

THE ATRIUM CONDO ASSOCIATION

AS OF SEPTEMBER 30, 2011

ASSETS

CASH

1012 CASH-US BANK	22,337.86
1025 RES-US BANK #1	18,161.59
1026 RES-US BANK #2	4,341.21
1031 RES-CD COMMUNITY	65,233.45

TOTAL CASH

110,074.11

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	12,785.86
1115 ALLOW FOR BAD DEBT	(4,969.00)
1132 OTHER PREPAIDS	821.00

TOTAL RECEIVABLES

8,637.86

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

195,740.45

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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	10,139.68
2130 108N LOAN	<u>45,762.81</u>

TOTAL LIABILITIES 55,902.49

EQUITY

2930 WORKING CAPITAL	35,528.42
2940 CURRENT EARNINGS	(14,542.94)
2941 CURRENT EARNINGS	14,542.94
2950 RESERVE FUND-PRIOR	66,424.46
2955 RESERVE FUND-CURRENT	(12,083.69)
2960 OPERATING FUND-PRIOR	52,428.02
2965 OPERATING FD-CURRENT	<u>(2,459.25)</u>

TOTAL EQUITY 139,837.96

TOT LIABILITY AND EQUITY 195,740.45

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Budget Comparison Report
AS OF SEPTEMBER 30, 2011
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$30,382.00	\$30,382.00	\$0.00	\$91,146.00	\$91,146.00	\$364,584.00
5115 PARKING	150.00	420.00	270.00	450.00	600.00	1,800.00
5116 SECURITY KEY	50.00	0.00	(50.00)	150.00	700.00	600.00
5117 MOVE IN/OUT	100.00	0.00	(100.00)	300.00	600.00	1,200.00
5118 UTILITIES REIMBURSE	108.00	108.00	0.00	324.00	324.00	1,296.00
5210 LATE FEE CHARGE	83.00	80.00	(3.00)	249.00	320.00	996.00
5220 COLLECTION COST REC	541.00	755.00	214.00	1,623.00	1,691.85	6,492.00
5242 LAUNDRY INCOME	458.00	549.50	91.50	1,374.00	1,493.80	5,496.00
5245 INTEREST INCOME	1.00	0.73	(0.27)	3.00	2.43	12.00
5255 MISC INCOME	1.00	0.00	(1.00)	3.00	0.00	12.00
5450 TRANSFER TO RES #1	(3,500.00)	(3,500.00)	0.00	(10,500.00)	(10,500.00)	(42,000.00)
5452 TRANSFER TO RES #2	(1,447.00)	(1,447.00)	0.00	(4,341.00)	(4,341.00)	(17,364.00)
TOTAL INCOME	26,927.00	27,348.23	421.23	80,781.00	82,037.08	323,124.00

EXPENSES						
7030 MANAGEMENT FEES	1,125.00	1,125.00	0.00	3,375.00	3,375.00	13,500.00
7040 LEGAL FEES	50.00	50.00	0.00	150.00	50.00	600.00
7045 LEGAL COLLECTIONS	650.00	766.00	(116.00)	1,950.00	1,520.85	7,800.00
7050 OFFICE EXPENSE	17.00	0.00	17.00	51.00	0.00	200.00
7052 TELEPHONE	208.00	215.44	(7.44)	624.00	644.88	2,500.00
7053 TELEPHONE-CELL	62.00	0.00	62.00	186.00	100.00	750.00
7055 AUDIT FEES	125.00	0.00	125.00	375.00	0.00	1,500.00
7060 PRINTING & COPYING	92.00	18.00	74.00	276.00	810.93	1,100.00
7062 POSTAGE	50.00	24.32	25.68	150.00	103.27	600.00
7070 BANK CHARGES	17.00	0.00	17.00	51.00	0.00	200.00
7075 LICENSE, PERMITS, DUES	116.00	0.00	116.00	348.00	800.00	1,400.00
7085 ANNUAL MEETING	33.00	0.00	33.00	99.00	337.64	400.00
7086 BAD DEBT EXPENSE	618.00	0.00	618.00	1,854.00	690.00	7,416.00
7090 MISC ADMINISTRATIVE	108.00	30.00	78.00	324.00	374.50	1,300.00
TOTAL ADMINISTRATIVE	3,271.00	2,228.76	1,042.24	9,813.00	8,807.07	39,266.00
7125 PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	500.00
7130 INSURANCE	0.00	0.00	0.00	0.00	465.00	20,000.00

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7150 RESIDENT MGR-PAYROLL	2,250.00	2,250.00	0.00	6,750.00	6,750.00	27,000.00
7151 JANITORIAL-PAYROLL	458.00	340.00	118.00	1,374.00	1,080.00	5,500.00
7153 WORKERS COMP INS	0.00	0.00	0.00	0.00	0.00	1,200.00
7154 PAYROLL TAX EXPENSE	700.00	694.49	5.51	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)	2,124.00	2,169.00	8,500.00
TOTAL TAXES & INSURANCE	4,116.00	4,007.49	108.51	10,948.00	11,158.49	66,000.00
7230 BLDG & FACILITY RPR	500.00	840.88	(340.88)	1,500.00	2,771.12	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	299.42	(91.42)	624.00	727.30	2,500.00
7250 LIGHT MAINTENANCE	208.00	202.00	6.00	624.00	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	120.00	0.00	500.00
7265 CHILLER REPAIRS	150.00	0.00	150.00	450.00	0.00	1,800.00
7270 ROOF REPAIRS	166.00	0.00	166.00	498.00	800.00	2,000.00
7271 EXTERIOR RENOVATION	40.00	0.00	40.00	120.00	0.00	500.00
7276 FIRE ALARM MONITOR	20.00	0.00	20.00	60.00	60.00	240.00
7277 FIRE RESTORATION	0.00	0.00	0.00	0.00	0.00	420.00
7278 FIRE INSPECTION-DENY	0.00	0.00	0.00	0.00	616.50	617.00
7279 FIRE ALARM & EX INSP	500.00	0.00	500.00	500.00	0.00	1,000.00
7280 PLBG & SEWER MAINT	416.00	347.50	68.50	1,248.00	993.90	5,000.00
7281 ELECTRICAL REPAIRS	62.00	0.00	62.00	186.00	645.00	750.00
7285 HVAC	1,833.00	1,263.75	569.25	5,499.00	5,793.60	22,000.00
7290 OTHER BUILDING MAINT	40.00	0.00	40.00	120.00	0.00	480.00
TOTAL BUILDING MAINT	4,183.00	2,953.55	1,229.45	11,549.00	14,413.42	49,907.00
7320 GAS	3,800.00	1,499.68	2,300.32	10,300.00	4,805.63	65,000.00
7325 ELECTRIC	2,500.00	4,426.78	(1,926.78)	9,500.00	12,386.49	33,000.00
7370 WATER	1,500.00	2,279.22	(779.22)	4,500.00	7,438.59	18,000.00
7375 SEWER	916.00	1,280.25	(364.25)	2,748.00	3,540.95	11,000.00
7376 STORM SEWER SVC CHG	0.00	4,334.29	(4,334.29)	0.00	4,334.29	3,610.00
7380 TRASH REMOVAL	425.00	420.00	5.00	1,275.00	1,332.50	5,100.00
7381 RECYCLE	116.00	131.42	(15.42)	348.00	392.72	1,400.00
TOTAL UTILITIES	9,257.00	14,371.64	(5,114.64)	28,671.00	34,231.17	137,110.00
7410 LANDSCAPE MAINT	225.00	0.00	225.00	675.00	5,736.00	1,800.00

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7415 LANDSCAPE CONTRACT	1,298.00	1,274.00	24.00	3,894.00	3,822.00	9,086.00
7428 FLOWERS	100.00	100.00	0.00	300.00	471.61	1,500.00
7440 SPRINKLER SYS MAINT	350.00	427.05	(77.05)	1,070.00	805.75	2,500.00
7460 FENCE REPAIRS	125.00	0.00	125.00	250.00	0.00	750.00
TOTAL LANDSCAPE MAINT	2,098.00	1,801.05	296.95	6,189.00	10,835.36	15,636.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	125.00	0.00	500.00
7525 EXTERMINATING CONTR	55.00	240.00	(185.00)	165.00	350.00	660.00
7526 PEST CONTROL	0.00	100.00	(100.00)	0.00	100.00	0.00
7527 DOG WASTE PICK UP	25.00	(48.00)	73.00	75.00	(100.80)	300.00
TOTAL GROUNDS MAINTENANCE	80.00	292.00	(212.00)	365.00	349.20	1,460.00
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	0.00	0.00	0.00	0.00	0.00	200.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	3,000.00	2,958.00	6,500.00
7810 POOL/SPA CLEANING	410.00	0.00	410.00	1,230.00	820.00	4,920.00
7815 POOL SUPPLIES/CHEMIC	116.00	522.40	(406.40)	348.00	804.77	1,400.00
7820 POOL REPAIRS	62.00	118.85	(56.85)	186.00	118.85	750.00
7829 EXERCISE EQUIP	0.00	0.00	0.00	20.00	0.00	95.00
TOTAL REC/FACILITY EXP	588.00	641.25	(53.25)	1,784.00	1,743.62	7,165.00
TOTAL EXPENSES	23,593.00	26,295.74	(2,702.74)	72,319.00	84,496.33	323,044.00
NET PROFIT/LOSS	3,334.00	1,052.49	(2,281.51)	8,462.00	(2,459.25)	80.00

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RESERVE REVENUE						
9205 TRANSFER TO RESERVES	3,500.00	3,500.00	0.00	10,500.00	10,500.00	42,000.00
9206 BOILER/ROOF	1,447.00	1,447.00	0.00	4,341.00	4,341.00	17,364.00
9350 INTEREST INCOME	0.00	0.83	0.83	0.00	75.31	0.00
TOTAL REVENUE	4,947.00	4,947.83	0.83	14,841.00	14,916.31	59,364.00

RESERVE EXPENSE

EXPENSE						
9561 NEW EQUIPMENT	0.00	0.00	0.00	0.00	27,000.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	27,000.00	0.00
EXCESS/LOSS OF RESERVES	4,947.00	4,947.83	0.83	14,841.00	(12,083.69)	59,364.00