TRITON
PROPERTY MANAGEMENT

Lexington Lakes Condo Assn, Inc

Monthly Financial Statement

For the Period Ending
April 30, 2024

Prepared by:

Triton Property Management
900 E Indiantown Road, Suite 210
Jupiter, FL 33477

Lexington Lakes Condominium Association, Inc.

FUND BALANCE SHEET

As of: 04/30/2024

Assets

Account	Operating	Reserves	Total
Assets			
1100 SouthState Operating 6683	$52,090.34	$0.00	$52,090.34
1101 Seacoast Operating	$0.05	$0.00	$0.05
1102 SouthState Security Deposit 0627	$9,600.00	$0.00	$9,600.00
1104 Synovus Checking 7449	$1,000.00	$0.00	$1,000.00
1120 SouthState Reseve 7343	$0.00	$100,000.00	$100,000.00
1121 SouthState ICS Sweep 3437	$0.00	$2,106,195.77	$2,106,195.77
1122 SouthState CD - Reserve	$0.00	$26,052.81	$26,052.81
1125 Seacoast Reserve	$0.00	$0.07	$0.07
1126 Synovus CD - Reserve	$0.00	$188,023.61	$188,023.61
1130 Deposit in Transit	$40.00	$0.00	$40.00
1151 Accounts Receivable	$60,317.56	$0.00	$60,317.56
1155 Due (To) From Operating	($163,205.00)	$0.00	($163,205.00)
1160 Due (to) from Reserves	$0.00	$163,205.00	$163,205.00
1166 Credit Risk Allowance	($42,474.05)	$0.00	($42,474.05)
1170 Prepaid Insurance	$14,592.67	$0.00	$14,592.67
1175 Prepaid Expenses	$10,061.00	$0.00	$10,061.00
1176 Prepaid Expense- termite	$26,981.49	$0.00	$26,981.49
1190 Utility Deposits	$11,942.27	$0.00	$11,942.27
Assets Total	**($19,053.67)**	**$2,583,477.26**	**$2,564,423.59**
Total Assets:	**($19,053.67)**	**$2,583,477.26**	**$2,564,423.59**

Liabilities

Account	Operating	Reserves	Total
Liabilities			
2100 Accounts Payable	$23,864.86	$0.00	$23,864.86
2101 Security Deposits	$2,300.00	$0.00	$2,300.00
2105 Accrued Expenses	$2,555.24	$0.00	$2,555.24
2110 Refundable Damage Deposits	$7,500.00	$0.00	$7,500.00
2115 Prepaid Owner Assessments	$22,935.19	$0.00	$22,935.19
2125 Deferred Comcast Revenue	$8,061.24	$0.00	$8,061.24
Liabilities Total	**$67,216.53**	**$0.00**	**$67,216.53**
Total Liabilities:	**$67,216.53**	**$0.00**	**$67,216.53**

Equity

Account	Operating	Reserves	Total
Reserves			
3101 Reserves - General	$0.00	$2,495,441.43	$2,495,441.43
3199 Reserve Interest	$0.00	$88,035.83	$88,035.83
Reserves Total	**$0.00**	**$2,583,477.26**	**$2,583,477.26**

Account	Operating	Reserves	Total
Members Equity			
3210 Social Activity Fund	$122.59	$0.00	$122.59
3220 Prior Year Adjustment	$11,527.96	$0.00	$11,527.96
3300 Fund Balance	($73,342.63)	$0.00	($73,342.63)
Members Equity Total	**($61,692.08)**	**$0.00**	**($61,692.08)**
Current Year Net Income/(Loss)	($24,578.12)	$0.00	($24,578.12)
Total Equity:	**($86,270.20)**	**$2,583,477.26**	**$2,497,207.06**
Total Liabilities & Equity	**($19,053.67)**	**$2,583,477.26**	**$2,564,423.59**

Run Date: 05/17/2024
Run Time: 03:37 PM

Lexington Lakes Condominium Association, Inc.

INCOME STATEMENT

Start: 04/01/2024 | End: 04/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010 Maintenance Assessment	137,280.00	137,278.80	1.20	549,120.00	549,115.20	4.80	1,647,345.60
5012 Pool Key/FOB	0.00	0.00	0.00	(1,031.48)	0.00	(1,031.48)	0.00
5015 Cable Rebate	0.00	0.00	0.00	628.58	0.00	628.58	0.00
5030 Misc Income	250.00	0.00	250.00	407.00	0.00	407.00	0.00
5035 Bank Interest	0.00	122.71	(122.71)	0.00	490.84	(490.84)	1,472.52
5040 Late Fees	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
5060 Application Fee Income	550.00	200.00	350.00	550.00	800.00	(250.00)	2,400.00
5070 Cable Bonus Income	314.29	440.00	(125.71)	628.58	1,760.00	(1,131.42)	5,280.00
5080 Attorney Fees	0.00	290.00	(290.00)	0.00	1,160.00	(1,160.00)	3,480.00
Income Total	**138,394.29**	**138,381.51**	**12.78**	**550,302.68**	**553,526.04**	**(3,223.36)**	**1,660,578.12**
Total Income	**138,394.29**	**138,381.51**	**12.78**	**550,302.68**	**553,526.04**	**(3,223.36)**	**1,660,578.12**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expenses							
6010 Management Fees	11,456.69	7,500.00	(3,956.69)	37,477.94	30,000.00	(7,477.94)	90,000.00
6025 Audit/Tax Prep Fees	362.50	362.50	0.00	1,450.00	1,450.00	0.00	4,350.00
6027 NSF Fees	0.00	0.00	0.00	25.00	0.00	(25.00)	0.00
6030 Legal Fees	357.00	125.00	(232.00)	199.12	500.00	300.88	1,500.00
6050 Office Supplies	25.37	125.00	99.63	810.57	500.00	(310.57)	1,500.00
6051 Postage	0.00	0.00	0.00	627.66	0.00	(627.66)	0.00
6070 Corp Annual Fee	0.00	5.17	5.17	61.25	20.68	(40.57)	62.04
6075 Fees Payable to Division	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
6080 Insurance	29,382.23	39,250.00	9,867.77	141,531.02	157,000.00	15,468.98	471,000.00
6086 Domain Name	0.00	3.00	3.00	0.00	12.00	12.00	36.00
6087 Website Maintenance	0.00	66.67	66.67	200.00	266.68	66.68	800.00
6090 Bad Debt Expense	41.67	41.67	0.00	166.68	166.68	0.00	500.00
6201 Building Maintenance & Supplies	1,298.93	200.00	(1,098.93)	1,777.93	800.00	(977.93)	2,400.00
6203 Golf Cart Maintenance	0.00	85.00	85.00	401.51	340.00	(61.51)	1,020.00
6204 Fountain Maintenance & Repairs	305.00	208.33	(96.67)	810.00	833.32	23.32	2,500.00
6205 Roofing	5,450.00	4,000.00	(1,450.00)	56,698.00	16,000.00	(40,698.00)	48,000.00
6206 Drywall	0.00	425.00	425.00	225.00	1,700.00	1,475.00	5,100.00
6208 Lighting/Electrician	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
6209 Maintenance Supplies	316.36	166.67	(149.69)	1,902.36	666.68	(1,235.68)	2,000.00
6210 Road & Sign Maintenance	0.00	3.47	3.47	0.00	13.88	13.88	41.67
6211 Christmas Lights & Decoration	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
6219 FIDO Bags	0.00	70.83	70.83	0.00	283.32	283.32	850.00
6220 Janitorial Services	0.00	2,500.00	2,500.00	6,929.94	10,000.00	3,070.06	30,000.00
6221 Janitorial Supplies	0.00	50.00	50.00	966.98	200.00	(766.98)	600.00
6222 Backflow/ Hydrant/Ext Inspections	59.64	47.92	(11.72)	238.56	191.68	(46.88)	575.00
6225 Pest Control - Clubhouse Interior	326.35	225.00	(101.35)	652.70	900.00	247.30	2,700.00
6226 Termite Bond	870.37	0.00	(870.37)	3,481.48	0.00	(3,481.48)	0.00
6229 Camera Repairs	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
6230 Gate Maintenance	400.00	125.00	(275.00)	3,177.50	500.00	(2,677.50)	1,500.00
6248 Lake Maintenance/Littoral Zones	122.00	206.25	84.25	1,503.00	825.00	(678.00)	2,475.00
6249 Pressure Washing	0.00	458.33	458.33	3,525.00	1,833.32	(1,691.68)	5,500.00
6291 Pool Maintenance	0.00	475.00	475.00	1,425.00	1,900.00	475.00	5,700.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6292 Pool Repairs	0.00	0.00	0.00	282.36	0.00	(282.36)	0.00
6293 Pool Operating Permit	0.00	16.67	16.67	0.00	66.68	66.68	200.04
6361 Landscape Maintenance	4,500.00	6,328.00	1,828.00	26,008.98	25,312.00	(696.98)	75,936.00
6362 Landscape Replacement	0.00	350.00	350.00	652.32	1,400.00	747.68	4,200.00
6365 Tree Trimming	0.00	1,200.00	1,200.00	0.00	4,800.00	4,800.00	14,400.00
6366 Preserve & Perimeter Maintenance	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
6368 Pest Control/Shrubs/Grass	0.00	1,986.33	1,986.33	3,460.00	7,945.32	4,485.32	23,835.96
6381 Irrigation Contract	0.00	540.00	540.00	775.30	2,160.00	1,384.70	6,480.00
6382 Irrigation Supplies & Repairs	0.00	670.00	670.00	965.66	2,680.00	1,714.34	8,040.00
6383 Hoover Pump System Maintenance	0.00	141.67	141.67	0.00	566.68	566.68	1,700.00
6390 Sidewalk Repairs	0.00	750.00	750.00	0.00	3,000.00	3,000.00	9,000.00
6405 Electricity	2,231.57	3,000.00	768.43	10,502.14	12,000.00	1,497.86	36,000.00
6420 Water	15,918.43	14,685.00	(1,233.43)	64,662.45	58,740.00	(5,922.45)	176,220.00
6435 Telephone/Internet	376.58	400.00	23.42	1,500.81	1,600.00	99.19	4,800.00
6440 Garbage Pick Up	3,869.60	4,160.00	290.40	15,478.40	16,640.00	1,161.60	49,920.00
6445 Cable TV	12,901.66	12,965.68	64.02	51,728.18	51,862.72	134.54	155,588.16
6600 Misc./Contingency	0.00	350.00	350.00	0.00	1,400.00	1,400.00	4,200.00
7001 Reserve Trans. - General	33,150.00	33,150.00	0.00	132,600.00	132,600.00	0.00	397,800.00
Expenses Total	**123,721.95**	**138,269.16**	**14,547.21**	**574,880.80**	**553,076.64**	**(21,804.16)**	**1,659,229.87**
Total Expense	**123,721.95**	**138,269.16**	**14,547.21**	**574,880.80**	**553,076.64**	**(21,804.16)**	**1,659,229.87**
Net Income	**14,672.34**	**112.35**	**14,559.99**	**(24,578.12)**	**449.40**	**(25,027.52)**	**1,348.25**