

The Lexington Club Community Association, Inc.
Approved Budget for the Period
January 1, 2025 - December 31, 2025

GL	Description	2024 Approved Budget	Year to Date Actual	2025 Final Approved Budget
Code		with Partially Funded Reserves	9/30/2024	with Partially Funded Reserves
	Total Management Services	511,260.52	347,759.49	534,698.00
	Insurance			
510105	Property/Windstorm	97,515.00	54,789.66	69,978.00
510165	General Liability	66,884.00	65,488.64	116,177.00
510136	Directors and Officers - HOA	14,543.00	7,455.12	10,828.00
510130	Directors and Officers - Condo	0.00	0.00	0.00
510145	Boiler & Machinery	225.00	625.80	0.00
510170	Crime	1,331.00	438.84	84.00
510150	Workers Compensation	565.00	60.16	720.00
510115	Umbrella/Excess Liability	10,574.00	11,266.66	18,493.00
510155	Liquor Liability	427.00	487.83	660.00
510160	Environmental Liability	PAID	2,565.68	0.00
510125	Cyber Liability	953.00	635.76	840.00
510175	Legal Defense	6,307.00	4,001.08	5,808.00
510199	Finance Charge	11,700.00	6,873.37	7,774.00
	Total Shared Insurance	211,024.00	154,688.60	231,362.00
	Contract Services			
706030	ADT Contract - Clubhouse	2,100.00	816.17	2,100.00
520100	Copier Lease Contract	3,910.32	2,932.74	3,912.00
520105	Copier Service Contract	1,600.00	1,153.67	1,596.00
520114	Postage Machine Contract	420.00	301.71	420.00
700100	Landscape Maintenance Contract	246,000.00	184,500.00	246,000.00
701000	Irrigation Maintenance Contract	14,400.00	9,600.00	14,400.00
700210	Tree Trimming Contract	79,250.00	79,250.00	77,250.00
701150	Irrigation Time Clock Annual Fee	1,740.00	1,200.00	1,200.00
702075	Air Conditioning Maintenance Contract	2,700.00	1,830.00	2,000.00
702150	Christmas Lights	4,023.00	3,225.00	6,450.00
702178	Pest Control & Fertilization (Exterior)	107,616.00	76,888.00	96,000.00
New	Pest Control (Interior)	0.00	0.00	16,800.00
703000	Lake/Fountain Maintenance Contract	10,716.00	6,935.62	12,000.00
704210	Gate Maintenance Contract - ATI	3,200.00	2,397.87	3,204.00
706010	Quarterly Fire Sprinkler Inspection	850.00	600.00	850.00
706032	Envera - Virtual Guard	59,250.00	43,245.84	59,244.00
712500	Pool & SPA Maintenance Contract	10,560.00	9,510.00	11,760.00
702119	Steam Rooms, Saunas Service	750.00	0.00	744.00
713440	Fitness Maintenance Contract	2,100.00	1,198.00	2,100.00
707040	Janitorial Service	20,400.00	14,256.58	20,400.00
	Total Contract Services	571,585.32	439,841.20	578,430.00
	Grounds			
700120	Landscaping - Extras	25,000.00	29,145.71	50,004.00
700150	Landscaping - Sod	5,000.00	6,337.75	7,000.00
700160	Foundation Planting	18,000.00	0.00	24,000.00
700170	Diseased Palms	25,000.00	32,780.00	30,000.00
700200	Areca Trimming (Full Community)	15,000.00	0.00	0.00
	Total Grounds	88,000.00	68,263.46	111,004.00
	Repairs & Maintenance & Supplies			
700110	Landscaping R&M&S	1,000.00	7,123.60	1,000.00

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700139	Pest Control R&M&S	7,500.00	7,361.00	7,500.00
701020	Irrigation - R&M&S	14,500.00	40,989.00	35,000.00
701102	Lake - Fountain R&M&S	6,000.00	0.00	6,000.00
702010	Clubhouse R&M&S	3,000.00	4,614.27	4,500.00
702011	Gate Maintenance R&M&S (ATI & Envera)	6,000.00	2,248.07	6,000.00
702012	First Aid Kit R&M&S	1,100.00	0.00	1,200.00
702014	Janitorial R&M&S	8,000.00	5,301.44	8,000.00
702017	Recreational Amenities R&M&S	1,000.00	789.98	1,000.00
702019	Hardscape R&M&S	1,500.00	0.00	2,400.00
702044	Fitness R&M&S	2,000.00	482.16	1,800.00
702064	Office Equipment R&M&S	1,000.00	625.83	1,000.00
702072	Plumbing Common Area R&M&S	16,000.00	7,607.75	10,000.00
702076	A/C Maintenance R&M&S	1,000.00	1,584.00	1,500.00
702080	Lighting & Electrical R&M&S	5,000.00	16,972.33	12,000.00
705181	Utility Vehicle & Tools R&M&S	3,000.00	5,267.21	3,600.00
706031	Fire Protection R&M&S	1,500.00	4,231.38	1,500.00
707043	Grill R&M&S	500.00	2,757.79	960.00
707044	Community Paint R&M&S	5,000.00	658.00	3,600.00
707045	Home Depot Charges	6,000.00	3,428.85	4,800.00
712560	Pool & Spa Maintenance R&M&S	7,000.00	14,244.06	12,000.00
New	Steam rooms and Saunas	0.00	0.00	120.00
763005	Café Lex	0.00	(719.00)	0.00
New	Card Access / Camera R&M&S		0.00	1,200.00
	Total Repairs & Maintenance & Supplies	97,600.00	125,567.72	126,680.00
	Utilities			
705010	Electricity	94,000.00	68,640.97	96,816.00
705030	Water & Sewer	300,000.00	205,495.58	290,000.00
705050	Cable TV	427,736.48	333,504.18	462,222.00
705060	Trash Removal	5,000.00	3,534.16	4,800.00
705070	Telephone	5,000.00	5,518.61	4,800.00
	Total Utilities	831,736.48	616,693.50	858,638.00
900100	Community Reserve	206,000.00	154,500.03	216,000.00
	Total Reserves	206,000.00	154,500.03	
	Total Expenses & Reserves	2,568,420.32	1,959,346.29	2,722,512.00
	NET/INCOME (LOSS)	0.00	(12,513.98)	
	Total Number of Parcels	434		434.00
	Quarterly Maintenance Fee	1,479.50		1,568.27
<div style="text-align: right;"> Board Approval  Signature Date 11/7/24 </div>				

The Lexington Club Community Association, Inc.
"Villas Only-294 Units"
Approved Budget for the Period
January 1, 2025 - December 31, 2025

GL Code	Description	2024 Approved Budget with Partial Reserves	Year to Date Actual 9/30/2024	2025 Approved Budget with Partially Funded Reserves
	REVENUE			
400115	Maintenance Income - Villas (294)	1,508,839.24	1,131,629.67	1,178,426.00
400125	Reserve Income - Villas (294)	262,240.00	196,679.97	360,000.00
	Total Villa Revenue	1,771,079.24	1,328,309.64	1,538,426.00
	EXPENSES			
540150	Bad Debt Expense	10,000.00	0	9,996.00
784070	ADT Villas	90,561.24	67,920.93	90,564.00
786050	Insurance Villas	1,403,528.00	690,147.47	1,076,666.00
788020	Reserve Study Villas	4,750.00	400.00	0.00
901200	Villa Reserve	262,240.00	196,679.97	360,000.00
New	Maintenance			1,200.00
	Total Expenses	1,771,079.24	955,148.37	1,538,426.00
	Villa Net Income/(Loss)		373,161.27	
	Quarterly Villas Maintenance Fee	1,508.02		1,308.19
	Quarterly Community Maintenance Fee	1,479.50		1,568.27
	Total Villas and Community Maintenance Fees	2,985.52		2,876.46

Board Approval


Signature

11/7/24
Date