Lexington Lakes Condominium Association, Inc.

As of 01/31/17

Balance Sheet
(Compiled - Unaudited)

Liabilities & Fund Balance

Current Liabilities:		
Accounts Payable	$ 40,825.79	
Prepaid Owner Assessments	31,900.08	
Refundable security deposits	10,780.22	
Accrued expense	5,800.00	
Social activity fund	122.59	
Insurance payable	52,514.08	
Deferred income	60,837.85	
Deferred paver income	301.80	
Deferred cable income	12,408.00	
Due to replacement	95,121.84	
Total Current Liabilities		$ 310,612.25
Fund Balances:		
Operating fund balance	$ 304,571.01	
Replacement fund	976,857.07	
Working capital Fund	60,890.54	
Assessments and revenues over (under) expenses	(2,903.91)	
Total Fund Balance		$ 1,339,414.71
		$ 1,650,026.96

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc.

As of 01/31/17

Balance Sheet
Supporting Schedules
(Compiled - Unaudited)

Operating cash:		
Seacoast Bank - operating	$	36,994.34
Seacoast Natl operating sweep		235,723.88
CenterState Working Capital MM		60,890.54
CenterState - Securtiy deposit		9,455.20
Bank United Money Mkt 3138		51,022.85
Bank United Money Mkt 9192		50,935.93
Bank United Money Mkt 2744		60,893.28
Florida Community Bank CD		50,115.87
Total operating cash	$	556,031.89
Reserve cash:		
SNB Reserve Repo acct	$	198,297.60
CenterState Reserve MM		54,319.96
First Citizens Bank		179,117.75
Florida Community Bk 1.35%		200,000.00
New York Community Bank CD		250,000.00
Total reserve cash	$	881,735.31
Total operating and reserve	$	1,437,767.20
Assessments receivable:		
Accounts receivables	$	10,746.14
Allowance for bad debt		(3,799.84)
Receivables - Atty Fein a/r		1,600.00
Total assessments receivable	$	8,546.30
Prepaid expenses:		
Centex attorney retainer	$	315.00
Prepaid insurance		80,755.26
Prepaid expenses		11,794.49
Total prepaid expenses	$	92,864.75

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Lexington Lakes Condominium Association, Inc.

As of 01/31/17

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 01/31/17

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	$	303,962.90
Pooled reserve collections		18,166.66
Pooled reserve interest		38.66
Total pooled reserves	$	322,168.22
Total replacement funds	$	976,857.07
Working Capital fund		
Working capital beg bal	$	61,685.37
Working capital interest		5.17
Working capital expense		(800.00)
Total Working capital	$	60,890.54

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

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

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	64,993.33	.01	64,993.34	64,993.33	.01	779,920.00
Reserve assessments	18,166.66	18,166.66	.00	18,166.66	18,166.66	.00	218,000.00
Background check income	500.00	.00	500.00	500.00	.00	500.00	.00
Late fees	150.00	.00	150.00	150.00	.00	150.00	.00
Interest income	142.97	119.16	23.81	142.97	119.16	23.81	1,430.00
Cable bonus income	264.00	.00	264.00	264.00	.00	264.00	.00
Miscellaneous	.00	8.33	(8.33)	.00	8.33	(8.33)	100.00
Other income	.00	50.00	(50.00)	.00	50.00	(50.00)	600.00
Gate remote	50.00	25.00	25.00	50.00	25.00	25.00	300.00
Capital contribution	.00	166.66	(166.66)	.00	166.66	(166.66)	2,000.00
	84,266.97	83,529.14	737.83	84,266.97	83,529.14	737.83	1,002,350.00
Expenses:							
Administrative expenses							
Management fees	5,668.84	5,352.08	(316.76)	5,668.84	5,352.08	(316.76)	64,225.04
Management other	.00	425.66	425.66	.00	425.66	425.66	5,108.00
Audit & tax prep	.00	.00	.00	.00	.00	.00	4,350.00
Accounting services	1,089.00	1,167.91	78.91	1,089.00	1,167.91	78.91	14,015.00
Legal & professional	.00	250.00	250.00	.00	250.00	250.00	3,000.00
Domain name	.00	.00	.00	.00	.00	.00	108.00
Recreational activities	.00	8.33	8.33	.00	8.33	8.33	100.00
VMS passes	.00	41.66	41.66	.00	41.66	41.66	500.00
Computer repairs	.00	24.16	24.16	.00	24.16	24.16	290.00
Insurance	7,341.34	7,083.33	(258.01)	7,341.34	7,083.33	(258.01)	85,000.00
Copier service	198.07	50.00	(148.07)	198.07	50.00	(148.07)	600.00
Postage	.00	41.66	41.66	.00	41.66	41.66	500.00
Office supplies	.00	125.00	125.00	.00	125.00	125.00	1,500.00
Background check expense	392.95	.00	(392.95)	392.95	.00	(392.95)	.00
Fees to the division	1,056.00	113.00	(943.00)	1,056.00	113.00	(943.00)	1,356.00
Corp annual fee	61.25	5.16	(56.09)	61.25	5.16	(56.09)	62.00
Bad debt	.00	108.33	108.33	.00	108.33	108.33	1,300.00
Miscellaneous	.00	62.50	62.50	.00	62.50	62.50	750.00
Fido baggies	.00	59.00	59.00	.00	59.00	59.00	708.00
	15,807.45	14,917.78	(889.67)	15,807.45	14,917.78	(889.67)	183,472.04

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

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

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)						
Expenses continued:							
Utilities:							
Electric	2,293.10	2,166.66	(126.44)	2,293.10	2,166.66	(126.44)	26,000.00
Water & sewer	12,967.97	10,916.66	(2,051.31)	12,967.97	10,916.66	(2,051.31)	131,000.00
Trash collection	3,045.24	2,866.00	(179.24)	3,045.24	2,866.00	(179.24)	34,392.00
Telephone/internet	683.19	633.33	(49.86)	683.19	633.33	(49.86)	7,600.00
Cable TV	10,286.74	10,715.39	428.65	10,286.74	10,715.39	428.65	128,584.68
	29,276.24	27,298.04	(1,978.20)	29,276.24	27,298.04	(1,978.20)	327,576.68
Building and equitment							
Bldg Maintenance & supply	2,523.65	541.66	(1,981.99)	2,523.65	541.66	(1,981.99)	6,500.00
Golf cart maintenance	.00	83.33	83.33	.00	83.33	83.33	1,000.00
Gate maintenenace & repairs	.00	250.00	250.00	.00	250.00	250.00	3,000.00
Janitorial service	1,378.00	1,378.00	.00	1,378.00	1,378.00	.00	16,536.00
Janitorial supplies	.00	41.66	41.66	.00	41.66	41.66	500.00
Backflow inspections	.00	33.33	33.33	.00	33.33	33.33	400.00
Lake maint/littoral zone	103.00	233.33	130.33	103.00	233.33	130.33	2,800.00
Fountain maint and repairs	.00	41.66	41.66	.00	41.66	41.66	500.00
Pest control - clubhouse int	.00	41.66	41.66	.00	41.66	41.66	500.00
Lighting/electrician	.00	166.66	166.66	.00	166.66	166.66	2,000.00
Extinquishers/hydrants maint	.00	71.25	71.25	.00	71.25	71.25	855.00
Maintenance supplies	13.64	29.16	15.52	13.64	29.16	15.52	350.00
Capital expenditures	.00	45.73	45.73	.00	45.73	45.73	548.81
Roofing and drywall repairs	2,964.32	625.00	(2,339.32)	2,964.32	625.00	(2,339.32)	7,500.00
Camera repairs	90.00	166.66	76.66	90.00	166.66	76.66	2,000.00
	7,072.61	3,749.09	(3,323.52)	7,072.61	3,749.09	(3,323.52)	44,989.81
Grounds:							
Landscape Maintenence	5,800.00	5,847.91	47.91	5,800.00	5,847.91	47.91	70,175.00
Landscape replacement	.00	1,166.86	1,166.86	.00	1,166.86	1,166.86	14,002.38
Pest control / shrubs / grass	2,136.53	1,460.02	(676.51)	2,136.53	1,460.02	(676.51)	17,520.30
Irrigation contract	800.00	800.00	.00	800.00	800.00	.00	9,600.00
Irrigation supplies / repairs	930.96	166.66	(764.30)	930.96	166.66	(764.30)	2,000.00
Mulch program	.00	416.66	416.66	.00	416.66	416.66	5,000.00
Pressure wash	.00	458.33	458.33	.00	458.33	458.33	5,500.00
Tree trimming	.00	250.00	250.00	.00	250.00	250.00	3,000.00
Christmas lights and decorati	.00	316.66	316.66	.00	316.66	316.66	3,800.00
Hoover pump system repairs	.00	176.14	176.14	.00	176.14	176.14	2,113.79
Preserve and perimeter maint	.00	125.00	125.00	.00	125.00	125.00	1,500.00
	9,667.49	11,184.24	1,516.75	9,667.49	11,184.24	1,516.75	134,211.47

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

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

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)						
Expenses continued:							
Pool and recreation:							
Pool maintenance and repairs	380.00	416.66	36.66	380.00	416.66	36.66	5,000.00
Rec area maint and repairs	.00	8.33	8.33	.00	8.33	8.33	100.00
	380.00	424.99	44.99	380.00	424.99	44.99	5,100.00
Contract services:							
Security guards	6,800.43	7,416.66	616.23	6,800.43	7,416.66	616.23	89,000.00
	6,800.43	7,416.66	616.23	6,800.43	7,416.66	616.23	89,000.00
Miscellaneous:							
	.00	.00	.00	.00	.00	.00	.00
Transfer to reserves							
Transfer to reserves	18,166.66	18,166.74	.08	18,166.66	18,166.74	.08	218,000.00
	87,170.88	83,157.54	(4,013.34)	87,170.88	83,157.54	(4,013.34)	1,002,350.00
Assesssments and revenues over (under) expenses	(2,903.91)	371.60	(3,275.51)	(2,903.91)	371.60	(3,275.51)	.00

See accountants' compilation report.