Lexington Lakes Condominium Association, Inc.

As of 02/28/17

Balance Sheet
(Compiled - Unaudited)

Assets

Current Assets:		
Cash - operating	$ 555,109.88	
Assessments receivable	8,847.52	
Prepaid expenses	67,390.92	
Total Current Assets		$ 631,348.32
Restricted Assets:		
Cash - replacement fund	$ 899,678.14	
Due from operating	98,116.58	
Total Restricted Assets		$ 997,794.72
Other assets:		
Utility deposits	$ 15,726.87	
Total other assets		$ 15,726.87
		$ 1,644,869.91

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc.

As of 02/28/17

Balance Sheet
(Compiled - Unaudited)

Liabilities & Fund Balance

Current Liabilities:				
Accounts Payable	$	28,140.75		
Prepaid Owner Assessments		29,475.08		
Refundable security deposits		10,580.22		
Social activity fund		122.59		
Insurance payable		45,949.82		
Deferred income		60,591.90		
Deferred paver income		301.80		
Deferred cable income		12,144.00		
Due to replacement		98,116.58		
Total Current Liabilities			$	285,422.74
Fund Balances:				
Operating fund balance	$	298,521.59		
Replacement fund		997,794.72		
Working capital Fund		62,789.94		
Assessments and revenues over (under) expenses		340.92		
Total Fund Balance			$	1,359,447.17
			$	1,644,869.91

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc.

As of 02/28/17

Balance Sheet
Supporting Schedules
(Compiled - Unaudited)

Operating cash:		
Seacoast Bank - operating	$	26,347.56
Seacoast Natl operating sweep		155,405.66
CenterState Working Capital MM		62,789.94
CenterState - Securtiy deposit		9,505.20
Bank United Money Mkt 3138		51,023.89
Bank United Money Mkt 9192		50,936.97
Bank United Money Mkt 2744		60,894.52
Florida Community Bank CD		51,061.52
Bank United CD		87,144.62
Total operating cash	$	555,109.88
Reserve cash:		
SNB Reserve Repo acct	$	213,497.10
CenterState Reserve MM		54,319.48
First Citizens Bank		179,124.62
Florida Community Bk 1.35%		202,473.52
New York Community Bank CD		250,263.42
Total reserve cash	$	899,678.14
Total operating and reserve	$	1,454,788.02
Assessments receivable:		
Accounts receivables	$	11,047.36
Allowance for bad debt		(3,799.84)
Receivables - Atty Fein a/r		1,600.00
Total assessments receivable	$	8,847.52
Prepaid expenses:		
Centex attorney retainer	$	315.00
Prepaid insurance		66,172.90
Prepaid expenses		903.02
Total prepaid expenses	$	67,390.92

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Lexington Lakes Condominium Association, Inc.

As of 02/28/17

Balance Sheet
Supporting Schedules
(Compiled - Unaudited)

Replacement funds:		
Roof reserve	$	524,640.48
Total roof replacement	$	524,640.48
Total painting reserve	$	.00
Total pressure washing reserve	$	.00
Paving reserves	$	30,669.53
Total paving reserve	$	30,669.53
Pool and equipment reserve	$	(2,404.78)
Total pool and equipment reser	$	(2,404.78)
Common area interior reserve	$	9,210.42
Total common area interior res	$	9,210.42

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc.

As of 02/28/17

Balance Sheet
Supporting Schedules
(Compiled - Unaudited)

Replacement funds (continued):		
Site Improvements reserve	$	29,797.56
Total site improvements	$	29,797.56
Correct defect/upgrade reserve	$	62,775.64
Total Correct defect/upgrades	$	62,775.64
Pooled reserve beg bal	$	306,699.84
Pooled reserve collections		36,333.33
Pooled reserve interest		72.70
Total pooled reserves	$	343,105.87
Total replacement funds	$	997,794.72
Working Capital fund		
Working capital beg bal	$	61,685.37
Working capital collections		1,890.00
Working capital interest		14.57
Working capital expense		(800.00)
Total Working capital	$	62,789.94

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

Period: 02/01/17 to 02/28/17

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	64,993.33	64,993.33	.00	129,986.67	129,986.66	.01	779,920.00
Reserve assessments	18,166.67	18,166.66	.01	36,333.33	36,333.32	.01	218,000.00
Background check income	450.00	.00	450.00	950.00	.00	950.00	.00
Late fees	238.88	.00	238.88	388.88	.00	388.88	.00
interest income	27.71	119.16	(91.45)	170.68	238.32	(67.64)	1,430.00
Cable bonus income	264.00	.00	264.00	528.00	.00	528.00	.00
Miscellaneous	.00	8.33	(8.33)	.00	16.66	(16.66)	100.00
Other income	.00	50.00	(50.00)	.00	100.00	(100.00)	600.00
Gate remote	70.00	25.00	45.00	120.00	50.00	70.00	300.00
Capital contribution	.00	166.66	(166.66)	.00	333.32	(333.32)	2,000.00
	84,210.59	83,529.14	681.45	168,477.56	167,058.28	1,419.28	1,002,350.00
Expenses:							
Administrative expenses							
Management fees	5,071.48	5,352.08	280.60	10,740.32	10,704.16	(36.16)	64,225.04
Management other	.00	425.66	425.66	.00	851.32	851.32	5,108.00
Audit & tax prep	.00	.00	.00	.00	.00	.00	4,350.00
Accounting services	1,082.00	1,167.91	85.91	2,171.00	2,335.82	164.82	14,015.00
Legal & professional	.00	250.00	250.00	.00	500.00	500.00	3,000.00
Domain name	108.89	.00	(108.89)	108.89	.00	(108.89)	108.00
Recreational activities	.00	8.33	8.33	.00	16.66	16.66	100.00
VMS passes	.00	41.66	41.66	.00	83.32	83.32	500.00
Computer repairs	.00	24.16	24.16	.00	48.32	48.32	290.00
Insurance	7,341.34	7,083.33	(258.01)	14,682.68	14,166.66	(516.02)	85,000.00
Copier service	33.39	50.00	16.61	231.46	100.00	(131.46)	600.00
Postage	120.43	41.66	(78.77)	120.43	83.32	(37.11)	500.00
Printing services	8.75	.00	(8.75)	8.75	.00	(8.75)	.00
Office supplies	498.31	125.00	(373.31)	498.31	250.00	(248.31)	1,500.00
Background check expense	242.95	.00	(242.95)	635.90	.00	(635.90)	.00
Fees to the division	.00	113.00	113.00	1,056.00	226.00	(830.00)	1,356.00
Corp annual fee	.00	5.16	5.16	61.25	10.32	(50.93)	62.00
Bad debt	.00	108.33	108.33	.00	216.66	216.66	1,300.00
Miscellaneous	.00	62.50	62.50	.00	125.00	125.00	750.00
Fido baggies	.00	59.00	59.00	.00	118.00	118.00	708.00
	14,507.54	14,917.78	410.24	30,314.99	29,835.56	(479.43)	183,472.04

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

Period: 02/01/17 to 02/28/17

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	2,149.63	2,166.66	17.03	4,442.73	4,333.32	(109.41)	26,000.00
Water & sewer	10,879.10	10,916.66	37.56	23,847.07	21,833.32	(2,013.75)	131,000.00
Trash collection	2,733.78	2,866.00	132.22	5,779.02	5,732.00	(47.02)	34,392.00
Telephone/internet	516.81	633.33	116.52	1,200.00	1,266.66	66.66	7,600.00
Cable TV	10,120.87	10,715.39	594.52	20,407.61	21,430.78	1,023.17	128,584.68
	26,400.19	27,298.04	897.85	55,676.43	54,596.08	(1,080.35)	327,576.68
Building and equitment							
Bldg Maintenance & supply	209.00	541.66	332.66	2,732.65	1,083.32	(1,649.33)	6,500.00
Golf cart maintenance	117.50	83.33	(34.17)	117.50	166.66	49.16	1,000.00
Gate maintenenace & repairs	95.00	250.00	155.00	95.00	500.00	405.00	3,000.00
Janitorial service	1,378.00	1,378.00	.00	2,756.00	2,756.00	.00	16,536.00
Janitorial supplies	8.35	41.66	33.31	8.35	83.32	74.97	500.00
Backflow inspections	.00	33.33	33.33	.00	66.66	66.66	400.00
Lake maint/littoral zone	103.00	233.33	130.33	206.00	466.66	260.66	2,800.00
Fountain maint and repairs	.00	41.66	41.66	.00	83.32	83.32	500.00
Pest control - clubhouse int	85.60	41.66	(43.94)	85.60	83.32	(2.28)	500.00
Lighting/electrician	582.70	166.66	(416.04)	582.70	333.32	(249.38)	2,000.00
Extinquishers/hydrants maint	.00	71.25	71.25	.00	142.50	142.50	855.00
Maintenance supplies	142.16	29.16	(113.00)	155.80	58.32	(97.48)	350.00
Capital expenditures	.00	45.73	45.73	.00	91.46	91.46	548.81
Roofing and drywall repairs	2,650.00	625.00	(2,025.00)	5,614.32	1,250.00	(4,364.32)	7,500.00
Camera repairs	477.00	166.66	(310.34)	567.00	333.32	(233.68)	2,000.00
	5,848.31	3,749.09	(2,099.22)	12,920.92	7,498.18	(5,422.74)	44,989.81
Grounds:							
Landscape Maintenence	5,148.00	5,847.91	699.91	10,948.00	11,695.82	747.82	70,175.00
Landscape replacement	1,425.09	1,166.86	(258.23)	1,425.09	2,333.72	908.63	14,002.38
Pest control / shrubs / grass	638.18	1,460.02	821.84	2,774.71	2,920.04	145.33	17,520.30
Irrigation contract	800.00	800.00	.00	1,600.00	1,600.00	.00	9,600.00
Irrigation supplies / repairs	1,080.50	166.66	(913.84)	2,011.46	333.32	(1,678.14)	2,000.00
Mulch program	.00	416.66	416.66	.00	833.32	833.32	5,000.00
Pressure wash	.00	458.33	458.33	.00	916.66	916.66	5,500.00
Tree trimming	.00	250.00	250.00	.00	500.00	500.00	3,000.00
Christmas lights and decorati	.00	316.66	316.66	.00	633.32	633.32	3,800.00
Hoover pump system repairs	.00	176.14	176.14	.00	352.28	352.28	2,113.79
Preserve and perimeter maint	475.00	125.00	(350.00)	475.00	250.00	(225.00)	1,500.00
	9,566.77	11,184.24	1,617.47	19,234.26	22,368.48	3,134.22	134,211.47

See accountants' compilation report.