

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

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**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**

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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	\$	<u>11,782.35</u>

Total replacement funds	\$	<u>11,782.35</u>
		=====

Working Capital fund

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

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DATE: 9/14/21
 TIME: 7:54 AM

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