



**LEXINGTON LAKES CONDOMINIUM
ASSOCIATION, INC**

UNAUDITED FINANCIAL STATEMENT

October 2023

Lexington Lakes COA

Run Date: 11/13/2023

Run Time: 10:02 PM

BALANCE SHEET

As of: 10/31/2023

Assets

Account #	Account Name	Total
01100	SOUTHSTATE OPERATING	\$39,424.39
01101	SEACOAST OPERATING	\$0.05
01102	SOUTHSTATE SECURITY DEPOSTI	\$9,500.00
01104	SYNOVUS CHECKING	\$1,000.00
01120	SOUTHSTATE RESERVE	\$100,000.00
01121	SOUTHSTATE ICS SWEEP	\$1,967,896.73
01122	SOUTHSTATE CD - RESERVE	\$26,052.81
01125	SEACOAST RESERVE	\$0.07
01126	SYNOVUS CD - RESERVE	\$186,423.90
01151	ACCOUNTS RECEIVABLE	\$55,700.56
01155	Due (To)From Operating	(\$68,905.00)
01166	CREDIT RISK ALLOWANCE	(\$42,307.37)
01170	PREPAID INSURANCE	\$48,603.91
01176	PREPAID EXPENSE - TERMITES	\$32,203.71
01190	UTILITY DEPOSITS	\$11,942.27
	TOTAL ASSETS	\$2,367,536.03

Liabilities

Account #	Account Name	Total
02000	Due (To)From Operating	(\$68,905.00)
02100	Accounts Payable	\$24,191.37
02101	Security Deposits	\$2,000.00
	TOTAL LIABILITIES	(\$42,713.63)

Equity

Account #	Account Name	Total
03030	ACCRUED EXPENSES	(\$7,412.10)
03055	REFUNDABLE DAMAGE DEPOSITS	\$7,500.00
03065	PREPAID OWNER ASSESSMENTS	\$21,090.00
03075	INSURANCE CONTRACTS PAYABLE	\$40,137.22
03078	DEFERRED COMCAST REVENUE	\$9,946.98
03101	RESERVES - GENERAL	\$2,306,053.06
03199	RESERVE INTEREST	\$43,541.44
03210	SOCIAL ACTIVITY FUND	\$122.59
03220	PRIOR YEAR ADJUSTMENT	\$11,211.97
03300	FUND BALANCE	\$6,865.14
	Current Year Net Income/(Loss)	(\$28,806.64)
	TOTAL EQUITY	\$2,410,249.66
	TOTAL LIABILITIES AND EQUITY	\$2,367,536.03

Lexington Lakes COA

Run Date: 11/13/2023

Run Time: 09:50 PM

INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

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	960,863.90	961,786.70	(922.80)	1,154,144.00
05015 RESERVE ASSESSMENT	31,333.33	31,333.33	0.00	313,333.30	313,333.30	0.00	376,000.00
05020 Prior Year Gain/(Loss)	3,371.13	0.00	3,371.13	33,711.30	0.00	33,711.30	0.00
05030 INTEREST INCOME	0.00	250.00	(250.00)	1,104.36	2,500.00	(1,395.64)	3,000.00
05040 FINES & VIOLATIONS	0.00	0.00	0.00	(75.00)	0.00	(75.00)	0.00
05050 LATE FEES	25.00	0.00	25.00	600.00	0.00	600.00	0.00
05055 POOL KEY/FOB	0.00	0.00	0.00	75.00	0.00	75.00	0.00
05060 APPLICATION FEE	2,750.00	12.50	2,737.50	5,150.00	125.00	5,025.00	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)	3,142.90	4,400.00	(1,257.10)	5,280.00
05080 MISCELLANEOUS INCOME	0.00	0.00	0.00	989.36	0.00	989.36	0.00
Income Total	133,972.42	128,214.50	5,757.92	1,321,177.50	1,282,145.00	39,032.50	1,538,574.00
Total Income	133,972.42	128,214.50	5,757.92	1,321,177.50	1,282,145.00	39,032.50	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	75,000.00	75,000.00	0.00	90,000.00
06025 AUDIT/TAX PREP FEES	0.00	362.50	362.50	2,600.00	3,625.00	1,025.00	4,350.00
06030 LEGAL FEES	178.50	416.67	238.17	1,276.19	4,166.70	2,890.51	5,000.00
06040 APPLICATION EXPENSES	650.00	0.00	(650.00)	2,725.00	0.00	(2,725.00)	0.00
06050 OFFICE SUPPLIES	384.37	75.00	(309.37)	2,832.23	750.00	(2,082.23)	900.00
06051 POSTAGE	6.55	54.17	47.62	140.75	541.70	400.95	650.00
06052 COPIER SERVICE	0.00	54.17	54.17	1,372.22	541.70	(830.52)	650.00
06055 COMPUTER REPAIR/MAINT	0.00	41.67	41.67	0.00	416.70	416.70	500.00
06070 CORP ANNUAL FEE	0.00	5.17	5.17	122.50	51.70	(70.80)	62.00
06075 FEES PAYABLE TO THE DIVISION	0.00	113.00	113.00	0.00	1,130.00	1,130.00	1,356.00
06080 INSURANCE	40,058.45	34,000.00	(6,058.45)	364,918.53	340,000.00	(24,918.53)	408,000.00
06086 DOMAIN NAME	0.00	9.00	9.00	0.00	90.00	90.00	108.00
06087 WEBSITE MAINTENANCE	200.00	66.67	(133.33)	780.00	666.70	(113.30)	800.00
06088 SUBSCRIPTIONS/RENEWALS	0.00	20.83	20.83	0.00	208.30	208.30	250.00
06090 BAD DEBT EXPENSE	0.00	41.67	41.67	0.00	416.70	416.70	500.00
06201 BUILDING MAINT & SUPPLIES	692.21	1,000.00	307.79	5,888.31	10,000.00	4,111.69	12,000.00
06202 GYM EQUIPMENT REPAIR	644.83	0.00	(644.83)	804.83	0.00	(804.83)	0.00
06203 GOLF CART MAINTENANCE	19.92	83.33	63.41	512.92	833.30	320.38	1,000.00
06204 FOUNTAIN MAINTENANCE & REPAIRS	305.00	100.00	(205.00)	5,830.78	1,000.00	(4,830.78)	1,200.00
06205 ROOFING/DRYWALL REPAIRS	0.00	2,000.00	2,000.00	53,155.00	20,000.00	(33,155.00)	24,000.00
06208 LIGHTING/ELECTRICIAN	160.00	750.00	590.00	3,728.46	7,500.00	3,771.54	9,000.00
06209 MAINTENANCE SUPPLIES	0.00	25.00	25.00	105.44	250.00	144.56	300.00
06210 ROAD & SIGN MAINTENANCE	181.04	41.67	(139.37)	181.04	416.70	235.66	500.00
06211 CHRISTMAS LIGHTS & DECORATION	8.99	208.33	199.34	8.99	2,083.30	2,074.31	2,500.00
06219 FIDO BAGS	263.65	40.59	(223.06)	935.67	405.90	(529.77)	487.04
06220 JANITORIAL SERVICES	1,850.00	1,950.00	100.00	18,500.00	19,500.00	1,000.00	23,400.00
06221 JANITORIAL SUPPLIES	113.01	83.33	(29.68)	235.55	833.30	597.75	1,000.00
06222 BACKFLOW/HYDRANT/EXT INSPECTIONS	0.00	106.25	106.25	536.76	1,062.50	525.74	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	0.00	416.70	416.70	500.00
06226 TERMITE BOND	870.37	416.67	(453.70)	14,127.84	4,166.70	(9,961.14)	5,000.00
06227 RODENT BOXES	326.35	206.25	(120.10)	2,236.55	2,062.50	(174.05)	2,475.00
06229 CAMERA REPAIRS	100.00	166.67	66.67	3,509.16	1,666.70	(1,842.46)	2,000.00
06230 GATE MAINTENANCE	628.35	125.00	(503.35)	5,983.85	1,250.00	(4,733.85)	1,500.00
06245 SECURITY	0.00	416.67	416.67	5,092.81	4,166.70	(926.11)	5,000.00
06248 LAKE MAINTENANCE/LITTORAL ZONES	219.00	206.00	(13.00)	2,091.00	2,060.00	(31.00)	2,472.00
06249 PRESSURE WASHING	0.00	458.33	458.33	2,600.00	4,583.30	1,983.30	5,500.00
06291 POOL MAINTENANCE	445.00	445.00	0.00	6,867.36	4,450.00	(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	166.70	(158.30)	200.00
06361 LANDSCAPE MAINTENANCE	6,192.57	6,143.92	(48.65)	60,291.40	61,439.20	1,147.80	73,727.00
06362 LANDSCAPE REPLACEMENT	0.00	750.00	750.00	60.00	7,500.00	7,440.00	9,000.00
06365 TREE TRIMMING	857.14	750.00	(107.14)	13,221.14	7,500.00	(5,721.14)	9,000.00
06366 PRESERVE & PERIMETER MAINTENANCE	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
06368 PEST CONTROL/SHRUBS/GRASS	0.00	1,986.33	1,986.33	15,501.90	19,863.30	4,361.40	23,835.96
06381 IRRIGATION CONTRACT	0.00	570.00	570.00	0.00	5,700.00	5,700.00	6,840.00
06382 IRRIGATION SUPPLIES & REPAIRS	1,524.38	333.33	(1,191.05)	16,250.31	3,333.30	(12,917.01)	4,000.00
06383 HOOVER PUMP SYSTEM MAINTENANCE	0.00	141.67	141.67	2,118.63	1,416.70	(701.93)	1,700.00
06390 SIDEWALK REPAIRS	0.00	250.00	250.00	2,123.00	2,500.00	377.00	3,000.00
06405 ELECTRICITY	3,162.48	2,890.00	(272.48)	28,663.00	28,900.00	237.00	34,680.00
06420 WATER	14,268.10	14,315.00	46.90	147,577.42	143,150.00	(4,427.42)	171,780.00
06435 TELEPHONE/INTERNET	365.08	400.00	34.92	4,659.25	4,000.00	(659.25)	4,800.00
06440 GARBAGE PICK UP	3,685.50	3,974.00	288.50	36,895.36	39,740.00	2,844.64	47,688.00
06445 CABLE TV	12,402.10	12,467.00	64.90	124,022.12	124,670.00	647.88	149,604.00
07001 RESERVE TRANS. - GENERAL	31,333.33	31,333.33	0.00	313,333.34	313,333.30	(0.04)	376,000.00
08620 Misc./Contingency	75.00	12.00	(63.00)	75.00	120.00	45.00	144.00
Expense Total	129,671.27	128,214.53	(1,456.74)	1,349,984.14	1,282,145.30	(67,838.84)	1,538,574.00
Total Expense	129,671.27	128,214.53	(1,456.74)	1,349,984.14	1,282,145.30	(67,838.84)	1,538,574.00
Net Income	4,301.15	(0.03)	4,301.18	(28,806.64)	(0.30)	(28,806.34)	0.00