



**LEXINGTON LAKES CONDOMINIUM
ASSOCIATION, INC**

UNAUDITED FINANCIAL STATEMENT

February 2024

Lexington Lakes COA

Run Date: 03/11/2024

Run Time: 08:40 PM

BALANCE SHEET

As of: 02/29/2024

Assets

Account #	Account Name	Total
01100	SOUTHSTATE OPERATING *6683	(\$4,492.09)
01101	SEACOAST OPERATING	\$0.05
01102	SOUTHSTATE SECURITY DEPOSTI	\$9,300.00
01104	SYNOVUS CHECKING	\$1,000.00
01120	SOUTHSTATE RESERVE *7343	\$100,000.00
01121	SOUTHSTATE ICS SWEEP *3437	\$2,091,515.35
01122	SOUTHSTATE CD - RESERVE	\$26,052.81
01125	SEACOAST RESERVE	\$0.07
01126	SYNOVUS CD - RESERVE	\$188,023.61
01130	Deposit in Transit	\$40.00
01151	ACCOUNTS RECEIVABLE	\$59,008.09
01155	Due (To)From Operating	(\$96,905.00)
01166	CREDIT RISK ALLOWANCE	(\$42,307.37)
01170	PREPAID INSURANCE	\$43,409.85
01176	PREPAID EXPENSE - TERMITTE	\$28,722.23
01190	UTILITY DEPOSITS	\$11,942.27
	TOTAL ASSETS	<u>\$2,415,309.87</u>

Liabilities

Account #	Account Name	Total
02000	Due (To)From Operating	(\$96,905.00)
02100	Accounts Payable	\$50,908.41
02101	Security Deposits	\$2,000.00
	TOTAL LIABILITIES	<u>(\$43,996.59)</u>

Equity

Account #	Account Name	Total
03030	ACCRUED EXPENSES	\$6,055.24
03055	REFUNDABLE DAMAGE DEPOSITS	\$7,500.00
03065	PREPAID OWNER ASSESSMENTS	\$15,208.00
03075	INSURANCE CONTRACTS PAYABLE	\$3,222.97
03078	DEFERRED COMCAST REVENUE	\$8,689.82
03101	RESERVES - GENERAL	\$2,429,141.43
03199	RESERVE INTEREST	\$73,355.41
03210	SOCIAL ACTIVITY FUND	\$122.59
03220	PRIOR YEAR ADJUSTMENT	\$11,527.96
03300	FUND BALANCE	(\$73,342.63)
	Current Year Net Income/(Loss)	(\$22,174.33)
	TOTAL EQUITY	<u>\$2,459,306.46</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$2,415,309.87</u>

Lexington Lakes COA

Run Date: 03/11/2024

Run Time: 08:50 PM

INCOME STATEMENT

Start: 02/01/2024 | End: 02/29/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010 MAINTENANCE ASSESSMENT	137,280.00	137,278.80	1.20	274,560.00	274,557.60	2.40	1,647,345.60
05055 POOL KEY/FOB	(1,031.48)	0.00	(1,031.48)	(1,031.48)	0.00	(1,031.48)	0.00
05070 CABLE REBATE	314.29	0.00	314.29	628.58	0.00	628.58	0.00
05080 MISCELLANEOUS	677.00	0.00	677.00	677.00	0.00	677.00	0.00
INCOME							
Total	137,239.81	137,278.80	(38.99)	274,834.10	274,557.60	276.50	1,647,345.60

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06010 MANAGEMENT FEES	7,500.00	7,500.00	0.00	15,000.00	15,000.00	0.00	90,000.00
06025 AUDIT/TAX PREP FEES	0.00	362.50	362.50	0.00	725.00	725.00	4,350.00
06027 NSF Fees	0.00	0.00	0.00	25.00	0.00	(25.00)	0.00
06030 LEGAL FEES	0.00	125.00	125.00	(157.88)	250.00	407.88	1,500.00
06050 OFFICE SUPPLIES	204.85	125.00	(79.85)	785.20	250.00	(535.20)	1,500.00
06051 POSTAGE	9.91	0.00	(9.91)	9.91	0.00	(9.91)	0.00
06070 CORP ANNUAL FEE	61.25	5.17	(56.08)	61.25	10.34	(50.91)	62.04
06075 FEES PAYABLE TO THE DIVISION	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
06080 INSURANCE	39,511.28	39,250.00	(261.28)	79,022.56	78,500.00	(522.56)	471,000.00
06086 DOMAIN NAME	0.00	3.00	3.00	0.00	6.00	6.00	36.00
06087 WEBSITE MAINTENANCE	0.00	66.67	66.67	200.00	133.34	(66.66)	800.00
06090 BAD DEBT EXPENSE	0.00	41.67	41.67	0.00	83.34	83.34	500.00
06201 BUILDING MAINT & SUPPLIES	0.00	200.00	200.00	479.00	400.00	(79.00)	2,400.00
06203 GOLF CART MAINTENANCE	0.00	85.00	85.00	0.00	170.00	170.00	1,020.00
06204 FOUNTAIN MAINTENANCE & REPAIRS	200.00	208.33	8.33	505.00	416.66	(88.34)	2,500.00
06205 ROOFING	19,248.00	4,000.00	(15,248.00)	26,398.00	8,000.00	(18,398.00)	48,000.00
06206 Drywall	0.00	425.00	425.00	0.00	850.00	850.00	5,100.00
06208 LIGHTING/ELECTRICIAN	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
06209 MAINTENANCE SUPPLIES	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06210 ROAD & SIGN MAINTENANCE	0.00	3.47	3.47	0.00	6.94	6.94	41.67
06211 CHRISTMAS LIGHTS & DECORATION	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
06219 FIDO BAGS	0.00	70.83	70.83	0.00	141.66	141.66	850.00
06220 JANITORIAL SERVICES	4,615.36	2,500.00	(2,115.36)	6,923.04	5,000.00	(1,923.04)	30,000.00
06221 JANITORIAL SUPPLIES	966.98	50.00	(916.98)	966.98	100.00	(866.98)	600.00
06222 BACKFLOW/HYDRANT/EXT INSPECTIONS	59.64	47.92	(11.72)	119.28	95.84	(23.44)	575.00
06225 PEST CONTROL -	0.00	225.00	225.00	0.00	450.00	450.00	2,700.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
CLUBHOUSE INTERIOR							
06226 TERMITE BOND	870.37	0.00	(870.37)	1,740.74	0.00	(1,740.74)	0.00
06229 CAMERA REPAIRS	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06230 GATE MAINTENANCE	0.00	125.00	125.00	1,697.50	250.00	(1,447.50)	1,500.00
06248 LAKE	219.00	206.25	(12.75)	230.00	412.50	182.50	2,475.00
MAINTENANCE/LITTORAL ZONES							
06249 PRESSURE WASHING	325.00	458.33	133.33	3,525.00	916.66	(2,608.34)	5,500.00
06291 POOL MAINTENANCE	475.00	475.00	0.00	950.00	950.00	0.00	5,700.00
06292 POOL REPAIRS	0.00	0.00	0.00	282.36	0.00	(282.36)	0.00
06293 POOL OPERATING PERMIT	0.00	16.67	16.67	0.00	33.34	33.34	200.04
06361 LANDSCAPE MAINTENANCE	10,754.49	6,328.00	(4,426.49)	17,008.98	12,656.00	(4,352.98)	75,936.00
06362 LANDSCAPE REPLACEMENT	0.00	350.00	350.00	652.32	700.00	47.68	4,200.00
06365 TREE TRIMMING	0.00	1,200.00	1,200.00	0.00	2,400.00	2,400.00	14,400.00
06366 PRESERVE & PERIMETER MAINTENANCE	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06368 PEST CONTROL/SHRUBS/GRASS	0.00	1,986.33	1,986.33	1,730.00	3,972.66	2,242.66	23,835.96
06381 IRRIGATION CONTRACT	775.30	540.00	(235.30)	775.30	1,080.00	304.70	6,480.00
06382 IRRIGATION SUPPLIES & REPAIRS	0.00	670.00	670.00	965.66	1,340.00	374.34	8,040.00
06383 HOOVER PUMP SYSTEM MAINTENANCE	0.00	141.67	141.67	0.00	283.34	283.34	1,700.00
06390 SIDEWALK REPAIRS	0.00	750.00	750.00	0.00	1,500.00	1,500.00	9,000.00
06405 ELECTRICITY	2,518.03	3,000.00	481.97	5,440.90	6,000.00	559.10	36,000.00
06420 WATER	15,790.83	14,685.00	(1,105.83)	30,960.62	29,370.00	(1,590.62)	176,220.00
06435 TELEPHONE/INTERNET	0.00	400.00	400.00	747.65	800.00	52.35	4,800.00
06440 GARBAGE PICK UP	3,869.60	4,160.00	290.40	7,739.20	8,320.00	580.80	49,920.00
06445 CABLE TV	12,901.66	12,965.68	64.02	25,924.86	25,931.36	6.50	155,588.16
07001 RESERVE TRANS. - GENERAL	33,150.00	33,150.00	0.00	66,300.00	66,300.00	0.00	397,800.00
08620 Misc./Contingency	0.00	350.00	350.00	0.00	700.00	700.00	4,200.00
Total	154,026.55	138,269.16	(15,757.39)	297,008.43	276,538.32	(20,470.11)	1,659,229.87
Net Income	(16,786.74)	(990.36)	(15,796.38)	(22,174.33)	(1,980.72)	(20,193.61)	(11,884.27)