



**LEXINGTON LAKES CONDOMINIUM
ASSOCIATION, INC**

UNAUDITED FINANCIAL STATEMENT

NOVEMBER 2022

Lexington Lakes COA

BALANCE SHEET

As of: 11/30/2022

Assets

Account #	Account Name	Total
01100	SOUTHSTATE OPERATING	\$45,941.03
01101	SEACOAST OPERATING	\$0.07
01102	SOUTHSTATE SECURITY DEPOSTI	\$7,000.00
01103	SYNOVUS CD - OPERATING	\$18,911.05
01120	SOUTHSTATE RESERVE	\$100,000.00
01121	SOUTHSTATE ICS SWEEP	\$1,655,161.96
01122	SOUTHSTATE CD - RESERVE	\$25,786.67
01124	SYNOVUS CD - RESERVE	\$186,188.69
01125	SEACOAST RESERVE	\$0.05
01151	ACCOUNTS RECEIVABLE	\$55,316.86
01166	CREDIT RISK ALLOWANCE	(\$10,287.96)
01170	PREPAID INSURANCE	\$164,920.65
01175	PREPAID EXPENSES	\$7,219.47
01176	PREPAID EXPENSE - TERMITTE	\$41,777.78
01190	UTILITY DEPOSITS	\$11,942.27
	TOTAL ASSETS	<u>\$2,309,878.59</u>

Liabilities

Account #	Account Name	Total
02100	Accounts Payable	\$12,034.55
02101	Security Deposits	(\$500.00)
	TOTAL LIABILITIES	<u>\$11,534.55</u>

Equity

Account #	Account Name	Total
03030	ACCRUED EXPENSES	\$13,365.09
03055	REFUNDABLE DAMAGE DEPOSITS	\$7,500.00
03065	PREPAID OWNER ASSESSMENTS	\$9,634.45
03075	INSURANCE CONTRACTS PAYABLE	\$161,878.86
03078	DEFERRED COMCAST REVENUE	\$21,685.70
03081	N/P - Termite	\$9,984.37
03101	RESERVES - GENERAL	\$1,959,700.46
03199	RESERVE INTEREST	\$7,436.91
03210	SOCIAL ACTIVITY FUND	\$122.59
03220	PRIOR YEAR ADJUSTMENT	(\$11,211.97)
03300	FUND BALANCE	\$118,430.78
03350	NET INCOME	\$100.00
	Current Year Net Income/(Loss)	(\$283.20)
	TOTAL EQUITY	<u>\$2,298,344.04</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$2,309,878.59</u>

Lexington Lakes COA
INCOME STATEMENT
Start: 11/01/2022 | End: 11/30/2022
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 MAINTENANCE ASSESSMENT	84,951.37	84,951.33	0.04	934,534.52	934,464.63	69.89	1,019,416.00
05015 RESERVE ASSESSMENT	30,416.63	30,416.67	(0.04)	334,583.33	334,583.37	(0.04)	365,000.00
05030 INTEREST INCOME	305.87	250.00	55.87	305.87	2,750.00	(2,444.13)	3,000.00
05040 FINES & VIOLATIONS	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
05045 OWNER INTEREST INCOME	0.00	0.00	0.00	937.58	0.00	937.58	0.00
05050 LATE FEES	425.00	0.00	425.00	3,700.00	0.00	3,700.00	0.00
05055 POOL KEY/FOB	0.00	0.00	0.00	67.00	0.00	67.00	0.00
05060 APPLICATION FEE	0.00	12.50	(12.50)	7,900.00	137.50	7,762.50	150.00
05065 ATTORNEY FEES	822.50	0.00	822.50	5,050.40	0.00	5,050.40	0.00
05070 CABLE REBATE	314.29	0.00	314.29	3,457.16	0.00	3,457.16	0.00
05080 MISCELLANEOUS INCOME	296.42	0.00	296.42	563.42	0.00	563.42	0.00
Income Total	117,532.08	115,630.50	1,901.58	1,292,099.28	1,271,935.50	20,163.78	1,387,566.00
Total Income	117,532.08	115,630.50	1,901.58	1,292,099.28	1,271,935.50	20,163.78	1,387,566.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06010 MANAGEMENT FEES	8,070.69	5,250.00	(2,820.69)	60,570.69	57,750.00	(2,820.69)	63,000.00
06020 ACCOUNTING FEES	0.00	1,144.00	1,144.00	0.00	12,584.00	12,584.00	13,728.00
06025 AUDIT/TAX PREP FEES	0.00	362.50	362.50	2,859.00	3,987.50	1,128.50	4,350.00
06030 LEGAL FEES	0.00	416.67	416.67	6,454.52	4,583.37	(1,871.15)	5,000.00
06040 APPLICATION EXPENSES	44.85	0.00	(44.85)	4,199.85	0.00	(4,199.85)	0.00
06050 OFFICE SUPPLIES	111.61	75.00	(36.61)	6,723.79	825.00	(5,898.79)	900.00
06051 POSTAGE	163.20	54.17	(109.03)	1,229.26	595.87	(633.39)	650.00
06052 COPIER SERVICE	(55.19)	54.17	109.36	1,448.17	595.87	(852.30)	650.00
06055 COMPUTER REPAIR/MAINT	69.99	41.67	(28.32)	69.99	458.37	388.38	500.00
06070 CORP ANNUAL FEE	0.00	5.17	5.17	61.25	56.87	(4.38)	62.00
06075 FEES PAYABLE TO THE DIVISION	1,056.00	113.00	(943.00)	1,056.00	1,243.00	187.00	1,356.00
06080 INSURANCE	26,979.81	20,914.92	(6,064.89)	286,380.63	230,064.12	(56,316.51)	250,979.00
06086 DOMAIN NAME	0.00	9.00	9.00	0.00	99.00	99.00	108.00
06087 WEBSITE MAINTENANCE	0.00	66.67	66.67	865.00	733.37	(131.63)	800.00
06088 SUBSCRIPTIONS/RENEWALS	0.00	20.83	20.83	0.00	229.13	229.13	250.00
06090 BAD DEBT EXPENSE	0.00	41.67	41.67	4,172.18	458.37	(3,713.81)	500.00
06092 INSURANCE APPRAISAL	0.00	95.83	95.83	1,150.00	1,054.13	(95.87)	1,150.00
06201 BUILDING MAINT & SUPPLIES	0.00	833.33	833.33	15,031.61	9,166.63	(5,864.98)	10,000.00
06203 GOLF CART MAINTENANCE	874.46	83.33	(791.13)	874.46	916.63	42.17	1,000.00
06204 FOUNTAIN MAINTENANCE & REPAIRS	371.33	100.00	(271.33)	1,802.82	1,100.00	(702.82)	1,200.00
06205 ROOFING/DRYWALL REPAIRS	4,325.00	2,000.00	(2,325.00)	25,234.85	22,000.00	(3,234.85)	24,000.00
06208 LIGHTING/ELECTRICIAN	1,249.78	250.00	(999.78)	4,944.78	2,750.00	(2,194.78)	3,000.00
06209 MAINTENANCE SUPPLIES	0.00	25.00	25.00	125.00	275.00	150.00	300.00
06210 ROAD & SIGN MAINTENANCE	0.00	41.67	41.67	0.00	458.37	458.37	500.00
06211 CHRISTMAS LIGHTS & DECORATION	0.00	208.33	208.33	2,499.57	2,291.63	(207.94)	2,500.00
06219 FIDO BAGS	0.00	59.17	59.17	460.34	650.87	190.53	710.00
06220 JANITORIAL SERVICES	1,900.00	1,900.00	0.00	20,900.00	20,900.00	0.00	22,800.00
06221 JANITORIAL SUPPLIES	0.00	83.33	83.33	202.61	916.63	714.02	1,000.00
06222 BACKFLOW/HYDRANT/EXT INSPECTIONS	0.00	106.25	106.25	289.35	1,168.75	879.40	1,275.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06225 PEST CONTROL - CLUBHOUSE INTERIOR	0.00	41.67	41.67	685.60	458.37	(227.23)	500.00
06226 TERMITE BOND	6,327.61	1,819.00	(4,508.61)	15,560.98	20,009.00	4,448.02	21,828.00
06227 RODENT BOXES	0.00	206.25	206.25	948.80	2,268.75	1,319.95	2,475.00
06229 CAMERA REPAIRS	595.00	166.67	(428.33)	795.00	1,833.37	1,038.37	2,000.00
06230 GATE MAINTENANCE	532.50	125.00	(407.50)	4,048.36	1,375.00	(2,673.36)	1,500.00
06245 SECURITY	5,167.82	4,916.67	(251.15)	46,951.10	54,083.37	7,132.27	59,000.00
06248 LAKE MAINTENANCE/LITTORAL ZONES	10.00	206.00	196.00	2,000.00	2,266.00	266.00	2,472.00
06249 PRESSURE WASHING	0.00	458.33	458.33	0.00	5,041.63	5,041.63	5,500.00
06291 POOL MAINTENANCE	0.00	410.00	410.00	4,160.00	4,510.00	350.00	4,920.00
06292 POOL REPAIRS	0.00	0.00	0.00	928.73	0.00	(928.73)	0.00
06293 POOL OPERATING PERMIT	0.00	16.67	16.67	300.00	183.37	(116.63)	200.00
06361 LANDSCAPE MAINTENANCE	6,375.60	5,965.00	(410.60)	67,549.58	65,615.00	(1,934.58)	71,580.00
06362 LANDSCAPE REPLACEMENT	0.00	750.00	750.00	6,580.24	8,250.00	1,669.76	9,000.00
06365 TREE TRIMMING	0.00	750.00	750.00	11,079.79	8,250.00	(2,829.79)	9,000.00
06366 PRESERVE & PERIMETER MAINTENANCE	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
06368 PEST CONTROL/SHRUBS/GRASS	8,796.20	1,891.77	(6,904.43)	22,953.79	20,809.47	(2,144.32)	22,701.20
06381 IRRIGATION CONTRACT	(540.00)	540.00	1,080.00	4,860.00	5,940.00	1,080.00	6,480.00
06382 IRRIGATION SUPPLIES & REPAIRS	107.45	333.33	225.88	6,824.20	3,666.63	(3,157.57)	4,000.00
06383 HOOVER PUMP SYSTEM MAINTENANCE	132.42	141.67	9.25	926.94	1,558.37	631.43	1,700.00
06405 ELECTRICITY	(233.03)	1,934.08	2,167.11	27,520.92	21,274.88	(6,246.04)	23,209.00
06420 WATER	3,828.26	13,417.00	9,588.74	139,294.82	147,587.00	8,292.18	161,004.00
06435 TELEPHONE/INTERNET	550.98	550.00	(0.98)	10,533.98	6,050.00	(4,483.98)	6,600.00
06440 GARBAGE PICK UP	(3,600.00)	3,801.75	7,401.75	32,085.00	41,819.25	9,734.25	45,621.00
06445 CABLE TV	12,399.83	11,988.17	(411.66)	132,022.23	131,869.87	(152.36)	143,858.00
07001 RESERVE TRANS. - GENERAL	0.00	30,416.67	30,416.67	304,166.70	334,583.37	30,416.67	365,000.00
Expense Total	85,612.17	115,451.38	29,839.21	1,292,382.48	1,269,965.18	(22,417.30)	1,385,416.20
Total Expense	85,612.17	115,451.38	29,839.21	1,292,382.48	1,269,965.18	(22,417.30)	1,385,416.20
Net Income	31,919.91	179.12	31,740.79	(283.20)	1,970.32	(2,253.52)	2,149.80