



**LEXINGTON LAKES CONDOMINIUM
ASSOCIATION, INC**

UNAUDITED FINANCIAL STATEMENT

AUGUST 2023

Lexington Lakes COA

Run Date: 09/11/2023

Run Time: 06:52 AM

BALANCE SHEET

As of: 08/31/2023

Assets

Account #	Account Name	Total
01100	SOUTHSTATE OPERATING	(\$35.52)
01101	SEACOAST OPERATING	\$0.05
01102	SOUTHSTATE SECURITY DEPOSTI	\$9,000.00
01103	SYNOVUS CD - OPERATING	\$18,911.05
01120	SOUTHSTATE RESERVE	\$100,000.00
01121	SOUTHSTATE ICS SWEEP	\$1,915,128.85
01122	SOUTHSTATE CD - RESERVE	\$26,052.81
01124	SYNOVUS CD - RESERVE	\$186,188.69
01125	SEACOAST RESERVE	\$0.07
01151	ACCOUNTS RECEIVABLE	\$53,378.63
01166	CREDIT RISK ALLOWANCE	(\$10,287.96)
01176	PREPAID EXPENSE - TERMITTE	\$33,944.45
01190	UTILITY DEPOSITS	\$11,942.27
	TOTAL ASSETS	<u>\$2,344,223.39</u>

Liabilities

Account #	Account Name	Total
02100	Accounts Payable	\$17,419.10
02101	Security Deposits	\$1,700.00
	TOTAL LIABILITIES	<u>\$19,119.10</u>

Equity

Account #	Account Name	Total
03030	ACCRUED EXPENSES	\$1,102.99
03055	REFUNDABLE DAMAGE DEPOSITS	\$7,500.00
03065	PREPAID OWNER ASSESSMENTS	\$10,681.89
03078	DEFERRED COMCAST REVENUE	\$18,857.09
03081	N/P - Termite	\$4,560.23
03101	RESERVES - GENERAL	\$2,208,921.57
03199	RESERVE INTEREST	\$37,984.73
03210	SOCIAL ACTIVITY FUND	\$122.59
03300	FUND BALANCE	\$39,742.69
03350	NET INCOME	\$100.00
	Current Year Net Income/(Loss)	(\$4,469.49)
	TOTAL EQUITY	<u>\$2,325,104.29</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$2,344,223.39</u>

Lexington Lakes COA

Run Date: 09/11/2023

Run Time: 06:53 AM

INCOME STATEMENT

Start: 08/01/2023 | End: 08/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 MAINTENANCE ASSESSMENT	96,178.67	96,178.67	0.00	768,506.56	769,429.36	(922.80)	1,154,144.00
05015 RESERVE ASSESSMENT	31,333.33	31,333.33	0.00	250,666.64	250,666.64	0.00	376,000.00
05020 Prior Year Gain/(Loss)	3,371.13	0.00	3,371.13	26,969.04	0.00	26,969.04	0.00
05030 INTEREST INCOME	0.00	250.00	(250.00)	1,104.36	2,000.00	(895.64)	3,000.00
05040 FINES & VIOLATIONS	0.00	0.00	0.00	25.00	0.00	25.00	0.00
05050 LATE FEES	0.00	0.00	0.00	575.00	0.00	575.00	0.00
05055 POOL KEY/FOB	0.00	0.00	0.00	75.00	0.00	75.00	0.00
05060 APPLICATION FEE	900.00	12.50	887.50	2,300.00	100.00	2,200.00	150.00
05065 ATTORNEY FEES	0.00	0.00	0.00	2,282.38	0.00	2,282.38	0.00
05070 CABLE REBATE	314.29	440.00	(125.71)	2,514.32	3,520.00	(1,005.68)	5,280.00
05080 MISCELLANEOUS INCOME	(50.00)	0.00	(50.00)	989.36	0.00	989.36	0.00
Income Total	132,047.42	128,214.50	3,832.92	1,056,007.66	1,025,716.00	30,291.66	1,538,574.00
Total Income	132,047.42	128,214.50	3,832.92	1,056,007.66	1,025,716.00	30,291.66	1,538,574.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06000 Expense	0.00	0.00	0.00	6.00	0.00	(6.00)	0.00
06010 MANAGEMENT FEES	7,500.00	7,500.00	0.00	60,000.00	60,000.00	0.00	90,000.00
06025 AUDIT/TAX PREP FEES	0.00	362.50	362.50	2,250.00	2,900.00	650.00	4,350.00
06030 LEGAL FEES	162.14	416.67	254.53	1,097.69	3,333.36	2,235.67	5,000.00
06040 APPLICATION EXPENSES	0.00	0.00	0.00	1,850.00	0.00	(1,850.00)	0.00
06050 OFFICE SUPPLIES	0.00	75.00	75.00	2,447.86	600.00	(1,847.86)	900.00
06051 POSTAGE	0.00	54.17	54.17	134.20	433.36	299.16	650.00
06052 COPIER SERVICE	0.00	54.17	54.17	1,372.22	433.36	(938.86)	650.00
06055 COMPUTER REPAIR/MAINT	0.00	41.67	41.67	0.00	333.36	333.36	500.00
06070 CORP ANNUAL FEE	0.00	5.17	5.17	122.50	41.36	(81.14)	62.00
06075 FEES PAYABLE TO THE DIVISION	0.00	113.00	113.00	0.00	904.00	904.00	1,356.00
06080 INSURANCE	40,058.45	34,000.00	(6,058.45)	285,534.63	272,000.00	(13,534.63)	408,000.00
06086 DOMAIN NAME	0.00	9.00	9.00	0.00	72.00	72.00	108.00
06087 WEBSITE MAINTENANCE	0.00	66.67	66.67	580.00	533.36	(46.64)	800.00
06088 SUBSCRIPTIONS/RENEWALS	0.00	20.83	20.83	0.00	166.64	166.64	250.00
06090 BAD DEBT EXPENSE	0.00	41.67	41.67	0.00	333.36	333.36	500.00
06201 BUILDING MAINT & SUPPLIES	76.00	1,000.00	924.00	5,196.10	8,000.00	2,803.90	12,000.00
06203 GOLF CART MAINTENANCE	0.00	83.33	83.33	493.00	666.64	173.64	1,000.00
06204 FOUNTAIN MAINTENANCE & REPAIRS	1,957.57	100.00	(1,857.57)	4,650.42	800.00	(3,850.42)	1,200.00
06205 ROOFING/DRYWALL REPAIRS	650.00	2,000.00	1,350.00	25,305.00	16,000.00	(9,305.00)	24,000.00
06208 LIGHTING/ELECTRICIAN	0.00	750.00	750.00	3,568.46	6,000.00	2,431.54	9,000.00
06209 MAINTENANCE SUPPLIES	0.00	25.00	25.00	105.44	200.00	94.56	300.00
06210 ROAD & SIGN MAINTENANCE	0.00	41.67	41.67	0.00	333.36	333.36	500.00
06211 CHRISTMAS LIGHTS & DECORATION	0.00	208.33	208.33	0.00	1,666.64	1,666.64	2,500.00
06219 FIDO BAGS	310.96	40.59	(270.37)	672.02	324.72	(347.30)	487.04
06220 JANITORIAL SERVICES	1,850.00	1,950.00	100.00	14,800.00	15,600.00	800.00	23,400.00
06221 JANITORIAL SUPPLIES	122.54	83.33	(39.21)	122.54	666.64	544.10	1,000.00
06222 BACKFLOW/HYDRANT/EXT INSPECTIONS	59.64	106.25	46.61	357.84	850.00	492.16	1,275.00
06225 PEST CONTROL - CLUBHOUSE INTERIOR	0.00	41.67	41.67	0.00	333.36	333.36	500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06226 TERMITE BOND	870.37	416.67	(453.70)	6,962.96	3,333.36	(3,629.60)	5,000.00
06227 RODENT BOXES	246.35	206.25	(40.10)	1,910.20	1,650.00	(260.20)	2,475.00
06229 CAMERA REPAIRS	0.00	166.67	166.67	2,967.18	1,333.36	(1,633.82)	2,000.00
06230 GATE MAINTENANCE	0.00	125.00	125.00	5,355.50	1,000.00	(4,355.50)	1,500.00
06245 SECURITY	0.00	416.67	416.67	5,092.81	3,333.36	(1,759.45)	5,000.00
06248 LAKE MAINTENANCE/LITTORAL ZONES	208.00	206.00	(2.00)	1,953.00	1,648.00	(305.00)	2,472.00
06249 PRESSURE WASHING	0.00	458.33	458.33	2,600.00	3,666.64	1,066.64	5,500.00
06291 POOL MAINTENANCE	445.00	445.00	0.00	5,977.36	3,560.00	(2,417.36)	5,340.00
06292 POOL REPAIRS	0.00	0.00	0.00	161.53	0.00	(161.53)	0.00
06293 POOL OPERATING PERMIT	0.00	16.67	16.67	325.00	133.36	(191.64)	200.00
06294 Permits-General	0.00	0.00	0.00	651.90	0.00	(651.90)	0.00
06361 LANDSCAPE MAINTENANCE	6,192.57	6,143.92	(48.65)	47,906.26	49,151.36	1,245.10	73,727.00
06362 LANDSCAPE REPLACEMENT	0.00	750.00	750.00	60.00	6,000.00	5,940.00	9,000.00
06365 TREE TRIMMING	0.00	750.00	750.00	12,364.00	6,000.00	(6,364.00)	9,000.00
06366 PRESERVE & PERIMETER MAINTENANCE	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
06368 PEST CONTROL/SHRUBS/GRASS	80.00	1,986.33	1,906.33	13,771.90	15,890.64	2,118.74	23,835.96
06381 IRRIGATION CONTRACT	0.00	570.00	570.00	0.00	4,560.00	4,560.00	6,840.00
06382 IRRIGATION SUPPLIES & REPAIRS	1,815.64	333.33	(1,482.31)	13,242.58	2,666.64	(10,575.94)	4,000.00
06383 HOOVER PUMP SYSTEM MAINTENANCE	0.00	141.67	141.67	2,118.63	1,133.36	(985.27)	1,700.00
06390 SIDEWALK REPAIRS	0.00	250.00	250.00	2,123.00	2,000.00	(123.00)	3,000.00
06405 ELECTRICITY	2,895.47	2,890.00	(5.47)	22,847.06	23,120.00	272.94	34,680.00
06420 WATER	23,156.42	14,315.00	(8,841.42)	148,266.69	114,520.00	(33,746.69)	171,780.00
06435 TELEPHONE/INTERNET	365.10	400.00	34.90	3,269.07	3,200.00	(69.07)	4,800.00
06440 GARBAGE PICK UP	0.00	3,974.00	3,974.00	0.00	31,792.00	31,792.00	47,688.00
06445 CABLE TV	12,402.10	12,467.00	64.90	99,217.92	99,736.00	518.08	149,604.00
07001 RESERVE TRANS. - GENERAL	31,333.33	31,333.33	0.00	250,666.68	250,666.64	(0.04)	376,000.00
08620 Misc./Contingency	0.00	12.00	12.00	0.00	96.00	96.00	144.00
Expense Total	132,757.65	128,214.53	(4,543.12)	1,060,477.15	1,025,716.24	(34,760.91)	1,538,574.00
Total Expense	132,757.65	128,214.53	(4,543.12)	1,060,477.15	1,025,716.24	(34,760.91)	1,538,574.00
Net Income	(710.23)	(0.03)	(710.20)	(4,469.49)	(0.24)	(4,469.25)	0.00