

Lexington Lakes Condominium Association, Inc.

As of 08/31/21

Balance Sheet

Assets

Current Assets:

Cash - operating	\$	141,303.28	
Assessments receivable		5,150.46	
Prepaid expenses		197,778.54	
Total Current Assets			\$ 344,232.28

Restricted Assets:

Cash - replacement fund	\$	1,929,061.74	
Due from operating		5,396.29	
Total Restricted Assets			\$ 1,934,458.03

Other assets:

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

\$ 2,294,417.18

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 08/31/21

Balance Sheet

Liabilities & Fund Balance

Current Liabilities:

Accounts Payable	\$	7,853.55	
Prepaid Owner Assessments		25,945.00	
Refundable security deposits		6,500.00	
Accrued expense		5,530.00	
Social activity fund		122.59	
Insurance payable		116,581.36	
Current Portion LTD		16,474.63	
Due to replacement		5,396.29	

Total Current Liabilities			\$	184,403.42
---------------------------	--	--	----	------------

Long Term Debt

N/P - Termite	\$	31,145.11	
Less - Current Portion LTD		(16,474.63)	

Total Long Term Debt			\$	14,670.48
----------------------	--	--	----	-----------

Performance Obligations:

Replacement fund - pooled	\$	1,922,675.68	
---------------------------	----	--------------	--

Total Performance Obligations			\$	1,922,675.68
-------------------------------	--	--	----	--------------

Total Liabilities			\$	2,121,749.58
-------------------	--	--	----	--------------

Fund Balances:

Operating fund balance	\$	192,266.19	
Replacement fund		11,782.35	

Revenues over (under) expenses		(31,380.94)	
--------------------------------	--	-------------	--

Total Fund Balance			\$	172,667.60
--------------------	--	--	----	------------

	\$	2,294,417.18
--	----	--------------

 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

Period: 08/01/21 to 08/31/21

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	598,961.64	598,986.64	(25.00)	898,480.00
Less - Credit Risk Allowance	(360.00)	.00	(360.00)	(1,206.86)	.00	(1,206.86)	.00
Reserve assessments	20,166.67	20,166.67	.00	161,333.36	161,333.36	.00	242,000.00
Less - Transfer to Repl Fund	(20,856.67)	(20,166.67)	(690.00)	(165,473.36)	(161,333.36)	(4,140.00)	(242,000.00)
Background reports	.00	.00	.00	600.00	.00	600.00	.00
Late fees	200.00	.00	200.00	1,455.19	.00	1,455.19	.00
Interest income	.00	250.00	(250.00)	(63.03)	2,000.00	(2,063.03)	3,000.00
Condo questionnaire	50.00	.00	50.00	575.00	.00	575.00	.00
Gate key/barcodes	.00	.00	.00	100.00	.00	100.00	.00
Application fees	50.00	12.50	37.50	1,950.00	100.00	1,850.00	150.00
Reimbursement - gate repairs	.00	.00	.00	200.00	.00	200.00	.00
	74,123.33	75,135.83	(1,012.50)	598,431.94	601,086.64	(2,654.70)	901,630.00
Expenses:							
Administrative expenses							
Management fees	5,538.96	6,281.58	742.62	47,344.52	50,252.64	2,908.12	75,379.00
Management other	.00	416.67	416.67	.00	3,333.36	3,333.36	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	9,519.00	9,000.00	(519.00)	13,500.00
Legal & professional	.00	416.67	416.67	2,289.88	3,333.36	1,043.48	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	333.36	333.36	500.00
Website Maintenance	.00	66.67	66.67	780.00	533.36	(246.64)	800.00
Insurance	22,652.21	10,583.33	(12,068.88)	116,774.24	84,666.64	(32,107.60)	127,000.00
Copier service	55.19	54.17	(1.02)	1,620.20	433.36	(1,186.84)	650.00
Postage	.00	45.83	45.83	274.00	366.64	92.64	550.00
Office supplies	99.66	66.67	(32.99)	852.78	533.36	(319.42)	800.00
Background report expense	.00	.00	.00	1,689.95	.00	(1,689.95)	.00
Fees to the division	.00	113.00	113.00	1,056.00	904.00	(152.00)	1,356.00
Corp annual fee	.00	5.16	5.16	70.00	41.28	(28.72)	62.00
Subscription/Education/Renewa	.00	83.33	83.33	119.00	666.64	547.64	1,000.00

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. Budget information included hereon is supplementary information.

Lexington Lakes Condominium Association, Inc

Period: 08/01/21 to 08/31/21

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Statement of Revenues and Expenses Budget/Actual							
Expenses continued:							
Administrative expenses continued:							
Bad debt	.00	41.67	41.67	.00	333.36	333.36	500.00
Miscellaneous	.00	29.27	29.27	.00	234.16	234.16	351.24
Fido baggies	.00	59.17	59.17	532.70	473.36	(59.34)	710.00
	29,466.02	19,429.86	(10,036.16)	185,548.75	155,546.88	(30,001.87)	237,616.24
Utilities:							
Electric	1,971.16	1,833.33	(137.83)	17,452.32	14,666.64	(2,785.68)	22,000.00
Water & sewer	12,972.82	13,509.42	536.60	107,133.78	108,075.36	941.58	162,113.00
Trash collection	3,258.51	3,363.75	105.24	26,759.77	26,910.00	150.23	40,365.00
Telephone/internet	673.94	550.00	(123.94)	4,530.37	4,400.00	(130.37)	6,600.00
Cable TV	12,474.31	12,506.67	32.36	99,798.48	100,053.36	254.88	150,080.00
	31,350.74	31,763.17	412.43	255,674.72	254,105.36	(1,569.36)	381,158.00
Building and equipment							
Bldg Maintenance & supply	1,739.49	833.33	(906.16)	6,580.92	6,666.64	85.72	10,000.00
Golf cart maintenance	.00	83.33	83.33	130.00	666.64	536.64	1,000.00
Gate maintenance & repairs	100.00	125.00	25.00	1,038.71	1,000.00	(38.71)	1,500.00
Janitorial service	1,850.00	1,850.00	.00	14,835.00	14,800.00	(35.00)	22,200.00
Janitorial supplies	.00	83.33	83.33	82.40	666.64	584.24	1,000.00
Backflow/Hydrants/Extinguisher	.00	106.25	106.25	1,527.04	850.00	(677.04)	1,275.00
Lake maint/littoral zone	198.00	200.00	2.00	1,386.00	1,600.00	214.00	2,400.00
Road & sign maintenance	.00	41.67	41.67	5,800.00	333.36	(5,466.64)	500.00
Fountain maint and repairs	.00	100.00	100.00	1,023.00	800.00	(223.00)	1,200.00
Gate damage repairs	.00	.00	.00	137.39	.00	(137.39)	.00
Pest control - clubhouse int	.00	41.66	41.66	256.80	333.28	76.48	500.00
Lighting/electrician	.00	250.00	250.00	1,818.95	2,000.00	181.05	3,000.00
Extinguishers/hydrants maint	.00	.00	.00	981.76	.00	(981.76)	.00
Maintenance supplies	46.63	25.00	(21.63)	46.63	200.00	153.37	300.00
Roofing and drywall repairs	1,640.00	1,466.67	(173.33)	12,260.00	11,733.36	(526.64)	17,600.00
Camera repairs	1,070.33	166.66	(903.67)	3,717.14	1,333.28	(2,383.86)	2,000.00
Termite Bond	1,222.11	1,819.00	596.89	8,251.64	14,552.00	6,300.36	21,828.00
Rodent boxes	.00	206.25	206.25	1,160.00	1,650.00	490.00	2,475.00
	7,866.56	7,398.15	(468.41)	61,033.38	59,185.20	(1,848.18)	88,778.00
Grounds:							
Landscape Maintenance	6,025.20	5,965.00	(60.20)	48,201.60	47,720.00	(481.60)	71,580.00
Landscape replacement	164.24	750.00	585.76	9,888.56	6,000.00	(3,888.56)	9,000.00
Peat control / shrubs / grass	.00	1,833.33	1,833.33	11,900.00	14,666.64	2,766.64	22,000.00

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. Budget information included hereon is supplementary information.

Lexington Lakes Condominium Association, Inc

Period: 08/01/21 to 08/31/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Statement of Revenues and Expenses Budget/Actual							
Expenses continued:							
Grounds continued:							
Irrigation contract	510.00	520.00	10.00	4,080.00	4,160.00	80.00	6,240.00
Irrigation supplies / repairs	1,448.75	333.33	(1,115.42)	4,538.02	2,666.64	(1,871.38)	4,000.00
Pressure wash	.00	458.33	458.33	2,835.00	3,666.64	831.64	5,500.00
Tree trimming	.00	750.00	750.00	.00	6,000.00	6,000.00	9,000.00
Christmas lights and decorati	.00	208.33	208.33	.00	1,666.64	1,666.64	2,500.00
Hoover pump system maintenanc	132.41	141.67	9.26	1,047.34	1,133.36	86.02	1,700.00
Preserve and perimeter maint	.00	250.00	250.00	.00	2,000.00	2,000.00	3,000.00
	8,280.60	11,209.99	2,929.39	82,490.52	89,679.92	7,189.40	134,520.00
Pool and recreation:							
Pool maintenance and repairs	390.00	390.00	.00	3,120.00	3,120.00	.00	4,680.00
Rec area maint and repairs	206.47	.00	(206.47)	336.47	.00	(336.47)	.00
Pool operating permit	.00	16.67	16.67	300.00	133.36	(166.64)	200.00
	596.47	406.67	(189.80)	3,756.47	3,253.36	(503.11)	4,880.00
Contract services:							
Security guards	5,362.23	4,916.67	(445.56)	41,309.04	39,333.36	(1,975.68)	59,000.00
	5,362.23	4,916.67	(445.56)	41,309.04	39,333.36	(1,975.68)	59,000.00
Miscellaneous:							
	.00	.00	.00	.00	.00	.00	.00
	82,922.62	75,124.51	(7,798.11)	629,812.88	601,104.08	(28,708.80)	905,952.24
Revenues over (under) expense	(8,799.29)	11.32	(8,810.61)	(31,380.94)	(17.44)	(31,363.50)	(4,322.24)

 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. Budget information included hereon is supplementary information.

SUPPLEMENTARY INFORMATION

Lexington Lakes Condominium Association, Inc.

As of 08/31/21

Balance Sheet
Supplementary Information

Operating cash:

Seacoast Bank - operating	\$.07
SouthState Operating		72,808.16
SouthState - Securitiy deposit		6,584.00
Synovus CD 1.78% 02/12/23		61,911.05
Total operating cash	\$	141,303.28

Replacement fund cash:

SouthState Reserves	\$	99,547.23
SNB Reserve Repo acct		.05
SouthState 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		300,180.07
SouthState ICS Sweep Account		821,594.18
Total replacement fund cash	\$	1,929,061.74
Total operating and reserve	\$	2,070,365.02

Assessments receivable:

Accounts receivables	\$	16,240.25
Allowance for bad debt		(1,782.93)
Credit Risk Allowance		(9,306.86)
Total assessments receivable	\$	5,150.46

Prepaid expenses:

Prepaid insurance	\$	141,885.87
Prepaid expenses		1,059.34
Prepaid Expense - Termite		54,833.33
Total prepaid expenses	\$	197,778.54

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 08/31/21

Balance Sheet
Supplementary Information

Replacement funds:

Pooled replacement beg bal	\$	8,151.09
Pooled replacement funding		1,615.09
Pooled replacement interest		3,631.26
Pooled replacement expenses		(1,615.09)

Total pooled replacement funds	\$	11,782.35
--------------------------------	----	-----------

Total replacement funds	\$	11,782.35
-------------------------	----	-----------

Working Capital fund

Total Working capital	\$.00
-----------------------	----	-----

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: 9/14/21

TIME: 7:54 AM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
AGED OWNER BALANCES: AS OF Aug. 31, 2021

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	0.00	1986.38	756.38	13344.43	16087.19
01		Late Fees	110	50.00	0.00	0.00	0.00	50.00
04		interest	110	25.00	0.00	24.64	103.42	103.06
GRAND TOTAL:				25.00	1986.38	781.02	13447.85	16240.25

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00110	Accounts receivables	16240.25
T O T A L		\$16240.25

-- End of report --