Lexington Lakes Condominium Association, Inc.

As of 12/31/17

Balance Sheet
(Compiled - Unaudited)

Assets

Current Assets:		
Cash - operating	$ 443,374.04	
Due from replacement	172.47	
Assessments receivable	6,115.00	
Prepaid expenses	178,206.19	
Total Current Assets		$ 627,867.70
Restricted Assets:		
Cash - replacement fund	$ 1,169,646.62	
Due from operating	(172.47)	
Total Restricted Assets		$ 1,169,474.15
Other assets:		
Utility deposits	$ 15,726.87	
Total other assets		$ 15,726.87
		$ 1,813,068.72

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc.

As of 12/31/17

Balance Sheet
(Compiled - Unaudited)

Liabilities & Fund Balance

Current Liabilities:		
Accounts Payable	$ 10,676.66	
Prepaid Owner Assessments	20,717.08	
Refundable security deposits	13,330.22	
Accrued expense	28,631.13	
Social activity fund	122.59	
Insurance payable	65,286.30	
Deferred income	50,028.70	
Deferred cable income	9,504.00	
Current Portion LTD	14,743.28	
Total Current Liabilities		$ 213,039.96
Long Term Debt		
N/P - Termite	$ 92,849.02	
Less - Current Portion LTD	(14,743.28)	
Total Long Term Debt		$ 78,105.74
Fund Balances:		
Operating fund balance	$ 298,521.59	
Replacement fund	1,169,474.15	
Working capital Fund	54,508.13	
Assessments and revenues over (under) expenses	(580.85)	
Total Fund Balance		$ 1,521,923.02
		$ 1,813,068.72

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc.

As of 12/31/17

Balance Sheet
Supporting Schedules
(Compiled - Unaudited)

Operating cash:		
Seacoast Bank - operating	$	34,077.65
Seacoast Natl operating sweep		129,540.58
CenterState Working Capital MM		65,295.99
CenterState - Securtiy deposit		12,205.20
Florida Community Bank CD		51,577.45
CenterState CD 1.01% 5/25/18		100,677.17
CenterState CD 6/2018		50,000.00
Total operating cash	$	443,374.04
Reserve cash:		
SNB Reserve Repo acct	$	212,488.36
Florida Community Bk 1.35%		204,054.64
New York Community Bank CD		250,263.42
Bank United CD 1.25% 4/2/18		252,840.20
Trustco Bank CD		250,000.00
Total reserve cash	$	1,169,646.62
Total operating and reserve	$	1,613,020.66
Assessments receivable:		
Accounts receivables	$	8,290.11
Allowance for bad debt		(2,175.11)
Total assessments receivable	$	6,115.00
Prepaid expenses:		
Prepaid insurance	$	81,923.66
Prepaid expenses		3,849.20
Prepaid Expense - Termite		92,433.33
Total prepaid expenses	$	178,206.19

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Lexington Lakes Condominium Association, Inc.

As of 12/31/17

Balance Sheet
Supporting Schedules
(Compiled - Unaudited)

Replacement funds:

Pooled reserve beg bal	$	945,814.45
Pooled reserve collections		217,999.95
Pooled reserve interest		5,996.83
Pooled reserve expenses		(337.08)
Total pooled reserves	$	1,169,474.15
Total replacement funds	$	1,169,474.15

Working Capital fund

Working capital beg bal	$	61,685.37
Working capital collections		3,780.00
Working capital interest		44.63
Working capital expense		(11,001.87)
Total Working capital	$	54,508.13

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc

Period: 12/01/17 to 12/31/17

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
		Statement of Assessments, Revenues and Expenses - Budget/Actual (Compiled - Unaudited)					
Assessments and revenues:							
Maintenance Assessments	64,993.34	64,993.37	(.03)	779,580.05	779,920.00	(339.95)	779,920.00
Reserve assessments	18,166.66	18,166.74	(.08)	217,999.95	218,000.00	(.05)	218,000.00
Background check income	895.00	.00	895.00	6,620.00	.00	6,620.00	.00
Lawsuit settlement proceeds	.00	.00	.00	10,608.20	.00	10,608.20	.00
Late fees	100.00	.00	100.00	1,333.49	.00	1,333.49	.00
Interest income	90.25	119.24	(28.99)	1,468.97	1,430.00	38.97	1,430.00
Cable bonus income	264.00	.00	264.00	3,168.00	.00	3,168.00	.00
Miscellaneous	.00	8.37	(8.37)	142.00	100.00	42.00	100.00
Other income	.00	50.00	(50.00)	1,000.00	600.00	400.00	600.00
Gate remote	110.00	25.00	85.00	570.00	300.00	270.00	300.00
Reimbursement - gate repairs	.00	.00	.00	95.00	.00	95.00	.00
Bad debt receovey	.00	.00	.00	1,624.73	.00	1,624.73	.00
Capital contribution	4,725.00	166.74	4,558.26	16,065.00	2,000.00	14,065.00	2,000.00
	89,344.25	83,529.46	5,814.79	1,040,275.39	1,002,350.00	37,925.39	1,002,350.00
Expenses:							
Administrative expenses							
Management fees	5,570.18	5,352.16	(218.02)	70,290.47	64,225.04	(6,065.43)	64,225.04
Management other	.00	425.74	425.74	6,558.00	5,108.00	(1,450.00)	5,108.00
Audit & tax prep	2,100.00	.00	(2,100.00)	4,200.00	4,350.00	150.00	4,350.00
Accounting services	1,078.00	1,167.99	89.99	13,279.00	14,015.00	736.00	14,015.00
Income Tax Expense	.00	.00	.00	350.00	.00	(350.00)	.00
Legal & professional	.00	250.00	250.00	2,342.76	3,000.00	657.24	3,000.00
Domain name	.00	.00	.00	108.89	108.00	(.89)	108.00
Recreational activities	.00	8.37	8.37	.00	100.00	100.00	100.00
VMS passes	.00	41.74	41.74	.00	500.00	500.00	500.00
Computer repairs	.00	24.24	24.24	.00	290.00	290.00	290.00
Insurance	7,484.59	7,083.37	(401.22)	88,751.53	85,000.00	(3,751.53)	85,000.00
Copier service	36.14	50.00	13.86	805.55	600.00	(205.55)	600.00
Postage	104.75	41.74	(63.01)	1,326.83	500.00	(826.83)	500.00
Printing services	.00	.00	.00	8.75	.00	(8.75)	.00
Office supplies	49.99	125.00	75.01	925.79	1,500.00	574.21	1,500.00
Background check expense	325.00	.00	(325.00)	4,432.70	.00	(4,432.70)	.00
Fees to the division	.00	113.00	113.00	1,356.00	1,356.00	.00	1,356.00
Corp annual fee	.00	5.24	5.24	61.25	62.00	.75	62.00
Bad debt	.00	108.37	108.37	.00	1,300.00	1,300.00	1,300.00
Miscellaneous	58.98	62.50	3.52	381.23	750.00	368.77	750.00
Fido baggies	.00	59.00	59.00	422.15	708.00	285.85	708.00
Settlement expense	.00	.00	.00	10,608.20	.00	(10,608.20)	.00
	16,807.63	14,918.46	(1,889.17)	206,209.10	183,472.04	(22,737.06)	183,472.04

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

Period: 12/01/17 to 12/31/17

Statement of Assessments, Revenues and
Expenses - Budget/Actual
(Compiled - Unaudited)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
Expenses continued:							
Utilities:							
Electric	2,634.03	2,166.74	(467.29)	25,478.94	26,000.00	521.06	26,000.00
Water & sewer	12,154.80	10,916.74	(1,238.06)	132,655.72	131,000.00	(1,655.72)	131,000.00
Trash collection	3,141.60	2,866.00	(275.60)	34,646.45	34,392.00	(254.45)	34,392.00
Telephone/internet	396.32	633.37	237.05	6,959.23	7,600.00	640.77	7,600.00
Cable TV	10,121.73	10,715.39	593.66	122,270.34	128,584.68	6,314.34	128,584.68
	28,448.48	27,298.24	(1,150.24)	322,010.68	327,576.68	5,566.00	327,576.68
Building and equipment							
Bldg Maintenance & supply	275.78	541.74	265.96	5,936.71	6,500.00	563.29	6,500.00
Correct defects/upgrade facil	.00	.00	.00	384.25	.00	(384.25)	.00
Golf cart maintenance	.00	83.37	83.37	307.50	1,000.00	692.50	1,000.00
Gate maintenance & repairs	.00	250.00	250.00	2,319.31	3,000.00	680.69	3,000.00
Janitorial service	1,378.00	1,378.00	.00	16,536.00	16,536.00	.00	16,536.00
Janitorial supplies	85.36	41.74	(43.62)	871.64	500.00	(371.64)	500.00
Backflow inspections	.00	33.37	33.37	60.00	400.00	340.00	400.00
Lake maint/littoral zone	211.00	233.37	22.37	2,204.00	2,800.00	596.00	2,800.00
Road & sign manitenance	.00	.00	.00	267.03	.00	(267.03)	.00
Fountain maint and repairs	.00	41.74	41.74	.00	500.00	500.00	500.00
Gate damage repairs	.00	.00	.00	897.02	.00	(897.02)	.00
Pest control - clubhouse int	85.60	41.74	(43.86)	513.60	500.00	(13.60)	500.00
Lighting/electrician	.00	166.74	166.74	3,646.79	2,000.00	(1,646.79)	2,000.00
Extinquishers/hydrants maint	.00	71.25	71.25	910.50	855.00	(55.50)	855.00
Maintenance supplies	.00	29.24	29.24	611.01	350.00	(261.01)	350.00
Capital expenditures	.00	45.78	45.78	4,193.32	548.81	(3,644.51)	548.81
Roofing and drywall repairs	1,575.00	625.00	(950.00)	23,252.00	7,500.00	(15,752.00)	7,500.00
Camera repairs	254.40	166.74	(87.66)	2,181.44	2,000.00	(181.44)	2,000.00
Termite Bond	2,506.67	.00	(2,506.67)	2,506.67	.00	(2,506.67)	.00
	6,371.81	3,749.82	(2,621.99)	67,598.79	44,989.81	(22,608.98)	44,989.81
Grounds:							
Landscape Maintenance	5,848.00	5,847.99	(.01)	69,428.00	70,175.00	747.00	70,175.00
Landscape replacement	3,791.00	1,166.92	(2,624.08)	14,502.04	14,002.38	(499.66)	14,002.38
Pest control / shrubs / grass	3,278.34	1,460.08	(1,818.26)	20,054.78	17,520.30	(2,534.48)	17,520.30
Irrigation contract	800.00	800.00	.00	9,600.00	9,600.00	.00	9,600.00
Irrigation supplies / repairs	437.39	166.74	(270.65)	4,985.33	2,000.00	(2,985.33)	2,000.00
Mulch program	7,030.70	416.74	(6,613.96)	8,254.20	5,000.00	(3,254.20)	5,000.00
Pressure wash	.00	458.37	458.37	5,100.00	5,500.00	400.00	5,500.00
Tree trimming	100.00	250.00	150.00	1,423.71	3,000.00	1,576.29	3,000.00
Christmas lights and decorati	.00	316.74	316.74	3,732.58	3,800.00	67.42	3,800.00
Hoover pump system repairs	129.42	176.25	46.83	2,212.24	2,113.79	(98.45)	2,113.79
Preserve and perimeter maint	.00	125.00	125.00	475.00	1,500.00	1,025.00	1,500.00
	21,414.85	11,184.83	(10,230.02)	139,767.88	134,211.47	(5,556.41)	134,211.47

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

Period: 12/01/17 to 12/31/17

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget

Statement of Assessments, Revenues and
Expenses - Budget/Actual
(Compiled - Unaudited)

Description	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Yearly Budget
Expenses continued:							
Pool and recreation:							
Pool maintenance and repairs	380.00	416.74	36.74	4,567.63	5,000.00	432.37	5,000.00
Rec area maint and repairs	.00	8.37	8.37	25.00	100.00	75.00	100.00
	380.00	425.11	45.11	4,592.63	5,100.00	507.37	5,100.00
Contract services:							
Security guards	6,800.43	7,416.74	616.31	78,769.21	89,000.00	10,230.79	89,000.00
	6,800.43	7,416.74	616.31	78,769.21	89,000.00	10,230.79	89,000.00
Miscellaneous:							
Miscellaneous / contingency	3,750.00	.00	(3,750.00)	3,908.00	.00	(3,908.00)	.00
	3,750.00	.00	(3,750.00)	3,908.00	.00	(3,908.00)	.00
Transfer to reserves							
Transfer to reserves	18,166.66	18,166.66	.00	217,999.95	218,000.00	.05	218,000.00
	18,166.66	18,166.66	.00	217,999.95	218,000.00	.05	218,000.00
	102,139.86	83,159.86	(18,980.00)	1,040,856.24	1,002,350.00	(38,506.24)	1,002,350.00
Assesssments and revenues over (under) expenses	(12,795.61)	369.60	(13,165.21)	(580.85)	.00	(580.85)	.00

See accountants' compilation report.