11,000.00
7376 STORM SEWER SVC CHG	3,610.00	0.00	3,610.00	3,610.00	4,334.29	3,610.00
7380 TRASH REMOVAL	425.00	400.00	25.00	1,700.00	1,732.50	5,100.00
7381 RECYCLE	116.00	131.14	(15.14)	464.00	523.86	1,400.00
<b>TOTAL UTILITIES</b>	<b>14,067.00</b>	<b>12,715.40</b>	<b>1,351.60</b>	<b>42,738.00</b>	<b>46,946.57</b>	<b>137,110.00</b>

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	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7410 LANDSCAPE MAINT	225.00	0.00	225.00	900.00	5,736.00	1,800.00
7415 LANDSCAPE CONTRACT	1,298.00	1,274.00	24.00	5,192.00	5,096.00	9,086.00
7428 FLOWERS	100.00	100.00	0.00	400.00	571.61	1,500.00
7440 SPRINKLER SYS MAINT	350.00	958.92	(608.92)	1,420.00	1,764.67	2,500.00
7460 FENCE REPAIRS	0.00	0.00	0.00	250.00	0.00	750.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>1,973.00</b>	<b>2,332.92</b>	<b>(359.92)</b>	<b>8,162.00</b>	<b>13,168.28</b>	<b>15,636.00</b>
7515 CONCRETE REPAIRS	0.00	0.00	0.00	125.00	0.00	500.00
7525 EXTERMINATING CONTR	55.00	0.00	55.00	220.00	350.00	660.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	100.00	0.00
7527 DOG WASTE PICK UP	25.00	(48.00)	73.00	100.00	(148.80)	300.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>80.00</b>	<b>(48.00)</b>	<b>128.00</b>	<b>445.00</b>	<b>301.20</b>	<b>1,460.00</b>
7615 ASPHALT REPAIRS	0.00	0.00	0.00	3,000.00	2,958.00	3,000.00
7620 STREET SWEEPING	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	3,000.00
7635 SIGN PURCH & REPAIRS	200.00	0.00	200.00	200.00	0.00	200.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>3,200.00</b>	<b>2,958.00</b>	<b>6,500.00</b>
7810 POOL/SPA CLEANING	410.00	410.00	0.00	1,640.00	1,230.00	4,920.00
7815 POOL SUPPLIES/CHEMIC	116.00	0.00	116.00	464.00	804.77	1,400.00
7820 POOL REPAIRS	62.00	0.00	62.00	248.00	118.85	750.00
7829 EXERCISE EQUIP	0.00	24.00	(24.00)	20.00	24.00	95.00
<b>TOTAL REC/FACILITY EXP</b>	<b>588.00</b>	<b>434.00</b>	<b>154.00</b>	<b>2,372.00</b>	<b>2,177.62</b>	<b>7,165.00</b>
<b>TOTAL EXPENSES</b>	<b>27,698.00</b>	<b>22,626.15</b>	<b>5,071.85</b>	<b>100,017.00</b>	<b>107,122.48</b>	<b>323,044.00</b>
<b>NET PROFIT/LOSS</b>	<b>(771.00)</b>	<b>4,064.51</b>	<b>4,835.51</b>	<b>7,691.00</b>	<b>1,605.26</b>	<b>80.00</b>

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<b>RESERVE REVENUE</b>						
9205 TRANSFER TO RESERVES	3,500.00	3,500.00	0.00	14,000.00	14,000.00	42,000.00
9206 BOILER/ROOF	1,447.00	1,447.00	0.00	5,788.00	5,788.00	17,364.00
9350 INTEREST INCOME	0.00	213.19	213.19	0.00	288.50	0.00
<b>TOTAL REVENUE</b>	<b>4,947.00</b>	<b>5,160.19</b>	<b>213.19</b>	<b>19,788.00</b>	<b>20,076.50</b>	<b>59,364.00</b>
<b>EXPENSE</b>						
9560 SPECIAL EQUIPMENT	0.00	20,982.00	(20,982.00)	0.00	20,982.00	0.00
9561 NEW EQUIPMENT	0.00	0.00	0.00	0.00	27,000.00	0.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>20,982.00</b>	<b>(20,982.00)</b>	<b>0.00</b>	<b>47,982.00</b>	<b>0.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>4,947.00</b>	<b>(15,821.81)</b>	<b>(20,768.81)</b>	<b>19,788.00</b>	<b>(27,905.50)</b>	<b>59,364.00</b>