

Lexington (lms1301)

Balance Sheet

Period = Sep 2009

	Balance Current Period	Beginning Balance	Net Change
Cash			
Cash - Operating Acct	7,965.30	6,559.69	1,405.61
Bank - CRF	51,824.92	51,397.35	427.57
Special levy	182,154.01	311,347.89	-129,193.88
Total Cash	241,944.23	369,304.93	-127,360.70
Bank - Holdback Account	208,747.04	164,251.17	44,495.87
Total Restricted Cash	208,747.04	164,251.17	44,495.87
Accounts Receivable			
Accounts Receivable	2,732.40	1,761.42	970.98
Accounts Receivable - Special Levy	144,041.34	261,266.44	-117,225.10
Security Deposits Paid	600.00	600.00	0.00
Total Accounts Receivable	147,373.74	263,627.86	-116,254.12
Prepaid Insurance	2,450.25	3,267.00	-816.75
Total Prepaid	2,450.25	3,267.00	-816.75
Total Assets	600,515.26	800,450.96	-199,935.70
Accounts Payable	153.82	181.88	-28.06
Accrued Liabilities	0.00	325.00	-325.00
Holdback Payable	208,646.97	188,354.98	20,291.99
Total Liabilities	208,800.79	188,861.86	19,938.93
CRF	51,824.92	51,397.35	427.57
Special assessment	2,697,539.52	2,627,626.24	69,913.28
Special Assessment Expenditures	-2,371,358.54	-2,079,115.72	-292,242.82
Prior Period Surplus (Deficit)	5,000.91	5,834.24	-833.33
Current Earnings	8,707.66	5,846.99	2,860.67
Total Equity	391,714.47	611,589.10	-219,874.63
Total Liabilities & Equities	600,515.26	800,450.96	-199,935.70

Expensing / Cost Recognition Policy

These financial statements may not include all costs incurred during the period. Unless otherwise noted, only invoices received within the reporting month are recognized above.

**Lexington North - LMS 1301
CRF Fund Statement
For the Period Ended
9/30/2009**

Balance, beginning of the year, April 1, 2009 **\$ 39,849.74**

Income

Interest Income	53.82	
Transfer - CRF Contributions	2,500.02	
Transfer - 08/09 Operating Budget Surplus as per AGM on July 13/09	9,421.34	
	<u>11,975.18</u>	11,975.18

Expenditures

	-	
	-	
	<u>-</u>	-

Balance, end of the period **\$ 51,824.92**

Contingency Reserve Fund Reconciliation as at: 9/30/2009

Assets:

CRF - Bank Account **\$ 51,824.92**

Balance, CRF Fund **\$ 51,824.92**

Difference: **\$ -**

Lexington North - LMS 1301
Special Levy Fund
For the Period ended:
9/30/2009

Special Assessment
Balance, beginning of the year \$ 2,697,117.29

Add:

Interest Income	422.23	
Owner Assessments	-	
	422.23	422.23

Less:

	-	
	-	

Balance, end of the period \$ 2,697,539.52 \$ 2,697,539.52

SL Expenditures

Balance, beginning of year \$ 1,150,027.19

Less:

Trow Associates Inc, inv#990386412	11,901.77
Luiz Leon inv#16902/16903	2,319.79
Sunrise, Cert#7	142,869.75
Sunrise, Cert#7 - HB	15,874.42
Trow Associates Inc, inv#990392910	11,855.76
Sunrise, Certificate #8	187,595.48
Luiz Leon inv#16904/16905	1,550.31
Trow Associates Inc, inv#990354239	10,809.26
Trow Associates Inc, inv#990399760	8,939.23
Sunrise, Cert#9	268,620.07
National Home Warranty	62,740.21
Luiz Leon inv#16901	704.57
Trow Associates Inc, inv#990410669	9,358.37
Sunrise, Certificate #10	241,690.11
Maintenance Operations Program Inc #274	22,050.00
Luiz Leon inv#16906	823.54
Trow Associates Inc, inv#990419299	10,626.15
Sunrise, Cert#11	202,919.86
Dye & Durham #5065771	114.44
Trow Associates Inc, inv#990426239	7,968.26

	1,221,331.35	
	1,221,331.35	
	<u>\$ 2,371,358.54</u>	2,371,358.54

SL Expenditures, end of the period

Special Levy Balance, less expenditures

\$ 326,180.98

**Atira Property Management
 Lexington North - LMS 1301
 Account Reconciliation of Special Levy Funds**

Period Ending: 9/30/2009

Special Assessment Net Balance		\$ 326,180.98
Special Levy bank balance	\$ 182,154.01	
Add: SL A/R	144,041.34	
Less: Holdback account interest	100.07	
Adjusted bank balance		(326,295.42)
Difference: Dye & Durham Inv#5065771 (ck#117 - post month 10/09)		-\$ 114.44

A/R List

<i>Unit</i>	<i>SL #1 & 2</i>
106	2,861.36
301	141,179.98
Total	144,041.34