

Lexington Lakes COA, Inc.
2023 Approved Modified Budget

Acct	Category	Approved 2022	Approved 2023	Approved Amended 2023
#		Budget	Budget	Budget
Income				
5010	Maintenance Assessments	\$1,019,416.00	\$1,208,000.00	\$1,154,144.00
5015	Reserves	\$365,000.00	\$376,000.00	\$376,000.00
5045	Interest Income	\$3,000.00	\$3,000.00	\$3,000.00
5050	Late Fees	\$0.00	\$0.00	\$0.00
5060	Application Fee Income	\$150.00	\$150.00	\$150.00
5070	Cable Bonus Income	\$0.00	\$5,280.00	\$5,280.00
	Total Income	\$1,387,566.00	\$1,592,430.00	\$1,538,574.00
Expenses				
Administrative				
6010	Management Fees	\$63,000.00	\$90,000.00	\$90,000.00
6020	Accounting Services	\$13,728.00	\$0.00	\$0.00
6025	Audit & Tax Prep	\$4,350.00	\$4,350.00	\$4,350.00
6030	Legal & Professional	\$5,000.00	\$5,000.00	\$5,000.00
6050	Office Supplies	\$900.00	\$900.00	\$900.00
6051	Postage	\$650.00	\$650.00	\$650.00
6052	Copier Services	\$650.00	\$650.00	\$650.00
6055	Computer Repairs	\$500.00	\$500.00	\$500.00
6070	Corp. Annual Fee	\$62.00	\$62.00	\$62.00
6075	Fees to the Division	\$1,356.00	\$1,356.00	\$1,356.00
6080	Insurance	\$250,979.00	\$408,000.00	\$408,000.00
6086	Domain Name	\$108.00	\$108.00	\$108.00
6087	Website	\$800.00	\$800.00	\$800.00
6088	Subscription/Education/Renewals	\$250.00	\$250.00	\$250.00
6090	Bad Debt	\$500.00	\$500.00	\$500.00
6092	Insurance Appraisal	\$1,150.00	\$0.00	\$0.00
6219	Fido (Doggy) Bags	\$710.00	\$487.04	\$487.04
	Total Administrative Expense	\$344,693.00	\$513,613.04	\$513,613.04
Utilities				
6405	Electricity	\$23,209.00	\$34,680.00	\$34,680.00
6420	Water, Sewer, Stormwater	\$161,004.00	\$171,780.00	\$171,780.00
6435	Telephone/Internet	\$6,600.00	\$4,800.00	\$4,800.00
6440	Trash Collection	\$45,621.00	\$47,688.00	\$47,688.00
6445	Cable TV	\$143,858.00	\$149,604.00	\$149,604.00
	Total Utilities	\$380,292.00	\$408,552.00	\$408,552.00

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	Building & Equipment			
6201	Building Maintenance & Supply	\$10,000.00	\$12,000.00	\$12,000.00
6203	Golf Cart Maintenance	\$1,000.00	\$1,000.00	\$1,000.00
6204	Fountain Maintenance & Repairs	\$1,200.00	\$1,200.00	\$1,200.00
6205	Roofing/Drywall Repairs	\$24,000.00	\$24,000.00	\$24,000.00
6208	Lighting/Electrician	\$3,000.00	\$9,000.00	\$9,000.00
6209	Maintenance Supplies	\$300.00	\$300.00	\$300.00
6210	Road & Sign Maintenance	\$500.00	\$500.00	\$500.00
6220	Janitorial Service	\$22,800.00	\$23,400.00	\$23,400.00
6221	Janitorial Supplies	\$1,000.00	\$1,000.00	\$1,000.00
6222	Backflow/Hydrant/Extinguisher	\$1,275.00	\$1,275.00	\$1,275.00
6225	Pest Control- Clubhouse Interior	\$500.00	\$500.00	\$500.00
6226	Termite Bond	\$21,828.00	\$5,000.00	\$5,000.00
6227	Rodent Boxes	\$2,475.00	\$2,475.00	\$2,475.00
6229	Camera Repairs	\$2,000.00	\$2,000.00	\$2,000.00
6230	Gate Maintenance & Repairs	\$1,500.00	\$1,500.00	\$1,500.00
6248	Lake Maint/Littorals	\$2,472.00	\$2,472.00	\$2,472.00
	Total Building & Equipment	\$95,850.00	\$87,622.00	\$87,622.00
	Grounds			
6211	Christmas Lights & Decorations	\$2,500.00	\$2,500.00	\$2,500.00
6249	Pressure Wash	\$5,500.00	\$5,500.00	\$5,500.00
6361	Landscape Maintenance	\$71,580.00	\$73,727.00	\$73,727.00
6362	Landscape Replacement	\$9,000.00	\$9,000.00	\$9,000.00
6365	Tree Trimming	\$9,000.00	\$9,000.00	\$9,000.00
6366	Preserve & Perimeter Maint.	\$3,000.00	\$3,000.00	\$3,000.00
6368	Pest Control/Shrubs/Grass	\$22,701.20	\$23,835.96	\$23,835.96
6381	Irrigation Contract	\$6,480.00	\$6,840.00	\$6,840.00
6382	Irrigation Supplies/Repairs	\$4,000.00	\$4,000.00	\$4,000.00
6383	Hoover Pump System Maint.	\$1,700.00	\$1,700.00	\$1,700.00
6390	Sidewalk Repairs	\$0.00	\$3,000.00	\$3,000.00
	Total Grounds	\$135,461.20	\$142,102.96	\$142,102.96
	Pool & Recreation			
6291	Pool Maintenance	\$4,920.00	\$5,340.00	\$5,340.00
6292	Pool Repairs	\$0.00	\$0.00	\$0.00
6293	Pool Permit	\$200.00	\$200.00	\$200.00
	Total Pool Expenses	\$5,120.00	\$5,540.00	\$5,540.00
	Contract Services			
6245	Security	\$59,000.00	\$59,000.00	\$5,000.00
	Total Contract Services	\$59,000.00	\$59,000.00	\$5,000.00

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	Miscellaneous			
8620	Miscellaneous/Contingency	\$0.00	\$0.00	\$144.00
	Total Miscellaneous/Contingency	\$0.00	\$0.00	\$144.00
8910	Transfer to Reserves			
8930	Transfer to Reserves	\$365,000.00	\$376,000.00	\$376,000.00
		\$365,000.00	\$376,000.00	\$376,000.00
	Total Assessments	\$1,385,416.20	\$1,592,430.00	\$1,538,574.00
8990	Assessments & Revenues			
	Over (under) Expenses	\$2,149.80	\$0.00	\$0.00
		Approved 2022		Approved 2023
	Monthly Assessment	\$437.00		\$483.00