

Lexington Lakes Condominium Association, Inc.

As of 08/31/19

Balance Sheet

Assets

Current Assets:

Cash - operating	\$	280,529.26	
Assessments receivable		3,618.26	
Prepaid expenses		101,922.04	
Total Current Assets			\$ 386,069.56

Restricted Assets:

Cash - replacement fund	\$	1,504,828.16	
Total Restricted Assets			\$ 1,504,828.16

Other assets:

Utility deposits	\$	15,726.87	
Total other assets			\$ 15,726.87

\$ 1,906,624.59  
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No assurance is provided on these financial statements and supplementary information as Carr, Riggs & Ingram, LLC did not perform audit, review or compilation procedures. Substantially all disclosures, the statement of cash flows, and supplementary information on future major repairs and replacements required by accounting principles generally accepted in the United States of America are omitted.



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Supplementary Information**

**Operating cash:**

Seacoast Bank - operating	\$	20,256.75
Seacoast Natl operating sweep		44,472.07
CenterState CD 1.00% 7/26/20		71,778.53
CenterState - Securitiy deposit		8,800.00
Synovous CD 2.075% 4/14/20		52,159.19
CenterState CD 2.28% 01/30/20		32,130.93
CenterState CD 2.28% 02/18/20		50,931.79
<b>Total operating cash</b>	<b>\$</b>	<b>280,529.26</b>

**Replacement fund cash:**

SNB Reserve Repo acct	\$	317,521.78
Synovous CD 2.71% 02/27/20		198,736.73
New York Comm CD 2.52% 2/5/20		247,569.65
Bank United CD 2.35% 5/3/20		245,000.00
Trustco CD 2.25% 3/18/20		248,000.00
Seacoast Bank CD 2.47% 2/27/20		248,000.00
<b>Total replacement fund cash</b>	<b>\$</b>	<b>1,504,828.16</b>
<b>Total operating and reserve</b>	<b>\$</b>	<b>1,785,357.42</b>

**Assessments receivable:**

Accounts receivables	\$	12,342.53
Allowance for bad debt		(3,524.27)
Credit Risk Allowance		(5,200.00)
<b>Total assessments receivable</b>	<b>\$</b>	<b>3,618.26</b>

**Prepaid expenses:**

Prepaid insurance	\$	23,176.91
Prepaid expenses		3,022.91
Prepaid Expense - Termite		75,722.22
<b>Total prepaid expenses</b>	<b>\$</b>	<b>101,922.04</b>

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Replacement funds:

Pooled replacement beg bal	\$	1,395,514.88
Pooled replacement collections		148,000.00
Pooled replacement interest		9,168.65
Pooled replacement expenses		(41,615.37)
Pool reserve expense		(6,240.00)
Total pooled replacement	\$	<u>1,504,828.16</u>

Total replacement funds	\$	<u>1,504,828.16</u>
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Working Capital fund

Working capital beg bal	\$	91,029.40
Working capital interest		53.88
Working capital expense		(77,430.00)
Total Working capital	\$	<u>13,653.28</u>
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