

THE ATRIUM CONDO ASSOCIATION

AS OF SEPTEMBER 30, 2009

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 15,773.01	
1024 RES-BANK OF CHOICE	3,502.16	
1031 RES-CD COMMUNITY	111,400.20	

TOTAL CASH		130,675.37

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	18,834.96	
1115 ALLOW FOR BAD DEBT	(4,969.00)	
1132 OTHER PREPAIDS	821.00	

TOTAL RECEIVABLES		14,686.96

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		222,390.81
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,108.51
2130 108N LOAN	50,303.45

TOTAL LIABILITIES

58,411.96

EQUITY

2930 WORKING CAPITAL	35,528.42
2940 CURRENT EARNINGS	(29,838.00)
2941 CURRENT EARNINGS	29,838.00
2950 RESERVE FUND-PRIOR	109,589.02
2955 RESERVE FUND-CURRENT	(28,082.14)
2960 OPERATING FUND-PRIOR	48,699.41
2965 OPERATING FD-CURRENT	(1,755.86)

TOTAL EQUITY

163,978.85

TOT LIABILITY AND EQUITY

222,390.81

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Budget Comparison Report
AS OF SEPTEMBER 30, 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	\$ 84,279.00	\$ 84,279.00	\$ 337,116.00
5115 PARKING	108.00	215.00	107.00	324.00	425.00	1,300.00
5116 SECURITY KEY	67.00	0.00	(67.00)	201.00	100.00	800.00
5117 MOVE IN/OUT	67.00	200.00	133.00	201.00	400.00	800.00
5118 UTILITIES REIMBURSE	108.00	108.00	0.00	324.00	324.00	1,296.00
5210 LATE FEE CHARGE	75.00	230.00	155.00	225.00	440.00	900.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	0.00
5220 COLLECTION COST REC	542.00	541.60	(0.40)	1,626.00	1,674.20	6,500.00
5242 LAUNDRY INCOME	542.00	511.20	(30.80)	1,626.00	1,685.50	6,500.00
5450 TRANSFERS TO RESERVE	(3,500.00)	(3,500.00)	0.00	(10,500.00)	(10,500.00)	(42,000.00)
TOTAL INCOME	26,102.00	26,418.80	316.80	78,306.00	78,847.70	313,212.00
EXPENSES						
7030 MANAGEMENT FEES	1,125.00	1,125.00	0.00	3,375.00	3,375.00	13,500.00
7040 LEGAL FEES	42.00	0.00	42.00	126.00	0.00	500.00
7045 LEGAL COLLECTIONS	625.00	577.60	47.40	1,875.00	1,710.20	7,500.00
7050 OFFICE EXPENSE	58.00	0.00	58.00	174.00	0.00	700.00
7052 TELEPHONE	208.00	0.00	208.00	624.00	392.06	2,500.00
7053 TELEPHONE-CELL	50.00	54.88	(4.88)	150.00	262.14	600.00
7055 AUDIT FEES	0.00	300.00	(300.00)	500.00	300.00	500.00
7060 PRINTING & COPYING	104.00	56.75	47.25	312.00	673.65	1,250.00
7062 POSTAGE	46.00	59.28	(13.28)	138.00	153.54	550.00
7070 BANK CHARGES	13.00	0.00	13.00	39.00	0.00	150.00
7075 LICENSE, PERMITS, DUES	125.00	0.00	125.00	375.00	880.00	1,500.00
7085 ANNUAL MEETING	0.00	0.00	0.00	500.00	354.68	500.00
7086 BAD DEBT EXPENSE	500.00	143.45	356.55	1,500.00	143.45	6,000.00
7090 MISC ADMINISTRATIVE	25.00	170.00	(145.00)	75.00	495.00	300.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL ADMINISTRATIVE	2,921.00	2,486.96	434.04	9,763.00	8,739.72	36,050.00
1125 PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	550.00
1130 INSURANCE	2,100.00	2,860.60	(760.60)	12,200.00	11,442.40	29,000.00
1150 RESIDENT MGR-PAYROLL	2,150.00	2,083.00	67.00	6,450.00	6,249.00	26,000.00
1151 JANITORIAL-PAYROLL	450.00	470.00	(20.00)	1,350.00	1,330.00	5,500.00
1153 WORKERS COMP INS	0.00	0.00	0.00	250.00	0.00	1,000.00
1154 PAYROLL TAX EXPENSE	0.00	957.11	(957.11)	625.00	1,220.10	2,500.00
1155 RES MANAGER BONUS	0.00	0.00	0.00	0.00	0.00	500.00
1157 108N MORTGAGE/MAINT	708.00	766.04	(58.04)	2,124.00	2,046.64	8,500.00
TOTAL TAXES & INSURANCE	5,408.00	7,136.75	(1,728.75)	22,999.00	22,288.14	73,550.00
7230 BLDG & FACILITY RPR	500.00	(524.84)	1,024.84	1,500.00	1,091.64	6,000.00
7235 CARPET CLEANING	250.00	0.00	250.00	750.00	1,856.00	3,000.00
7240 CLEANING SUPPLIES	250.00	360.17	(110.17)	750.00	795.33	3,000.00
7250 LIGHT MAINTENANCE	133.00	503.06	(370.06)	399.00	1,120.06	1,600.00
7255 INTERIOR PAINT/WALL	42.00	0.00	42.00	126.00	0.00	500.00
7265 CHILLER REPAIRS	150.00	1,572.52	(1,422.52)	450.00	1,572.52	1,800.00
7270 ROOF REPAIRS	83.00	485.00	(402.00)	249.00	565.00	1,000.00
7271 EXTERIOR RENOVATION	42.00	0.00	42.00	126.00	501.30	500.00
7277 FIRE RESTORATION	42.00	0.00	42.00	126.00	0.00	500.00
7278 DENVER FIRE	9.00	0.00	9.00	27.00	0.00	100.00
7279 FIRE ALARM MON/INSP	20.00	0.00	20.00	1,435.00	0.00	5,740.00
7280 PLBG & SEWER MAINT	62.00	0.00	62.00	186.00	527.50	750.00
7281 ELECTRICAL REPAIRS	83.00	0.00	83.00	249.00	0.00	1,000.00
7285 HVAC	1,666.00	1,543.00	123.00	4,998.00	5,877.25	20,000.00
7287 BOILER REPAIRS	125.00	0.00	125.00	375.00	0.00	1,500.00
7290 OTHER BUILDING MAINT	168.00	0.00	168.00	504.00	595.00	2,025.00
TOTAL BUILDING MAINT	3,625.00	3,938.91	(313.91)	12,250.00	14,501.60	49,016.00
7320 GAS	1,500.00	105.58	1,394.42	4,500.00	4,546.04	55,000.00

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	\$	\$	\$	\$	\$	\$
7325 ELECTRIC	3,500.00	0.00	3,500.00	10,500.00	9,605.01	32,000.00
7370 WATER	1,375.00	1,700.28	(325.28)	4,125.00	7,338.57	16,500.00
7375 SEWER	960.00	854.10	105.90	2,880.00	3,461.25	11,500.00
7376 STORM SEWER SVC CHG	3,700.00	0.00	3,700.00	3,700.00	0.00	3,700.00
7380 TRASH REMOVAL	458.00	455.00	3.00	1,374.00	1,315.33	5,500.00
7381 RECYCLE	83.00	100.58	(17.58)	249.00	200.58	1,000.00
TOTAL UTILITIES	11,576.00	3,215.54	8,360.46	27,328.00	26,466.78	125,200.00
7410 LANDSCAPE MAINT	440.00	0.00	440.00	1,320.00	1,070.00	2,200.00
7415 LANDSCAPE CONTRACT	625.00	1,097.00	(472.00)	1,875.00	3,261.00	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	516.13	(16.13)	1,500.00	1,732.94	2,500.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,565.00	1,613.13	(48.13)	5,195.00	6,063.94	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	198.00	165.00	800.00
TOTAL GROUNDS MAINTENANCE	66.00	(36.20)	102.20	198.00	11.80	900.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	2,000.00	0.00	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	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	250.00	0.00	500.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	2,750.00	0.00	6,300.00
7710 FIRE/SECURITY SVC	42.00	0.00	42.00	126.00	60.00	500.00

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	\$	\$	\$	\$	\$	\$
TOTAL OTHER EXPENSES	42.00	0.00	42.00	126.00	60.00	500.00
7810 POOL/SPA CLEANING	420.00	410.00	10.00	1,260.00	1,230.00	5,000.00
7815 POOL SUPPLIES/CHEMIC	100.00	0.00	100.00	300.00	899.46	1,200.00
7820 POOL REPAIRS	83.00	105.00	(22.00)	249.00	242.12	1,000.00
7829 EXERCISE EQUIP	42.00	(17.75)	59.75	126.00	100.00	500.00
TOTAL REC/FACILITY EXP	645.00	497.25	147.75	1,935.00	2,471.58	7,700.00
TOTAL EXPENSES	25,848.00	18,852.34	6,995.66	82,544.00	80,603.56	312,916.00
NET PROFIT/LOSS	254.00	7,566.46	7,312.46	(4,238.00)	(1,755.86)	296.00

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RESERVE REVENUE						
2205 TRANSFER TO RESERVES	3,500.00	3,500.00	0.00	10,500.00	10,500.00	42,000.00
3350 INTEREST INCOME	0.00	3.21	3.21	0.00	661.14	0.00
TOTAL REVENUE	3,500.00	3,503.21	3.21	10,500.00	11,161.14	42,000.00
RESERVE EXPENSE						
9500 ROOF REPLACEMENT	0.00	16,276.50	(16,276.50)	0.00	16,276.50	0.00
9540 CONCRETE	0.00	0.00	0.00	0.00	3,630.00	0.00
9560 SPECIAL EQUIPMENT	0.00	1,842.64	(1,842.64)	0.00	1,842.64	0.00
9561 NEW EQUIPMENT	0.00	3,544.14	(3,544.14)	0.00	17,494.14	0.00
TOTAL EXPENSES	0.00	21,663.28	(21,663.28)	0.00	39,243.28	0.00
EXCESS/LOSS OF RESERVES	3,500.00	(18,160.07)	(21,660.07)	10,500.00	(28,082.14)	42,000.00