

Lexington Lakes Condominium Association, Inc.

As of 10/31/20

Balance Sheet

Assets

Current Assets:

Cash - operating	\$	202,336.34	
Assessments receivable		9,408.64	
Prepaid expenses		87,943.15	
Total Current Assets			\$ 299,688.13

Restricted Assets:

Cash - replacement fund	\$	1,729,713.18	
Total Restricted Assets			\$ 1,729,713.18

Other assets:

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

\$ 2,045,128.18
=====

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.

Lexington Lakes Condominium Association, Inc.

As of 10/31/20

Balance Sheet

Liabilities & Fund Balance

Current Liabilities:

Accounts Payable	\$	4,932.96	
Prepaid Owner Assessments		22,277.80	
Refundable security deposits		7,000.00	
Accrued expense		5,163.90	
Social activity fund		122.59	
Insurance payable		8,756.50	
Comcast Cable Rebate		528.00	
Current Portion LTD		16,474.63	

Total Current Liabilities \$ 65,256.38

Long Term Debt

N/P - Termite	\$	46,228.16	
Less - Current Portion LTD		(16,474.63)	

Total Long Term Debt \$ 29,753.53

Performance Obligations:

Replacement fund - pooled	\$	1,729,713.18	
---------------------------	----	--------------	--

Total Performance Obligations \$ 1,729,713.18

Total Liabilities \$ 1,824,723.09

Fund Balances:

Operating fund balance	\$	185,094.13	
Replacement fund		.00	
Working capital Fund		13,653.28	
Revenues over (under) expenses		21,657.68	

Total Fund Balance \$ 220,405.09

\$ 2,045,128.18

=====
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.

Lexington Lakes Condominium Association, Inc.

As of 10/31/20

**Balance Sheet
Supplementary Information**

Operating cash:

Seacoast Bank - operating	\$	(5,651.51)
Seacoast Natl operating sweep		.90
CenterState CD 0.40% 7/26/21		72,501.59
CenterState - Securitiy deposit		7,000.00
Synovus CD 1.78% 02/12/23		61,000.00
CenterState CD .65% 09/18/21		67,485.36
Total operating cash	\$	202,336.34

Replacement fund cash:

SNB Reserve Ckg	\$	(3,396.29)
SNB Reserve Repo acct		524,814.46
CenterState CD 1.51% 02/19/21		25,401.96
Synovus CD 1.78% 03/27/21		187,448.75
New York Comm CD 1.85% 11/5/20		251,444.30
Bank United CD 0.75% 5/4/21		248,000.00
Trustco CD .95% 12/18/20		248,000.00
Seacoast Bank CD 1.75% 2/27/21		248,000.00
Total replacement fund cash	\$	1,729,713.18
Total operating and reserve	\$	1,932,049.52

Assessments receivable:

Accounts receivables	\$	18,591.57
Allowance for bad debt		(1,782.93)
Credit Risk Allowance		(7,400.00)
Total assessments receivable	\$	9,408.64

Prepaid expenses:

Prepaid insurance	\$	9,666.50
Prepaid expenses		14,739.61
Prepaid Expense - Termite		63,537.04
Total prepaid expenses	\$	87,943.15

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.

Lexington Lakes Condominium Association, Inc.

As of 10/31/20

Balance Sheet
Supplementary Information

Replacement funds:

Pooled replacement beg bal	\$	(4,723.43)
Pooled replacement funding		60,289.85
Pooled replacement interest		10,165.67
Pooled replacement expenses		(65,732.09)

Total pooled replacement funds	\$	<u>.00</u>
--------------------------------	----	------------

Total replacement funds	\$	<u>.00</u> =====
-------------------------	----	---------------------

Working Capital fund

Working capital beg bal	\$	13,653.28
-------------------------	----	-----------

Total Working capital	\$	<u>13,653.28</u> =====
-----------------------	----	---------------------------

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.

DATE: 11/09/20
TIME: 10:00 AM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
AGED OWNER BALANCES: AS OF Oct. 31, 2020

PAGE 2

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	110	925.00-	1400.00	700.00	12947.93	14122.93
01		Late Fees	110	50.00	0.00	0.00	0.00	50.00
04		interest	110	0.00	0.00	0.00	18.64	18.64
07		Misc. Charges	110	0.00	4400.00	0.00	0.00	4400.00
GRAND TOTAL:				875.00-	5800.00	700.00	12966.57	18591.57

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00110	Accounts receivables	18591.57
T O T A L		\$18591.57

-- End of report --