Lexington Lakes Condominium Association, Inc.

As of 03/31/17

Balance Sheet
(Compiled - Unaudited)

Assets

Current Assets:		
Cash - operating	$ 563,098.45	
Assessments receivable	8,618.73	
Prepaid expenses	59,517.01	
Total Current Assets		$ 631,234.19
Restricted Assets:		
Cash - replacement fund	$ 914,901.52	
Due from operating	101,111.40	
Total Restricted Assets		$ 1,016,012.92
Other assets:		
Utility deposits	$ 15,726.87	
Total other assets		$ 15,726.87
		$ 1,662,973.98

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc.

As of 03/31/17

Balance Sheet
(Compiled - Unaudited)

Liabilities & Fund Balance

Current Liabilities:		
Accounts Payable	$ 18,027.44	
Prepaid Owner Assessments	29,370.08	
Refundable security deposits	10,780.22	
Accrued expense	6,096.28	
Social activity fund	122.59	
Insurance payable	45,949.82	
Deferred income	60,591.90	
Deferred paver income	301.80	
Deferred cable income	11,880.00	
Due to replacement	101,111.40	
Total Current Liabilities		$ 284,231.53
Fund Balances:		
Operating fund balance	$ 298,521.59	
Replacement fund	1,016,012.92	
Working capital Fund	63,740.93	
Assessments and revenues over (under) expenses	467.01	
Total Fund Balance		$ 1,378,742.45
		$ 1,662,973.98

See accountants' compilation report.

Lexington Lakes Condominium Association, Inc.

As of 03/31/17

Balance Sheet
Supporting Schedules
(Compiled - Unaudited)

Operating cash:		
Seacoast Bank - operating	$	30,808.46
Seacoast Natl operating sweep		158,727.34
CenterState Working Capital MM		62,795.93
CenterState - Securtiy deposit		9,705.20
Florida Community Bank CD		51,061.52
Bank United CD 1.25% 4/2/18		250,000.00
Total operating cash	$	563,098.45
Reserve cash:		
SNB Reserve Repo acct	$	228,708.87
CenterState Reserve MM		54,323.48
First Citizens Bank		179,132.23
Florida Community Bk 1.35%		202,473.52
New York Community Bank CD		250,263.42
Total reserve cash	$	914,901.52
Total operating and reserve	$	1,477,999.97
Assessments receivable:		
Accounts receivables	$	10,818.57
Allowance for bad debt		(3,799.84)
Receivables - Atty Fein a/r		1,600.00
Total assessments receivable	$	8,618.73
Prepaid expenses:		
Centex attorney retainer	$	315.00
Prepaid insurance		58,831.56
Prepaid expenses		370.45
Total prepaid expenses	$	59,517.01

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Lexington Lakes Condominium Association, Inc.

As of 03/31/17

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 03/31/17

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	$	306,699.84
Pooled reserve collections		54,500.00
Pooled reserve interest		124.23
Total pooled reserves	$	361,324.07
Total replacement funds	$	1,016,012.92
Working Capital fund		
Working capital beg bal	$	61,685.37
Working capital collections		2,835.00
Working capital interest		20.56
Working capital expense		(800.00)
Total Working capital	$	63,740.93

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

Period: 03/01/17 to 03/31/17

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	64,993.33	64,993.33	.00	194,980.00	194,979.99	.01	779,920.00
Reserve assessments	18,166.67	18,166.66	.01	54,500.00	54,499.98	.02	218,000.00
Background check income	250.00	.00	250.00	1,200.00	.00	1,200.00	.00
Late fees	(160.00)	.00	(160.00)	228.88	.00	228.88	.00
interest income	31.46	119.16	(87.70)	202.14	357.48	(155.34)	1,430.00
Cable bonus income	264.00	.00	264.00	792.00	.00	792.00	.00
Miscellaneous	142.00	8.33	133.67	142.00	24.99	117.01	100.00
Other income	50.00	50.00	.00	50.00	150.00	(100.00)	600.00
Gate remote	10.00	25.00	(15.00)	130.00	75.00	55.00	300.00
Capital contribution	.00	166.66	(166.66)	.00	499.98	(499.98)	2,000.00
	83,747.46	83,529.14	218.32	252,225.02	250,587.42	1,637.60	1,002,350.00
Expenses:							
Administrative expenses							
Management fees	5,308.41	5,352.08	43.67	16,048.73	16,056.24	7.51	64,225.04
Management other	.00	425.66	425.66	.00	1,276.98	1,276.98	5,108.00
Audit & tax prep	2,100.00	2,175.00	75.00	2,100.00	2,175.00	75.00	4,350.00
Accounting services	1,324.00	1,167.91	(156.09)	3,495.00	3,503.73	8.73	14,015.00
Legal & professional	88.50	250.00	161.50	88.50	750.00	661.50	3,000.00
Domain name	.00	108.00	108.00	108.89	108.00	(.89)	108.00
Recreational activities	.00	8.33	8.33	.00	24.99	24.99	100.00
VMS passes	.00	41.66	41.66	.00	124.98	124.98	500.00
Computer repairs	.00	24.16	24.16	.00	72.48	72.48	290.00
Insurance	7,341.34	7,083.33	(258.01)	22,024.02	21,249.99	(774.03)	85,000.00
Copier service	33.39	50.00	16.61	264.85	150.00	(114.85)	600.00
Postage	96.46	41.66	(54.80)	216.89	124.98	(91.91)	500.00
Printing services	.00	.00	.00	8.75	.00	(8.75)	.00
Office supplies	(27.55)	125.00	152.55	470.76	375.00	(95.76)	1,500.00
Background check expense	.00	.00	.00	635.90	.00	(635.90)	.00
Fees to the division	.00	113.00	113.00	1,056.00	339.00	(717.00)	1,356.00
Corp annual fee	.00	5.16	5.16	61.25	15.48	(45.77)	62.00
Bad debt	.00	108.33	108.33	.00	324.99	324.99	1,300.00
Miscellaneous	310.68	62.50	(248.18)	310.68	187.50	(123.18)	750.00
Fido baggies	.00	59.00	59.00	.00	177.00	177.00	708.00
	16,575.23	17,200.78	625.55	46,890.22	47,036.34	146.12	183,472.04

See accountants' compilation report.

Lexington Lakes Condominum Association, Inc

Period: 03/01/17 to 03/31/17

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	1,833.22	2,166.66	333.44	6,275.95	6,499.98	224.03	26,000.00
Water & sewer	10,946.56	10,916.66	(29.90)	34,793.63	32,749.98	(2,043.65)	131,000.00
Trash collection	2,864.82	2,866.00	1.18	8,643.84	8,598.00	(45.84)	34,392.00
Telephone/internet	445.39	633.33	187.94	1,645.39	1,899.99	254.60	7,600.00
Cable TV	10,121.69	10,715.39	593.70	30,529.30	32,146.17	1,616.87	128,584.68
	26,211.68	27,298.04	1,086.36	81,888.11	81,894.12	6.01	327,576.68
Building and equitment							
Bldg Maintenance & supply	.00	541.66	541.66	2,732.65	1,624.98	(1,107.67)	6,500.00
Golf cart maintenance	.00	83.33	83.33	117.50	249.99	132.49	1,000.00
Gate maintenenace & repairs	185.00	250.00	65.00	280.00	750.00	470.00	3,000.00
Janitorial service	1,378.00	1,378.00	.00	4,134.00	4,134.00	.00	16,536.00
Janitorial supplies	120.34	41.66	(78.68)	128.69	124.98	(3.71)	500.00
Backflow inspections	.00	33.33	33.33	.00	99.99	99.99	400.00
Lake maint/littoral zone	253.00	233.33	(19.67)	459.00	699.99	240.99	2,800.00
Fountain maint and repairs	.00	41.66	41.66	.00	124.98	124.98	500.00
Gate damage repairs	302.10	.00	(302.10)	302.10	.00	(302.10)	.00
Pest control - clubhouse int	.00	41.66	41.66	85.60	124.98	39.38	500.00
Lighting/electrician	507.88	166.66	(341.22)	1,090.58	499.98	(590.60)	2,000.00
Extinquishers/hydrants maint	.00	71.25	71.25	.00	213.75	213.75	855.00
Maintenance supplies	234.28	29.16	(205.12)	390.08	87.48	(302.60)	350.00
Capital expenditures	.00	45.73	45.73	.00	137.19	137.19	548.81
Roofing and drywall repairs	850.00	625.00	(225.00)	6,464.32	1,875.00	(4,589.32)	7,500.00
Camera repairs	.00	166.66	166.66	567.00	499.98	(67.02)	2,000.00
	3,830.60	3,749.09	(81.51)	16,751.52	11,247.27	(5,504.25)	44,989.81
Grounds:							
Landscape Maintenence	5,848.00	5,847.91	(.09)	16,796.00	17,543.73	747.73	70,175.00
Landscape replacement	2,264.00	1,166.86	(1,097.14)	3,689.09	3,500.58	(188.51)	14,002.38
Pest control / shrubs / grass	2,136.53	1,460.02	(676.51)	4,911.24	4,380.06	(531.18)	17,520.30
Irrigation contract	800.00	800.00	.00	2,400.00	2,400.00	.00	9,600.00
Irrigation supplies / repairs	266.88	166.66	(100.22)	2,278.34	499.98	(1,778.36)	2,000.00
Mulch program	1,012.50	416.66	(595.84)	1,012.50	1,249.98	237.48	5,000.00
Pressure wash	.00	458.33	458.33	.00	1,374.99	1,374.99	5,500.00
Tree trimming	.00	250.00	250.00	.00	750.00	750.00	3,000.00
Christmas lights and decorati	.00	316.66	316.66	.00	949.98	949.98	3,800.00
Hoover pump system repairs	.00	176.14	176.14	.00	528.42	528.42	2,113.79
Preserve and perimeter maint	.00	125.00	125.00	475.00	375.00	(100.00)	1,500.00
	12,327.91	11,184.24	(1,143.67)	31,562.17	33,552.72	1,990.55	134,211.47

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