

Lexington Lakes Condominium Association, Inc.

As of 06/30/21

Balance Sheet

Assets

Current Assets:

Cash - operating	\$	134,745.68	
Assessments receivable		5,840.72	
Prepaid expenses		303,374.45	
Total Current Assets			\$ 443,960.85

Restricted Assets:

Cash - replacement fund	\$	1,887,678.43	
Due from operating		5,396.29	
Total Restricted Assets			\$ 1,893,074.72

Other assets:

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

\$ 2,352,762.44

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Lexington Lakes Condominium Association, Inc

Period: 06/01/21 to 06/30/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Statement of Revenues and Expenses							
Budget/Actual							
Revenues:							
Maintenance assessments	74,873.33	74,873.33	.00	449,239.98	449,239.98	.00	898,480.00
Less - Credit Risk Allowance	(360.00)	.00	(360.00)	(486.86)	.00	(486.86)	.00
Reserve assessments	20,166.67	20,166.67	.00	121,000.02	121,000.02	.00	242,000.00
Less - Transfer to Repl Fund	(20,856.67)	(20,166.67)	(690.00)	(123,760.02)	(121,000.02)	(2,760.00)	(242,000.00)
Background reports	400.00	.00	400.00	600.00	.00	600.00	.00
Late fees	100.00	.00	100.00	1,155.55	.00	1,155.55	.00
Interest income	(70.48)	250.00	(320.48)	(63.03)	1,500.00	(1,563.03)	3,000.00
Condo questionnaire	.00	.00	.00	475.00	.00	475.00	.00
Gate key/barcodes	50.00	.00	50.00	50.00	.00	50.00	.00
Application fees	200.00	12.50	187.50	1,700.00	75.00	1,625.00	150.00
Reimbursement - gate repairs	.00	.00	.00	200.00	.00	200.00	.00
	74,502.85	75,135.83	(632.98)	450,110.64	450,814.98	(704.34)	901,630.00
Expenses:							
Administrative expenses							
Management fees	5,552.26	6,281.58	729.32	36,253.30	37,689.48	1,436.18	75,379.00
Management other	.00	416.67	416.67	.00	2,500.02	2,500.02	5,000.00
Audit & tax prep	.00	.00	.00	2,600.00	.00	(2,600.00)	4,350.00
Accounting services	1,120.00	1,125.00	5.00	7,270.00	6,750.00	(520.00)	13,500.00
Legal & professional	846.36	416.67	(429.69)	1,986.70	2,500.02	513.32	5,000.00
Domain name	.00	.00	.00	26.48	108.00	81.52	108.00
Computer repairs /support	.00	41.67	41.67	.00	250.02	250.02	500.00
Website Maintenance	.00	66.67	66.67	200.00	400.02	200.02	800.00
Insurance	17,224.21	10,583.33	(6,640.88)	76,897.82	63,499.98	(13,397.84)	127,000.00
Copier service	.00	54.17	54.17	1,103.76	325.02	(778.74)	650.00
Postage	7.00	45.83	38.83	200.00	274.98	74.98	550.00
Office supplies	26.92	66.67	39.75	521.74	400.02	(121.72)	800.00
Background report expense	600.00	.00	(600.00)	1,689.95	.00	(1,689.95)	.00
Fees to the division	.00	113.00	113.00	1,056.00	678.00	(378.00)	1,356.00
Corp annual fee	.00	5.16	5.16	70.00	30.96	(39.04)	62.00
Subscription/Education/Renewa	.00	83.33	83.33	119.00	499.98	380.98	1,000.00

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Period: 06/01/21 to 06/30/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Statement of Revenues and Expenses							
Budget/Actual							
Expenses continued:							
Administrative expenses continued:							
Bad debt	.00	41.67	41.67	.00	250.02	250.02	500.00
Miscellaneous	.00	29.27	29.27	.00	175.62	175.62	351.24
Fido baggies	.00	59.17	59.17	256.75	355.02	98.27	710.00
	25,376.75	19,429.86	(5,946.89)	130,251.50	116,687.16	(13,564.34)	237,616.24
Utilities:							
Electric	2,224.49	1,833.33	(391.16)	13,313.64	10,999.98	(2,313.66)	22,000.00
Water & sewer	12,264.37	13,509.42	1,245.05	80,708.81	81,056.52	347.71	162,113.00
Trash collection	3,467.41	3,363.75	(103.66)	20,584.10	20,182.50	(401.60)	40,365.00
Telephone/internet	560.81	550.00	(10.81)	3,296.61	3,300.00	3.39	6,600.00
Cable TV	12,474.31	12,506.67	32.36	74,849.86	75,040.02	190.16	150,080.00
	30,991.39	31,763.17	771.78	192,753.02	190,579.02	(2,174.00)	381,158.00
Building and equipment							
Bldg Maintenance & supply	.00	833.33	833.33	4,779.43	4,999.98	220.55	10,000.00
Golf cart maintenance	.00	83.33	83.33	130.00	499.98	369.98	1,000.00
Gate maintenance & repairs	.00	125.00	125.00	938.71	750.00	(188.71)	1,500.00
Janitorial service	1,850.00	1,850.00	.00	11,135.00	11,100.00	(35.00)	22,200.00
Janitorial supplies	64.34	83.33	18.99	82.40	499.98	417.58	1,000.00
Backflow/Hydrants/Extinguisher	.00	106.25	106.25	1,527.04	637.50	(889.54)	1,275.00
Lake maint/littoral zone	198.00	200.00	2.00	990.00	1,200.00	210.00	2,400.00
Road & sign maintenance	2,575.00	41.67	(2,533.33)	2,575.00	250.02	(2,324.98)	500.00
Fountain maint and repairs	.00	100.00	100.00	748.00	600.00	(148.00)	1,200.00
Gate damage repairs	.00	.00	.00	137.39	.00	(137.39)	.00
Pest control - clubhouse int	85.60	41.66	(43.94)	256.80	249.96	(6.84)	500.00
Lighting/electrician	.00	250.00	250.00	896.00	1,500.00	604.00	3,000.00
Extinguishers/hydrants maint	854.50	.00	(854.50)	981.76	.00	(981.76)	.00
Maintenance supplies	.00	25.00	25.00	.00	150.00	150.00	300.00
Roofing and drywall repairs	4,500.00	1,466.67	(3,033.33)	10,110.00	8,800.02	(1,309.98)	17,600.00
Camera repairs	.00	166.66	166.66	2,131.35	999.96	(1,131.39)	2,000.00
Termite Bond	870.37	1,819.00	948.63	6,159.16	10,914.00	4,754.84	21,828.00
Rodent boxes	.00	206.25	206.25	870.00	1,237.50	367.50	2,475.00
	10,997.81	7,398.15	(3,599.66)	44,448.04	44,388.90	(59.14)	88,778.00
Grounds:							
Landscape Maintenance	6,025.20	5,965.00	(60.20)	36,151.20	35,790.00	(361.20)	71,580.00
Landscape replacement	.00	750.00	750.00	9,654.32	4,500.00	(5,154.32)	9,000.00
Pest control / shrubs / grass	.00	1,833.33	1,833.33	10,300.00	10,999.98	699.98	22,000.00

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Statement of Revenues and Expenses Budget/Actual							
Expenses continued:							
Grounds continued:							
Irrigation contract	510.00	520.00	10.00	3,060.00	3,120.00	60.00	6,240.00
Irrigation supplies / repairs	476.85	333.33	(143.52)	2,570.45	1,999.98	(570.47)	4,000.00
Pressure wash	.00	458.33	458.33	2,835.00	2,749.98	(85.02)	5,500.00
Tree trimming	.00	750.00	750.00	.00	4,500.00	4,500.00	9,000.00
Christmas lights and decorati	.00	208.33	208.33	.00	1,249.98	1,249.98	2,500.00
Hoover pump system maintenanc	132.42	141.67	9.25	782.52	850.02	67.50	1,700.00
Preserve and perimeter maint	.00	250.00	250.00	.00	1,500.00	1,500.00	3,000.00
	7,144.47	11,209.99	4,065.52	65,353.49	67,259.94	1,906.45	134,520.00
Pool and recreation:							
Pool maintenance and repairs	390.00	390.00	.00	2,340.00	2,340.00	.00	4,680.00
Rec area maint and repairs	.00	.00	.00	130.00	.00	(130.00)	.00
Pool operating permit	.00	16.67	16.67	300.00	100.02	(199.98)	200.00
	390.00	406.67	16.67	2,770.00	2,440.02	(329.98)	4,880.00
Contract services:							
Security guards	5,140.00	4,916.67	(223.33)	30,839.92	29,500.02	(1,339.90)	59,000.00
	5,140.00	4,916.67	(223.33)	30,839.92	29,500.02	(1,339.90)	59,000.00
Miscellaneous:							
	.00	.00	.00	.00	.00	.00	.00
	80,040.42	75,124.51	(4,915.91)	466,415.97	450,855.06	(15,560.91)	905,952.24
Revenues over (under) expense	(5,537.57)	11.32	(5,548.89)	(16,305.33)	(40.08)	(16,265.25)	(4,322.24)

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SUPPLEMENTARY INFORMATION

Lexington Lakes Condominium Association, Inc.

As of 06/30/21

**Balance Sheet
Supplementary Information**

Operating cash:

Seacoast Bank - operating	\$.07
CenterState Operating		66,034.56
CenterState - Securtiy deposit		6,800.00
Synovus CD 1.78% 02/12/23		61,911.05

Total operating cash	\$	134,745.68

Replacement fund cash:

\CenterState Reserves	\$	121,613.29
SNB Reserve Repo acct		.05
\CenterState CD .15% 02/19/22		25,786.67
Synovus CD .20% 03/27/22		185,816.63
Trustco CD .65% 11/18/21		248,136.91
BANK OF AMERICA 0.05% 10.08.21		248,000.00
\ CDARS - CenterState Reserves		300,103.59
\ CenterState ICS Sweep Account		758,221.29

Total replacement fund cash	\$	1,887,678.43

Total operating and reserve	\$	2,022,424.11

Assessments receivable:

Accounts receivables	\$	16,210.51
Allowance for bad debt		(1,782.93)
Credit Risk Allowance		(8,586.86)

Total assessments receivable	\$	5,840.72

Prepaid expenses:

Prepaid insurance	\$	245,361.62
Prepaid expenses		1,438.76
Prepaid Expense - Termite		56,574.07

Total prepaid expenses	\$	303,374.45

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As of 06/30/21

Balance Sheet
Supplementary Information

Replacement funds:

Pooled replacement beg bal	\$	8,151.09
Pooled replacement interest		3,496.20
Pooled replacement expenses		(1,150.00)

Total pooled replacement funds	\$	<u>10,497.29</u>
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Total replacement funds	\$	<u>10,497.29</u>

Working Capital fund

Total Working capital	\$	<u>.00</u>

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DATE: 7/14/21
TIME: 10:31 AM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
AGED OWNER BALANCES: AS OF June 30, 2021

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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	2222.76	0.00	720.00	13083.33	16026.09
01		Late Fees	110	75.00	0.00	0.00	0.00	75.00
02		NSF charges	110	6.00	0.00	0.00	0.00	6.00
04		interest	110	0.00	84.78	0.00	18.64	103.42
GRAND TOTAL:				2303.76	84.78	720.00	13101.97	16210.51

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00110	Accounts receivables	16210.51
T O T A L		\$16210.51

-- End of report --