



Lexington Lakes Condo Assn. Inc
Monthly Financial Statement

For the Period Ending
April 30, 2025

Prepared by:

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

Lexington Lakes Condominium Association, Inc.

Run Date: 05/12/2025
Run Time: 12:49 PM

FUND BALANCE SHEET

As of: 04/30/2025

Assets

Account	Operating	Reserves	Total
Assets			
1100 SouthState Operating 6683	\$5,342.80	\$0.00	\$5,342.80
1101 Seacoast Operating	\$0.05	\$0.00	\$0.05
1102 SouthState Security Deposit 0627	\$10,200.00	\$0.00	\$10,200.00
1120 SouthState Reseve 7343	\$0.00	\$32,676.17	\$32,676.17
1125 Seacoast Reserve	\$0.00	\$0.07	\$0.07
1127 Merrill Lynch Reserves	\$0.00	\$486,856.16	\$486,856.16
1151 Accounts Receivable	\$48,186.89	\$0.00	\$48,186.89
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	(\$25,125.78)	\$0.00	(\$25,125.78)
1170 Prepaid Insurance	\$20,509.53	\$0.00	\$20,509.53
1175 Prepaid Expenses	\$1,222.74	\$0.00	\$1,222.74
1176 Prepaid Termite Bond	\$16,537.03	\$0.00	\$16,537.03
1190 City of Stuart Utility Deposits	\$11,942.27	\$0.00	\$11,942.27
Assets Total	\$68,815.53	\$539,532.40	\$608,347.93
Total Assets:	\$68,815.53	\$539,532.40	\$608,347.93

Liabilities

Account	Operating	Reserves	Total
Liabilities			
2100 Accounts Payable	\$18,453.11	\$0.00	\$18,453.11
2101 Security Deposits	\$2,300.00	\$0.00	\$2,300.00
2105 Accrued Expenses	\$29,470.51	\$0.00	\$29,470.51
2110 Refundable Damage Deposits	\$7,900.00	\$0.00	\$7,900.00
2115 Prepaid Owner Assessments	\$31,101.00	\$0.00	\$31,101.00
2125 Deferred Comcast Revenue	\$7,480.00	\$0.00	\$7,480.00
Liabilities Total	\$96,704.62	\$0.00	\$96,704.62
Total Liabilities:	\$96,704.62	\$0.00	\$96,704.62

Equity

Account	Operating	Reserves	Total
Reserves			
3101 Reserves - General	\$0.00	\$355,491.68	\$355,491.68
3199 Reserve Interest	\$0.00	\$184,040.72	\$184,040.72
Reserves Total	\$0.00	\$539,532.40	\$539,532.40
Members Equity			
3300 Fund Balance	(\$8,234.86)	\$0.00	(\$8,234.86)
Members Equity Total	(\$8,234.86)	\$0.00	(\$8,234.86)

Account	Operating	Reserves	Total
Current Year Net Income/(Loss)	(\$19,654.23)	\$0.00	(\$19,654.23)
Total Equity:	(\$27,889.09)	\$539,532.40	\$511,643.31
Total Liabilities & Equity	\$68,815.53	\$539,532.40	\$608,347.93

Lexington Lakes Condominium Association, Inc.

Run Date: 05/12/2025
Run Time: 12:46 PM

INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010 Maintenance Assessment	137,280.00	137,280.00	0.00	549,120.00	549,120.00	0.00	1,647,360.00
5015 Cable Rebate	440.00	314.29	125.71	1,760.00	1,257.16	502.84	3,771.48
5025 Owner Interest	31.77	0.00	31.77	31.77	0.00	31.77	0.00
5030 Misc Income	(1,700.00)	0.00	(1,700.00)	(1,350.00)	0.00	(1,350.00)	0.00
5040 Late Fees	190.00	458.33	(268.33)	1,180.00	1,833.32	(653.32)	5,500.00
5060 Application Fee Income	0.00	108.33	(108.33)	0.00	433.32	(433.32)	1,300.00
Income Total	136,241.77	138,160.95	(1,919.18)	550,741.77	552,643.80	(1,902.03)	1,657,931.48
Total Income	136,241.77	138,160.95	(1,919.18)	550,741.77	552,643.80	(1,902.03)	1,657,931.48

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expenses							
6010 Management Fees	12,088.60	12,821.00	732.40	51,090.69	51,284.00	193.31	153,852.00
6025 Audit/Tax Prep Fees	458.33	458.33	0.00	1,833.32	1,833.32	0.00	5,500.00
6030 Legal Fees	13,791.25	666.67	(13,124.58)	13,791.25	2,666.68	(11,124.57)	8,000.00
6050 Office Supplies	383.10	83.33	(299.77)	2,845.78	333.32	(2,512.46)	1,000.00
6051 Postage	0.00	91.67	91.67	328.75	366.68	37.93	1,100.00
6070 Corp Annual Fee	0.00	5.10	5.10	0.00	20.40	20.40	61.25
6075 Fees Payable to Division	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
6080 Insurance	39,464.15	39,666.67	202.52	158,410.57	158,666.68	256.11	476,000.00
6086 Domain Name	0.00	3.00	3.00	0.00	12.00	12.00	36.00
6087 Website Maintenance	380.00	81.67	(298.33)	380.00	326.68	(53.32)	980.00
6090 Bad Debt Expense	41.67	41.67	0.00	166.68	166.68	0.00	500.00
6201 Building Maintenance & Supplies	1,359.68	585.13	(774.55)	2,059.68	2,340.52	280.84	7,021.61
6202 Gym Equipment Repair	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
6203 Golf Cart Maintenance	151.94	41.67	(110.27)	307.93	166.68	(141.25)	500.00
6204 Fountain Maintenance & Repairs	0.00	208.33	208.33	579.00	833.32	254.32	2,500.00
6205 Roofing	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
6206 Drywall	1,380.00	83.33	(1,296.67)	1,380.00	333.32	(1,046.68)	1,000.00
6208 Lighting/Electrician	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
6209 Maintenance Supplies	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
6210 Road & Sign Maintenance	0.00	12.50	12.50	0.00	50.00	50.00	150.00
6211 Christmas Lights & Decoration	0.00	25.00	25.00	0.00	100.00	100.00	300.00
6219 FIDO Bags	0.00	25.00	25.00	0.00	100.00	100.00	300.00
6221 Janitorial Supplies	0.00	137.50	137.50	0.00	550.00	550.00	1,650.00
6222 Backflow/ Hydrant/Ext Inspections	65.31	58.33	(6.98)	255.57	233.32	(22.25)	700.00
6225 Pest Control - Clubhouse Interior	256.80	280.00	23.20	856.00	1,120.00	264.00	3,360.00
6226 Termite Bond	870.37	0.00	(870.37)	3,481.49	0.00	(3,481.49)	0.00
6229 Camera Repairs	0.00	16.67	16.67	0.00	66.68	66.68	200.00
6230 Gate Maintenance	100.00	458.33	358.33	1,633.88	1,833.32	199.44	5,500.00
6248 Lake Maintenance/Littoral Zones	190.00	208.33	18.33	742.00	833.32	91.32	2,500.00
6249 Pressure Washing	0.00	95.83	95.83	0.00	383.32	383.32	1,150.00
6291 Pool Maintenance	535.50	500.00	(35.50)	2,035.50	2,000.00	(35.50)	6,000.00
6292 Pool Repairs	0.00	25.00	25.00	0.00	100.00	100.00	300.00
6293 Pool Operating Permit	0.00	27.08	27.08	0.00	108.32	108.32	325.00
6361 Landscape Maintenance	8,165.00	5,699.83	(2,465.17)	35,636.00	22,799.32	(12,836.68)	68,397.96
6362 Landscape Replacement	0.00	433.33	433.33	0.00	1,733.32	1,733.32	5,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6365 Tree Trimming	1,292.50	1,333.33	40.83	6,839.50	5,333.32	(1,506.18)	16,000.00
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	1,928.95	1,928.95	256.80	7,715.80	7,459.00	23,147.40
6381 Irrigation Contract	0.00	537.50	537.50	0.00	2,150.00	2,150.00	6,450.00
6382 Irrigation Supplies & Repairs	0.00	833.33	833.33	1,765.47	3,333.32	1,567.85	10,000.00
6383 Hoover Pump System Maintenance	224.21	132.42	(91.79)	224.21	529.68	305.47	1,589.00
6390 Sidewalk Repairs	0.00	66.67	66.67	0.00	266.68	266.68	800.00
6405 Electricity	2,502.20	2,500.00	(2.20)	12,300.00	10,000.00	(2,300.00)	30,000.00
6420 Water	15,479.10	15,750.00	270.90	66,352.34	63,000.00	(3,352.34)	189,000.00
6435 Telephone/Internet	529.17	379.17	(150.00)	1,840.77	1,516.68	(324.09)	4,550.00
6440 Garbage Pick Up	4,329.86	4,166.67	(163.19)	16,742.73	16,666.68	(76.05)	50,000.00
6445 Cable TV	13,415.30	13,484.27	68.97	53,660.09	53,937.08	276.99	161,811.26
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	150,604.04	138,160.94	(12,443.10)	570,396.00	552,643.76	(17,752.24)	1,657,931.48
Total Expense	150,604.04	138,160.94	(12,443.10)	570,396.00	552,643.76	(17,752.24)	1,657,931.48
Net Income	(14,362.27)	0.01	(14,362.28)	(19,654.23)	0.04	(19,654.27)	0.00