



Lexington Lakes Condo Assn. Inc

**Monthly Financial Statement**

For the Period Ending  
January 31, 2025

Prepared by:

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

# Lexington Lakes Condominium Association, Inc.

Run Date: 02/19/2025

Run Time: 03:42 PM

## FUND BALANCE SHEET

As of: 01/31/2025

### Assets

| Account                               | Operating           | Reserves              | Total                 |
|---------------------------------------|---------------------|-----------------------|-----------------------|
| <b>Assets</b>                         |                     |                       |                       |
| 1100 SouthState Operating 6683        | \$481.81            | \$0.00                | \$481.81              |
| 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              | \$112,262.49          | \$112,262.49          |
| 1121 SouthState ICS Sweep 3437        | \$0.00              | \$89,135.92           | \$89,135.92           |
| 1125 Seacoast Reserve                 | \$0.00              | \$0.07                | \$0.07                |
| 1126 Synovus CD - Reserve             | \$0.00              | \$189,623.32          | \$189,623.32          |
| 1127 Merrill Lynch Reserves           | \$0.00              | \$1,876,660.34        | \$1,876,660.34        |
| 1151 Accounts Receivable              | \$49,118.22         | \$0.00                | \$49,118.22           |
| 1155 Due (To) From Operating          | (\$20,000.00)       | \$0.00                | (\$20,000.00)         |
| 1160 Due (to) from Reserves           | \$0.00              | \$20,000.00           | \$20,000.00           |
| 1166 Credit Risk Allowance            | (\$30,510.91)       | \$0.00                | (\$30,510.91)         |
| 1170 Prepaid Insurance                | \$138,901.96        | \$0.00                | \$138,901.96          |
| 1176 Prepaid Termite Bond             | \$19,148.14         | \$0.00                | \$19,148.14           |
| 1190 City of Stuart Utility Deposits  | \$11,942.27         | \$0.00                | \$11,942.27           |
| <b>Assets Total</b>                   | <b>\$179,881.54</b> | <b>\$2,287,682.14</b> | <b>\$2,467,563.68</b> |
| <b>Total Assets:</b>                  | <b>\$179,881.54</b> | <b>\$2,287,682.14</b> | <b>\$2,467,563.68</b> |

### Liabilities

| Account                          | Operating           | Reserves      | Total               |
|----------------------------------|---------------------|---------------|---------------------|
| <b>Liabilities</b>               |                     |               |                     |
| 2100 Accounts Payable            | \$4,748.79          | \$0.00        | \$4,748.79          |
| 2101 Security Deposits           | \$2,300.00          | \$0.00        | \$2,300.00          |
| 2105 Accrued Expenses            | \$25,835.18         | \$0.00        | \$25,835.18         |
| 2110 Refundable Damage Deposits  | \$7,500.00          | \$0.00        | \$7,500.00          |
| 2115 Prepaid Owner Assessments   | \$26,744.72         | \$0.00        | \$26,744.72         |
| 2120 Insurance Contracts Payable | \$110,019.39        | \$0.00        | \$110,019.39        |
| 2125 Deferred Comcast Revenue    | \$8,800.00          | \$0.00        | \$8,800.00          |
| <b>Liabilities Total</b>         | <b>\$185,948.08</b> | <b>\$0.00</b> | <b>\$185,948.08</b> |
| <b>Total Liabilities:</b>        | <b>\$185,948.08</b> | <b>\$0.00</b> | <b>\$185,948.08</b> |

### Equity

| Account                 | Operating     | Reserves              | Total                 |
|-------------------------|---------------|-----------------------|-----------------------|
| <b>Reserves</b>         |               |                       |                       |
| 3101 Reserves - General | \$0.00        | \$2,126,115.43        | \$2,126,115.43        |
| 3199 Reserve Interest   | \$0.00        | \$161,566.71          | \$161,566.71          |
| <b>Reserves Total</b>   | <b>\$0.00</b> | <b>\$2,287,682.14</b> | <b>\$2,287,682.14</b> |

### Members Equity

| Account                        | Operating    | Reserves       | Total          |
|--------------------------------|--------------|----------------|----------------|
| 3300 Fund Balance              | (\$8,234.86) | \$0.00         | (\$8,234.86)   |
| Members Equity Total           | (\$8,234.86) | \$0.00         | (\$8,234.86)   |
| Current Year Net Income/(Loss) | \$2,168.32   | \$0.00         | \$2,168.32     |
| Total Equity:                  | (\$6,066.54) | \$2,287,682.14 | \$2,281,615.60 |
| Total Liabilities & Equity     | \$179,881.54 | \$2,287,682.14 | \$2,467,563.68 |

# Lexington Lakes Condominium Association, Inc.

Run Date: 02/19/2025

Run Time: 03:38 PM

## INCOME STATEMENT

Start: 01/01/2025 | End: 01/31/2025

### Income

| Account                     | Current           |                   |               | Year to Date      |                   |               | Yearly              |
|-----------------------------|-------------------|-------------------|---------------|-------------------|-------------------|---------------|---------------------|
|                             | Actual            | Budget            | Variance      | Actual            | Budget            | Variance      |                     |
| <b>Income</b>               |                   |                   |               |                   |                   |               |                     |
| 5010 Maintenance Assessment | 137,280.00        | 137,280.00        | 0.00          | 137,280.00        | 137,280.00        | 0.00          | 1,647,360.00        |
| 5015 Cable Rebate           | 440.00            | 314.29            | 125.71        | 440.00            | 314.29            | 125.71        | 3,771.48            |
| 5030 Misc Income            | 350.00            | 0.00              | 350.00        | 350.00            | 0.00              | 350.00        | 0.00                |
| 5040 Late Fees              | 465.00            | 458.33            | 6.67          | 465.00            | 458.33            | 6.67          | 5,500.00            |
| 5060 Application Fee Income | 0.00              | 108.33            | (108.33)      | 0.00              | 108.33            | (108.33)      | 1,300.00            |
| <b>Income Total</b>         | <b>138,535.00</b> | <b>138,160.95</b> | <b>374.05</b> | <b>138,535.00</b> | <b>138,160.95</b> | <b>374.05</b> | <b>1,657,931.48</b> |
| <b>Total Income</b>         | <b>138,535.00</b> | <b>138,160.95</b> | <b>374.05</b> | <b>138,535.00</b> | <b>138,160.95</b> | <b>374.05</b> | <b>1,657,931.48</b> |

### Expense

| Account                                | Current   |           |            | Year to Date |           |            | Yearly     |
|----------------------------------------|-----------|-----------|------------|--------------|-----------|------------|------------|
|                                        | Actual    | Budget    | Variance   | Actual       | Budget    | Variance   |            |
| <b>Expenses</b>                        |           |           |            |              |           |            |            |
| 6010 Management Fees                   | 11,866.20 | 12,821.00 | 954.80     | 11,866.20    | 12,821.00 | 954.80     | 153,852.00 |
| 6025 Audit/Tax Prep Fees               | 458.33    | 458.33    | 0.00       | 458.33       | 458.33    | 0.00       | 5,500.00   |
| 6030 Legal Fees                        | 0.00      | 666.67    | 666.67     | 0.00         | 666.67    | 666.67     | 8,000.00   |
| 6050 Office Supplies                   | 103.74    | 83.33     | (20.41)    | 103.74       | 83.33     | (20.41)    | 1,000.00   |
| 6051 Postage                           | 0.00      | 91.67     | 91.67      | 0.00         | 91.67     | 91.67      | 1,100.00   |
| 6070 Corp Annual Fee                   | 0.00      | 5.10      | 5.10       | 0.00         | 5.10      | 5.10       | 61.25      |
| 6075 Fees Payable to Division          | 0.00      | 125.00    | 125.00     | 0.00         | 125.00    | 125.00     | 1,500.00   |
| 6080 Insurance                         | 40,018.14 | 39,666.67 | (351.47)   | 40,018.14    | 39,666.67 | (351.47)   | 476,000.00 |
| 6086 Domain Name                       | 0.00      | 3.00      | 3.00       | 0.00         | 3.00      | 3.00       | 36.00      |
| 6087 Website Maintenance               | 0.00      | 81.67     | 81.67      | 0.00         | 81.67     | 81.67      | 980.00     |
| 6090 Bad Debt Expense                  | 41.67     | 41.67     | 0.00       | 41.67        | 41.67     | 0.00       | 500.00     |
| 6201 Building Maintenance & Supplies   | 0.00      | 585.13    | 585.13     | 0.00         | 585.13    | 585.13     | 7,021.61   |
| 6202 Gym Equipment Repair              | 0.00      | 83.33     | 83.33      | 0.00         | 83.33     | 83.33      | 1,000.00   |
| 6203 Golf Cart Maintenance             | 155.99    | 41.67     | (114.32)   | 155.99       | 41.67     | (114.32)   | 500.00     |
| 6204 Fountain Maintenance & Repairs    | 0.00      | 208.33    | 208.33     | 0.00         | 208.33    | 208.33     | 2,500.00   |
| 6205 Roofing                           | 0.00      | 83.33     | 83.33      | 0.00         | 83.33     | 83.33      | 1,000.00   |
| 6206 Drywall                           | 0.00      | 83.33     | 83.33      | 0.00         | 83.33     | 83.33      | 1,000.00   |
| 6208 Lighting/Electrician              | 0.00      | 100.00    | 100.00     | 0.00         | 100.00    | 100.00     | 1,200.00   |
| 6209 Maintenance Supplies              | 0.00      | 416.67    | 416.67     | 0.00         | 416.67    | 416.67     | 5,000.00   |
| 6210 Road & Sign Maintenance           | 0.00      | 12.50     | 12.50      | 0.00         | 12.50     | 12.50      | 150.00     |
| 6211 Christmas Lights & Decoration     | 0.00      | 25.00     | 25.00      | 0.00         | 25.00     | 25.00      | 300.00     |
| 6219 FIDO Bags                         | 0.00      | 25.00     | 25.00      | 0.00         | 25.00     | 25.00      | 300.00     |
| 6221 Janitorial Supplies               | 0.00      | 137.50    | 137.50     | 0.00         | 137.50    | 137.50     | 1,650.00   |
| 6222 Backflow/ Hydrant/Ext Inspections | 59.64     | 58.33     | (1.31)     | 59.64        | 58.33     | (1.31)     | 700.00     |
| 6225 Pest Control - Clubhouse Interior | 599.20    | 280.00    | (319.20)   | 599.20       | 280.00    | (319.20)   | 3,360.00   |
| 6226 Termite Bond                      | 870.38    | 0.00      | (870.38)   | 870.38       | 0.00      | (870.38)   | 0.00       |
| 6229 Camera Repairs                    | 0.00      | 16.67     | 16.67      | 0.00         | 16.67     | 16.67      | 200.00     |
| 6230 Gate Maintenance                  | 450.00    | 458.33    | 8.33       | 450.00       | 458.33    | 8.33       | 5,500.00   |
| 6248 Lake Maintenance/Littoral Zones   | 380.00    | 208.33    | (171.67)   | 380.00       | 208.33    | (171.67)   | 2,500.00   |
| 6249 Pressure Washing                  | 0.00      | 95.83     | 95.83      | 0.00         | 95.83     | 95.83      | 1,150.00   |
| 6291 Pool Maintenance                  | 500.00    | 500.00    | 0.00       | 500.00       | 500.00    | 0.00       | 6,000.00   |
| 6292 Pool Repairs                      | 0.00      | 25.00     | 25.00      | 0.00         | 25.00     | 25.00      | 300.00     |
| 6293 Pool Operating Permit             | 0.00      | 27.08     | 27.08      | 0.00         | 27.08     | 27.08      | 325.00     |
| 6361 Landscape Maintenance             | 8,573.28  | 5,699.83  | (2,873.45) | 8,573.28     | 5,699.83  | (2,873.45) | 68,397.96  |
| 6362 Landscape Replacement             | 0.00      | 433.33    | 433.33     | 0.00         | 433.33    | 433.33     | 5,200.00   |
| 6365 Tree Trimming                     | 0.00      | 1,333.33  | 1,333.33   | 0.00         | 1,333.33  | 1,333.33   | 16,000.00  |

| Account                               | Current    |            |          | Year to Date |            |          | Yearly       |
|---------------------------------------|------------|------------|----------|--------------|------------|----------|--------------|
|                                       | Actual     | Budget     | Variance | Actual       | Budget     | Variance | Budget       |
| 6366 Preserve & Perimeter Maintenance | 0.00       | 250.00     | 250.00   | 0.00         | 250.00     | 250.00   | 3,000.00     |
| 6368 Pest Control/Shrubs/Grass        | 256.80     | 1,928.95   | 1,672.15 | 256.80       | 1,928.95   | 1,672.15 | 23,147.40    |
| 6381 Irrigation Contract              | 0.00       | 537.50     | 537.50   | 0.00         | 537.50     | 537.50   | 6,450.00     |
| 6382 Irrigation Supplies & Repairs    | 689.49     | 833.33     | 143.84   | 689.49       | 833.33     | 143.84   | 10,000.00    |
| 6383 Hoover Pump System Maintenance   | 0.00       | 132.42     | 132.42   | 0.00         | 132.42     | 132.42   | 1,589.00     |
| 6390 Sidewalk Repairs                 | 0.00       | 66.67      | 66.67    | 0.00         | 66.67      | 66.67    | 800.00       |
| 6405 Electricity                      | 3,491.06   | 2,500.00   | (991.06) | 3,491.06     | 2,500.00   | (991.06) | 30,000.00    |
| 6420 Water                            | 16,739.58  | 15,750.00  | (989.58) | 16,739.58    | 15,750.00  | (989.58) | 189,000.00   |
| 6435 Telephone/Internet               | 257.21     | 379.17     | 121.96   | 257.21       | 379.17     | 121.96   | 4,550.00     |
| 6440 Garbage Pick Up                  | 4,287.27   | 4,166.67   | (120.60) | 4,287.27     | 4,166.67   | (120.60) | 50,000.00    |
| 6445 Cable TV                         | 13,418.70  | 13,484.27  | 65.57    | 13,418.70    | 13,484.27  | 65.57    | 161,811.26   |
| 7001 Reserve Trans. - General         | 33,150.00  | 33,150.00  | 0.00     | 33,150.00    | 33,150.00  | 0.00     | 397,800.00   |
| Expenses Total                        | 136,366.68 | 138,160.94 | 1,794.26 | 136,366.68   | 138,160.94 | 1,794.26 | 1,657,931.48 |
| Total Expense                         | 136,366.68 | 138,160.94 | 1,794.26 | 136,366.68   | 138,160.94 | 1,794.26 | 1,657,931.48 |
| Net Income                            | 2,168.32   | 0.01       | 2,168.31 | 2,168.32     | 0.01       | 2,168.31 | 0.00         |