

Lexington Lakes Condominium Association
3101 SE Lexington Lakes Drive
Stuart, FL 34994
772.781.4102

November 16, 2021

Dear owner:

Your Board hopes this note finds you, and your family, safe and well.

It's been a challenging year for your Board, and I'm grateful that I have a capable and dedicated team. In addition to the ever-changing COVID-19 landscape, and the adjustments we were obligated to make to keep everyone safe during 2021, the Board faced the bankruptcy and dissolution of our primary insurance carrier, American Capital, in May 2021. As you are aware, we obtained a replacement policy, albeit at a considerable premium increase.

We also had our biennial reserve study update done in July, which resulted in a significant increase to reserve fund contribution obligations in 2022. The main culprits affecting this increase were inflation, material and labor shortages, and the anemic returns our reserve funds are earning. In the hope that these conditions are transitory, the Board will have an updated study conducted in late 2022, which hopefully will reduce our 2023 obligations. This Board believes, that for the long-term financial health of the Association, and to comply with our fiduciary responsible, the fund be fully funded. This responsible approach will also be a major marketing point to owners who sell their units, particularly in view of the tragedy that occurred in Miami. Following the Miami collapse every lender who has submitted a questionnaire to the Association on behalf of a purchaser, or refinancing owner, has asked about reserve funding.

Speaking of unit sales, 2021 was a very active year. In the past twelve months, 30 units were transferred, compared to 18 for 2020. The average selling price was \$212,586, an increase of 12.6% over 2020's average sales price of \$188,600.

The 2022 budget adopted by the Board reflects an increase of maintenance fees to \$437 per month. It's notable that insurance expense and reserve funding alone account for 44% of the budget.

Tim Haas concluded a lengthy negotiation with Comcast to reduce our overall cable expense. The notable benefit to you is the removal of HD box fees of \$10 per month, per box. The new contract, among other enhancements, includes up to three HD boxes per unit, at no charge, a sizeable saving.

I would like to thank my fellow Board members, who acted in your best interest this year. Lastly, I would like to thank our long-serving property manager, Maureen Dore, who will be leaving us this year to pursue other opportunities. Maureen has been a stalwart employee, and the Board sincerely appreciates her contributions. The appearance of the Community is testament to her dedication. All the best, Maureen.

On behalf of your Board,

Terry Hennessey

2022 Monthly Operating Budget
Monthly Dues amount for 2022 \$437.00

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEARLY
Assessments & Revenue													
Maintenance Assessments	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 84,951.33	\$ 1,019,416.00
Less- Credit Risk Allowance													
Reserve/Per Reserve													
Study	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 30,416.67	\$ 365,000.00
Prior Year Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Late Fees													
Interest Income	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Cable Bonus Income													
Condominium Questionaire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Key/bar codes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Application Fees	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 12.50	\$ 150.00
Bad Debt Recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fines Income													
Attorney Fees													
Total Revenues													\$1,387,566.00
Expenses													
Administrative Expenses													
Management Fees	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	\$ 63,000.00
Management Other													
Audit & Tax Prep	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 362.50	\$ 4,350.00
Accounting Services	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 1,144.00	\$ 13,728.00
Legal & Professional	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 5,000.00
Domain Name	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 108.00
Recreational Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer repairs/support	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 500.00
Website Maintenance	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 66.67	\$ 800.00
Insurance	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 20,914.92	\$ 250,979.00
Insurance Appraisal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Copier Service	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 650.00
Postage	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 54.17	\$ 650.00
Office Supplies	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 900.00
Application Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fees to the division	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00	\$ 1,356.00
Corp. Annual Fee	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 5.17	\$ 62.00
Subscription/Education/Renewals	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 250.00
Bad Debt	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 500.00
Administrative Expense Cont'													
Ins Appraisal	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 95.83	\$ 1,150.00
Fido Bags	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 59.17	\$ 710.00
YEARLY													\$344,693.00

