

THE ATRIUM CONDO ASSOCIATION

SEPTEMBER 30, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 22,553.76	
1024 RES-BANK OF CHOICE	40,432.45	
1031 RES-CD COMMUNITY	140,854.06	

TOTAL CASH		203,840.27
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	31,802.09	
1115 ALLOW FOR BAD DEBT	(23,000.00)	
1132 OTHER PREPAIDS	692.00	
1133 PREPAID INSURANCE	1,914.00	

TOTAL RECEIVABLES		11,408.09

1310 EARNEST MONEY 108N	20,446.95	
1311 UNIT #108N	60,538.00	
1320 ACCUM DEPRECIATION	(562.00)	

TOTAL CURRENT ASSETS		80,422.95

TOTAL ASSETS		<u>295,671.31</u>

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	6,553.12
2120 PAYROLL TAX PAYABLE	(2,173.15)
2130 108N LOAN	58,809.35

TOTAL LIABILITIES

63,189.32

EQUITY

2930 WORKING CAPITAL	35,528.42
2940 CURRENT EARNINGS	10,531.92
2941 CURRENT EARNINGS	(10,531.92)
2950 RESERVE FUND-PRIOR	174,281.43
2955 RESERVE FUND-CURRENT	10,434.16
2960 OPERATING FUND-PRIOR	12,140.22
2965 OPERATING FD-CURRENT	97.76

TOTAL EQUITY

232,481.99

TOT LIABILITY AND EQUITY

295,671.31

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Budget Comparison Report
 SEPTEMBER 30, 2007
 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	\$ 84,279.00	\$ 84,279.00	\$ 337,116.00
5115 PARKING	108.34	165.00	56.66	325.02	397.50	1,300.08
5116 SECURITY KEY	75.00	(50.00)	(125.00)	225.00	50.00	900.00
5117 MOVE IN/OUT	91.67	200.00	108.33	275.01	450.00	1,100.04
5118 UTILITIES REIMBURSE	108.00	108.00	0.00	324.00	324.00	1,296.00
5210 LATE FEE CHARGE	75.00	90.00	15.00	225.00	280.00	900.00
5220 COLLECTION COST REC	500.00	363.16	(136.84)	1,500.00	2,354.06	6,000.00
5242 LAUNDRY INCOME	416.67	468.30	51.63	1,250.01	1,519.60	5,000.04
5245 INTEREST INCOME	25.00	27.07	2.07	75.00	91.28	300.00
5450 TRANSFERS TO RESERVE	(2,750.00)	(2,750.00)	0.00	(8,250.00)	(8,250.00)	(33,000.00)
TOTAL INCOME	26,742.68	26,714.53	(28.15)	80,228.04	81,495.44	320,912.16

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
EXPENSES						
7030 MANAGEMENT FEES	1,120.00	0.00	1,120.00	3,360.00	3,360.00	13,440.00
7040 LEGAL FEES	125.00	33.00	92.00	375.00	33.00	1,500.00
7045 LEGAL COLLECTIONS	625.00	363.16	261.84	1,875.00	2,354.06	7,500.00
7050 OFFICE EXPENSE	20.84	0.00	20.84	62.52	(266.60)	250.08
7052 TELEPHONE-PAGER	208.34	190.96	17.38	625.02	572.89	2,500.08
7053 TELEPHONE-CELL	41.67	200.93	(159.26)	125.01	562.67	500.04
7055 AUDIT FEES	0.00	0.00	0.00	400.00	0.00	400.00
7060 PRINTING & COPYING	125.00	48.20	76.80	375.00	151.90	1,500.00
7062 POSTAGE	43.75	22.71	21.04	131.25	116.52	525.00
7070 BANK CHARGES	12.50	0.00	12.50	37.50	0.00	150.00
7075 LICENSE, PERMITS, DUES	125.00	0.00	125.00	375.00	314.00	1,500.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	62.50	0.00	250.00
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	381.14	250.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,500.00	0.00	10,000.00
7090 MISC ADMINISTRATIVE	20.84	0.00	20.84	62.52	36.00	250.08

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	\$	\$	\$	\$	\$	\$
TOTAL ADMINISTRATIVE	2,467.94	858.96	1,608.98	10,616.32	7,615.58	40,515.28
7120 INCOME TAXES	0.00	0.00	0.00	0.00	0.00	800.00
7125 PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	550.00
7130 INSURANCE	2,916.67	2,942.90	(26.23)	8,750.01	17,657.40	35,000.04
7150 RESIDENT MGR-PAYROLL	2,083.34	2,005.00	78.34	6,250.02	6,203.40	25,000.08
7151 JANITORIAL-PAYROLL	416.67	440.00	(23.33)	1,250.01	1,320.00	5,000.04
7153 WORKERS COMP INS	0.00	0.00	0.00	0.00	509.00	1,200.00
7154 PAYROLL TAX EXPENSE	750.00	0.00	750.00	750.00	0.00	3,000.00
7155 RES MANAGER BONUS	0.00	0.00	0.00	0.00	0.00	400.00
7157 108N MORTGAGE/MAINT	766.67	493.17	273.50	2,300.01	1,878.46	9,200.04
TOTAL TAXES & INSURANCE	6,933.35	5,881.07	1,052.28	19,300.05	27,568.26	80,150.20
7230 BLDG & FACILITY RPR	458.34	946.62	(488.28)	1,375.02	3,171.02	5,500.08
7235 CARPET CLEANING	87.59	0.00	87.59	262.77	1,640.00	1,051.08
7240 CLEANING SUPPLIES	208.34	482.02	(273.68)	625.02	1,046.83	2,500.08
7245 LIGHT CHECK	0.00	785.00	(785.00)	0.00	785.00	0.00
7250 LIGHT MAINTENANCE	100.00	0.00	100.00	300.00	703.22	1,200.00
7255 INTERIOR PAINT/WALL	41.67	0.00	41.67	125.01	0.00	500.04
7265 CHILLER REPAIRS	150.00	0.00	150.00	450.00	0.00	1,800.00
7270 ROOF REPAIRS	62.50	0.00	62.50	187.50	0.00	750.00
7271 EXTERIOR RENOVATION	41.67	0.00	41.67	125.01	0.00	500.04
7277 FIRE RESTORATION	83.00	0.00	83.00	249.00	0.00	996.00
7278 DENVER FIRE	29.17	0.00	29.17	87.51	0.00	350.04
7280 PLEG & SEWER MAINT	500.00	(5.00)	505.00	1,500.00	479.91	6,000.00
7281 ELECTRICAL REPAIRS	125.00	0.00	125.00	375.00	195.96	1,500.00
7285 HVAC	1,666.67	1,368.00	298.67	5,000.01	5,445.64	20,000.04
7286 PUMP REPAIRS	125.00	0.00	125.00	375.00	0.00	1,500.00
7287 BOILER REPAIRS	125.00	0.00	125.00	375.00	0.00	1,500.00
TOTAL BUILDING MAINT	3,803.95	3,576.64	227.31	11,411.85	13,467.58	45,647.40

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	\$	\$	\$	\$	\$	\$
7320 GAS	5,166.67	1,397.97	3,768.70	15,500.01	4,098.44	62,000.04
7325 ELECTRIC	2,083.34	2,730.58	(647.24)	6,250.02	8,786.59	25,000.08
7370 WATER	1,458.34	0.00	1,458.34	4,375.02	5,302.28	17,500.08
7375 SEWER	1,166.67	0.00	1,166.67	3,500.01	3,525.60	14,000.04
7376 STORM SEWER SVC CHG	312.50	3,610.11	(3,297.61)	937.50	3,610.11	3,750.00
7380 TRASH REMOVAL	383.34	0.00	383.34	1,150.02	410.00	4,600.08
TOTAL UTILITIES	10,570.86	7,738.66	2,832.20	31,712.58	25,733.02	126,850.32
7410 LANDSCAPE MAINT	0.00	0.00	0.00	500.00	0.00	1,000.00
7415 LANDSCAPE CONTRACT	1,250.00	1,045.14	204.86	3,750.00	3,135.42	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	234.01	500.00
7440 SPRINKLER SYS MAINT	250.00	334.88	(84.88)	750.00	1,113.14	1,500.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,500.00	1,380.02	119.98	5,500.00	4,482.57	11,500.00
7525 EXTERMINATING CONTR	66.67	150.00	(83.33)	200.01	260.00	800.04
TOTAL GROUNDS MAINTENANCE	66.67	150.00	(83.33)	200.01	260.00	800.04
7610 STREET PAINTING	0.00	410.00	(410.00)	0.00	410.00	0.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	4,000.00	0.00	4,000.00
7620 STREET SWEEPING	0.00	0.00	0.00	500.00	0.00	500.00
7625 ICEMELT & SAND	0.00	0.00	0.00	0.00	0.00	300.00
7630 SNOW REMOVAL	0.00	0.00	0.00	0.00	0.00	2,000.04
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	200.00	0.00	200.00
TOTAL SNOW/ROAD MAINT	0.00	410.00	(410.00)	4,700.00	410.00	7,000.04
7710 FIRE/SECURITY SVC	58.34	0.00	58.34	175.02	0.00	700.08

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	\$	\$	\$	\$	\$	\$
TOTAL OTHER EXPENSES	58.34	0.00	58.34	175.02	0.00	700.08
7810 POOL/SPA CLEANING	416.67	408.33	8.34	1,250.01	1,224.99	5,000.04
7815 POOL SUPPLIES/CHEMIC	100.00	99.65	0.35	300.00	339.97	1,200.00
7820 POOL REPAIRS	62.50	0.00	62.50	187.50	295.71	750.00
7829 EXERCISE EQUIP	41.67	0.00	41.67	125.01	0.00	500.04
TOTAL REC/FACILITY EXP	620.84	507.98	112.86	1,862.52	1,860.67	7,450.08
TOTAL EXPENSES	26,021.95	20,503.33	5,518.62	85,478.35	81,397.68	320,613.44
NET PROFIT/LOSS	720.73	6,211.20	5,490.47	(5,250.31)	97.76	298.72

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RESERVE REVENUE						
9205 TRANSFER TO RESERVES	2,750.00	2,750.00	0.00	8,250.00	8,250.00	33,000.00
9350 INTEREST INCOME	492.00	81.30	(410.70)	1,476.00	2,184.16	5,904.00
TOTAL REVENUE	3,242.00	2,831.30	(410.70)	9,726.00	10,434.16	38,904.00
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	3,242.00	2,831.30	(410.70)	9,726.00	10,434.16	38,904.00