



Lexington Lakes Condo Assn. Inc

**Monthly Financial Statement**

For the Period Ending  
December 31, 2024

Prepared by:

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

# Lexington Lakes Condominium Association, Inc.

Run Date: 01/21/2025

Run Time: 04:58 PM

## FUND BALANCE SHEET

As of: 12/31/2024

### Assets

| Account                               | Operating           | Reserves              | Total                 |
|---------------------------------------|---------------------|-----------------------|-----------------------|
| <b>Assets</b>                         |                     |                       |                       |
| 1100 SouthState Operating 6683        | \$746.98            | \$0.00                | \$746.98              |
| 1101 Seacoast Operating               | \$0.05              | \$0.00                | \$0.05                |
| 1102 SouthState Security Deposit 0627 | \$9,800.00          | \$0.00                | \$9,800.00            |
| 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              | \$61,098.37           | \$61,098.37           |
| 1122 SouthState CD - Reserve          | \$0.00              | \$26,725.67           | \$26,725.67           |
| 1125 Seacoast Reserve                 | \$0.00              | \$0.07                | \$0.07                |
| 1126 Synovus CD - Reserve             | \$0.00              | \$188,023.61          | \$188,023.61          |
| 1127 Merrill Lynch Reserves           | \$0.00              | \$2,371,562.07        | \$2,371,562.07        |
| 1130 Deposit in Transit               | \$40.00             | \$0.00                | \$40.00               |
| 1151 Accounts Receivable              | \$49,817.87         | \$0.00                | \$49,817.87           |
| 1155 Due (To) From Operating          | (\$32,000.00)       | \$0.00                | (\$32,000.00)         |
| 1160 Due (to) from Reserves           | \$0.00              | \$32,000.00           | \$32,000.00           |
| 1166 Credit Risk Allowance            | (\$42,807.37)       | \$0.00                | (\$42,807.37)         |
| 1170 Prepaid Insurance                | \$178,366.10        | \$0.00                | \$178,366.10          |
| 1175 Prepaid Expenses                 | \$10,061.00         | \$0.00                | \$10,061.00           |
| 1176 Prepaid Termite Bond             | \$20,018.52         | \$0.00                | \$20,018.52           |
| 1190 City of Stuart Utility Deposits  | \$11,942.27         | \$0.00                | \$11,942.27           |
| <b>Assets Total</b>                   | <b>\$206,985.42</b> | <b>\$2,779,409.79</b> | <b>\$2,986,395.21</b> |
| <b>Total Assets:</b>                  | <b>\$206,985.42</b> | <b>\$2,779,409.79</b> | <b>\$2,986,395.21</b> |

### Liabilities

| Account                          | Operating           | Reserves            | Total               |
|----------------------------------|---------------------|---------------------|---------------------|
| <b>Liabilities</b>               |                     |                     |                     |
| 2009 Accounts Payable-Reserves   | \$0.00              | \$173,448.00        | \$173,448.00        |
| 2100 Accounts Payable            | \$23,666.12         | \$0.00              | \$23,666.12         |
| 2101 Security Deposits           | \$2,300.00          | \$0.00              | \$2,300.00          |
| 2105 Accrued Expenses            | \$22,918.58         | \$0.00              | \$22,918.58         |
| 2110 Refundable Damage Deposits  | \$7,500.00          | \$0.00              | \$7,500.00          |
| 2115 Prepaid Owner Assessments   | \$23,117.20         | \$0.00              | \$23,117.20         |
| 2120 Insurance Contracts Payable | \$161,319.43        | \$0.00              | \$161,319.43        |
| 2125 Deferred Comcast Revenue    | \$4,038.40          | \$0.00              | \$4,038.40          |
| <b>Liabilities Total</b>         | <b>\$244,859.73</b> | <b>\$173,448.00</b> | <b>\$418,307.73</b> |
| <b>Total Liabilities:</b>        | <b>\$244,859.73</b> | <b>\$173,448.00</b> | <b>\$418,307.73</b> |

### Equity

| Account                 | Operating | Reserves       | Total          |
|-------------------------|-----------|----------------|----------------|
| <b>Reserves</b>         |           |                |                |
| 3101 Reserves - General | \$0.00    | \$2,455,665.43 | \$2,455,665.43 |

| Account                        | Operating     | Reserves       | Total          |
|--------------------------------|---------------|----------------|----------------|
| 3199 Reserve Interest          | \$0.00        | \$150,296.36   | \$150,296.36   |
| Reserves Total                 | \$0.00        | \$2,605,961.79 | \$2,605,961.79 |
| 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              | \$19,135.37   | \$0.00         | \$19,135.37    |
| Members Equity Total           | \$30,785.92   | \$0.00         | \$30,785.92    |
| Current Year Net Income/(Loss) | (\$68,660.23) | \$0.00         | (\$68,660.23)  |
| Total Equity:                  | (\$37,874.31) | \$2,605,961.79 | \$2,568,087.48 |
| Total Liabilities & Equity     | \$206,985.42  | \$2,779,409.79 | \$2,986,395.21 |

# Lexington Lakes Condominium Association, Inc.

Run Date: 01/21/2025

Run Time: 04:59 PM

## INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

### Income

| Account                     | Current           |                   |              | Year to Date        |                     |                 | Yearly              |
|-----------------------------|-------------------|-------------------|--------------|---------------------|---------------------|-----------------|---------------------|
|                             | Actual            | Budget            | Variance     | Actual              | Budget              | Variance        | Budget              |
| <b>Income</b>               |                   |                   |              |                     |                     |                 |                     |
| 5010 Maintenance Assessment | 137,280.00        | 137,278.80        | 1.20         | 1,647,360.00        | 1,647,345.60        | 14.40           | 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           | 440.00            | 440.00            | 0.00         | 5,280.00            | 5,280.00            | 0.00            | 5,280.00            |
| 5025 Owner Interest         | 0.00              | 0.00              | 0.00         | 101.40              | 0.00                | 101.40          | 0.00                |
| 5030 Misc Income            | 475.00            | 0.00              | 475.00       | 5,279.00            | 0.00                | 5,279.00        | 0.00                |
| 5035 Bank Interest          | 0.00              | 122.71            | (122.71)     | 0.00                | 1,472.52            | (1,472.52)      | 1,472.52            |
| 5040 Late Fees              | 265.00            | 50.00             | 215.00       | 4,540.00            | 600.00              | 3,940.00        | 600.00              |
| 5060 Application Fee Income | 0.00              | 200.00            | (200.00)     | 550.00              | 2,400.00            | (1,850.00)      | 2,400.00            |
| 5080 Attorney Fees          | 0.00              | 290.00            | (290.00)     | 0.00                | 3,480.00            | (3,480.00)      | 3,480.00            |
| <b>Income Total</b>         | <b>138,460.00</b> | <b>138,381.51</b> | <b>78.49</b> | <b>1,662,078.92</b> | <b>1,660,578.12</b> | <b>1,500.80</b> | <b>1,660,578.12</b> |
| <b>Total Income</b>         | <b>138,460.00</b> | <b>138,381.51</b> | <b>78.49</b> | <b>1,662,078.92</b> | <b>1,660,578.12</b> | <b>1,500.80</b> | <b>1,660,578.12</b> |

### Expense

| Account                                | Current   |           |            | Year to Date |            |             | Yearly     |
|----------------------------------------|-----------|-----------|------------|--------------|------------|-------------|------------|
|                                        | Actual    | Budget    | Variance   | Actual       | Budget     | Variance    | Budget     |
| <b>Expenses</b>                        |           |           |            |              |            |             |            |
| 6010 Management Fees                   | 11,952.66 | 7,500.00  | (4,452.66) | 141,149.99   | 90,000.00  | (51,149.99) | 90,000.00  |
| 6025 Audit/Tax Prep Fees               | 362.50    | 362.50    | 0.00       | 4,350.00     | 4,350.00   | 0.00        | 4,350.00   |
| 6030 Legal Fees                        | 3,785.00  | 125.00    | (3,660.00) | 14,862.76    | 1,500.00   | (13,362.76) | 1,500.00   |
| 6050 Office Supplies                   | 539.32    | 125.00    | (414.32)   | 4,554.82     | 1,500.00   | (3,054.82)  | 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        | 62.04      | 0.79        | 62.04      |
| 6075 Fees Payable to Division          | 0.00      | 125.00    | 125.00     | 1,161.60     | 1,500.00   | 338.40      | 1,500.00   |
| 6080 Insurance                         | 39,464.15 | 39,250.00 | (214.15)   | 467,483.69   | 471,000.00 | 3,516.31    | 471,000.00 |
| 6086 Domain Name                       | 0.00      | 3.00      | 3.00       | 0.00         | 36.00      | 36.00       | 36.00      |
| 6087 Website Maintenance               | 200.00    | 66.63     | (133.37)   | 1,180.00     | 800.00     | (380.00)    | 800.00     |
| 6090 Bad Debt Expense                  | 41.63     | 41.63     | 0.00       | 968.00       | 500.00     | (468.00)    | 500.00     |
| 6201 Building Maintenance & Supplies   | 1,395.19  | 200.00    | (1,195.19) | 14,498.53    | 2,400.00   | (12,098.53) | 2,400.00   |
| 6202 Gym Equipment Repair              | 74.11     | 0.00      | (74.11)    | 234.11       | 0.00       | (234.11)    | 0.00       |
| 6203 Golf Cart Maintenance             | 0.00      | 85.00     | 85.00      | 1,031.95     | 1,020.00   | (11.95)     | 1,020.00   |
| 6204 Fountain Maintenance & Repairs    | 450.00    | 208.37    | (241.63)   | 5,493.38     | 2,500.00   | (2,993.38)  | 2,500.00   |
| 6205 Roofing                           | 0.00      | 4,000.00  | 4,000.00   | 42,336.00    | 48,000.00  | 5,664.00    | 48,000.00  |
| 6206 Drywall                           | 0.00      | 425.00    | 425.00     | 225.00       | 5,100.00   | 4,875.00    | 5,100.00   |
| 6208 Lighting/Electrician              | 918.38    | 100.00    | (818.38)   | 4,905.32     | 1,200.00   | (3,705.32)  | 1,200.00   |
| 6209 Maintenance Supplies              | 100.93    | 166.63    | 65.70      | 4,435.79     | 2,000.00   | (2,435.79)  | 2,000.00   |
| 6210 Road & Sign Maintenance           | 59.28     | 3.50      | (55.78)    | 272.87       | 41.67      | (231.20)    | 41.67      |
| 6211 Christmas Lights & Decoration     | 345.37    | 208.37    | (137.00)   | 993.73       | 2,500.00   | 1,506.27    | 2,500.00   |
| 6219 FIDO Bags                         | 80.24     | 70.87     | (9.37)     | 155.13       | 850.00     | 694.87      | 850.00     |
| 6220 Janitorial Services               | 0.00      | 2,500.00  | 2,500.00   | 5,776.10     | 30,000.00  | 24,223.90   | 30,000.00  |
| 6221 Janitorial Supplies               | 0.00      | 50.00     | 50.00      | 1,044.71     | 600.00     | (444.71)    | 600.00     |
| 6222 Backflow/ Hydrant/Ext Inspections | 119.64    | 47.88     | (71.76)    | 716.04       | 575.00     | (141.04)    | 575.00     |
| 6225 Pest Control - Clubhouse Interior | 0.00      | 225.00    | 225.00     | 2,140.50     | 2,700.00   | 559.50      | 2,700.00   |
| 6226 Termite Bond                      | 870.37    | 0.00      | (870.37)   | 10,444.45    | 0.00       | (10,444.45) | 0.00       |
| 6229 Camera Repairs                    | 0.00      | 166.63    | 166.63     | 0.00         | 2,000.00   | 2,000.00    | 2,000.00   |
| 6230 Gate Maintenance                  | 1,065.00  | 125.00    | (940.00)   | 13,975.12    | 1,500.00   | (12,475.12) | 1,500.00   |
| 6248 Lake Maintenance/Littoral Zones   | 0.00      | 206.25    | 206.25     | 6,469.04     | 2,475.00   | (3,994.04)  | 2,475.00   |
| 6249 Pressure Washing                  | 13.09     | 458.37    | 445.28     | 3,570.18     | 5,500.00   | 1,929.82    | 5,500.00   |
| 6291 Pool Maintenance                  | 475.00    | 475.00    | 0.00       | 6,061.04     | 5,700.00   | (361.04)    | 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      | 325.00       | 200.04       | (124.96)    | 200.04       |
| 6361 Landscape Maintenance            | 8,165.00   | 6,328.00   | (1,837.00) | 82,811.61    | 75,936.00    | (6,875.61)  | 75,936.00    |
| 6362 Landscape Replacement            | 0.00       | 350.00     | 350.00     | 996.94       | 4,200.00     | 3,203.06    | 4,200.00     |
| 6365 Tree Trimming                    | 0.00       | 1,200.00   | 1,200.00   | 15,432.00    | 14,400.00    | (1,032.00)  | 14,400.00    |
| 6366 Preserve & Perimeter Maintenance | 0.00       | 250.00     | 250.00     | 0.00         | 3,000.00     | 3,000.00    | 3,000.00     |
| 6368 Pest Control/Shrubs/Grass        | 0.00       | 1,986.33   | 1,986.33   | 15,282.80    | 23,835.96    | 8,553.16    | 23,835.96    |
| 6381 Irrigation Contract              | 0.00       | 540.00     | 540.00     | 775.30       | 6,480.00     | 5,704.70    | 6,480.00     |
| 6382 Irrigation Supplies & Repairs    | 727.00     | 670.00     | (57.00)    | 15,183.09    | 8,040.00     | (7,143.09)  | 8,040.00     |
| 6383 Hoover Pump System Maintenance   | 0.00       | 141.63     | 141.63     | 1,589.00     | 1,700.00     | 111.00      | 1,700.00     |
| 6390 Sidewalk Repairs                 | 0.00       | 750.00     | 750.00     | 77.23        | 9,000.00     | 8,922.77    | 9,000.00     |
| 6405 Electricity                      | 3,486.62   | 3,000.00   | (486.62)   | 30,815.48    | 36,000.00    | 5,184.52    | 36,000.00    |
| 6420 Water                            | 15,712.01  | 14,685.00  | (1,027.01) | 195,226.89   | 176,220.00   | (19,006.89) | 176,220.00   |
| 6435 Telephone/Internet               | 755.71     | 400.00     | (355.71)   | 5,201.64     | 4,800.00     | (401.64)    | 4,800.00     |
| 6440 Garbage Pick Up                  | 4,196.33   | 4,160.00   | (36.33)    | 51,780.95    | 49,920.00    | (1,860.95)  | 49,920.00    |
| 6445 Cable TV                         | 13,418.70  | 12,965.68  | (453.02)   | 155,980.10   | 155,588.16   | (391.94)    | 155,588.16   |
| 6600 Misc./Contingency                | 0.00       | 350.00     | 350.00     | 0.00         | 4,200.00     | 4,200.00    | 4,200.00     |
| 7001 Reserve Trans. - General         | 33,150.00  | 33,150.00  | 0.00       | 397,800.00   | 397,800.00   | 0.00        | 397,800.00   |
| Expenses Total                        | 141,923.23 | 138,269.11 | (3,654.12) | 1,730,739.15 | 1,659,229.87 | (71,509.28) | 1,659,229.87 |
| Total Expense                         | 141,923.23 | 138,269.11 | (3,654.12) | 1,730,739.15 | 1,659,229.87 | (71,509.28) | 1,659,229.87 |
| Net Income                            | (3,463.23) | 112.40     | (3,575.63) | (68,660.23)  | 1,348.25     | (70,008.48) | 1,348.25     |