

LEXINGTON COMMUNITY ASSOCIATION, INC.
Frequently Asked Questions and Answers Sheet

May 1, 2021

Q: Are there any restrictions for additional landscaping?

A. *Any change in the appearance of landscaping, shall be deemed an alteration requiring approval. The Association maintenance staff will determine whether the general appearance is properly being maintained by the homeowner, and will remove any plantings not kept in a neat, orderly and attractive manner.*

Q: What are the hours of the gatehouse staff?

A. *There are personnel in the gatehouse 24 hours, seven days a week with a rover roaming the property. If you are expecting a visitor, please call the gatehouse and inform the guard. The guard is instructed to call you prior to permitting visitors entrance. Please notify your guests that they will be required to show a driver's license at the gate.*

Tennis

Q: Under what tennis rules do the Lake Village courts operate?

A. *All tennis courts operate under the same rules as published in the Lexington Rules & Regulations.*

Q: What are the tennis hours of operation?

A. *8:00 a.m. – 9:30 p.m. – Seven days a week.*

Q: What is required to reserve a court?

A. *All court reservations are made via the online court reservation system up to one week in advance. For information about the online reservation system, contact the Tennis Pro Shop to sign-up at 985-1817*

Q: What is offered in the tennis program?

A. *A complete compliment of programs, events, tournaments and instructional sessions for all ages and ability levels.*

Golf

Q: How far in advance can Golf Village and Lake Village Residents make tee times?

A. *Golf Village members can request a tee time up to seven (7) days in advance, will receive a tee time four (4) days in advance. Lake Village members can receive a tee time two (2) days, or less, in advance.*

Q: How much golf will a Golf Village Resident be able to play in the busy season?

A. *The tee times will be granted based on the amount of times a person plays over a one-week period. This system allows for an unlimited number of requests and awards requested times to the member who has played the least amount of golf.*

Example: Player "A" requests an 8:30 a.m. time and has played one time in the last week. Player "B" requests an 8:30 a.m. time and has played five times in the past week. The computer will award the time to Player "A" first since he has played less golf over the past week.

Activities

Q: What are the Island Club hours of operation?

A: Open daily 5:00 a.m. until 10:00 p.m. The Tiki Bar is open 11:30 am – 7:00 pm

Q: How do I pre-register and/or make reservations for most special events?

A: Call 437-1299 or stop by the restaurant any day between 10:00 a.m. - 5:00 p.m.

Q: Can the Island Club or community pools be used for private member parties?

A: Yes, please see the Front Desk.

Q: How will we be informed of activity changes?

A: Channel 95 is updated weekly plus be sure to read the calendar of events and newsletter (Links).

Administration

Q: How often am I billed for assessments?

A: Golf Village Community Assessment and Community Reserves are billed quarterly. Neighborhood Assessments are billed quarterly. The assessment is broken out in three (3) parts of your statement: a Neighborhood Assessment, a Community Assessment and a Reserve (if applicable).

Q: How does the food & beverage minimum work?

A: The food & beverage minimum is \$700.00 per year. If the minimum annual amount is NOT spent, the member is billed the UNSPENT portion April 30. The minimum is prorated monthly for property ownership transfer.

Q: Can I pay by credit card and still have my food and beverage apply to my minimum?

A: No, all member charges must be charged to member account to be applied to minimum. Credit card use is only for guests or non-members

Q: If I have a tenant, how does the food & beverage minimum work?

A: If you have transferred your privileges to the tenant and paid the Delegation of Privileges fee, all food and beverage purchases by the tenant will apply toward your minimum. It is the owner's minimum, not the tenant's.

NOTE: The statements contained herein are only summary in nature.

**Lexington Community Association
Budget 2021-2022
SUMMARY**

Description	Prior Year 2020-2021 Budget	PROPOSED BUDGET 2021-2022	Increase (Decrease)
COMMUNITY OPERATIONS			
Cost of Operating Lexington Country Club			
Food & Beverage Operations, Clubhouse, Pools, Tennis, Bocce Court, Activities, Fitness Center, Access Control, Island Club, Administration, and Landscaping	\$ 6,565,876	\$ 6,636,705	70,829
Less: G & A Allocation to Golf Operations	(377,720)	(413,092)	(35,372)
Prior Years (Surplus) Deficit Carryforward/Rounding	-	-	-
COMMUNITY ASSESSMENT BASE	\$ 6,188,156	\$ 6,223,613	35,457
Annual Community Operating Assessment per Unit	\$ 4,184.00	\$ 4,208.00	\$ 24
Quarterly Community Operating Assessment per Unit	\$ 1,046.00	\$ 1,052.00	\$ 6
GOLF OPERATIONS			
Cost of Operating Lexington Country Club			
Golf Course and Pro Shop Operating Expenses	2,282,769	2,249,024	(33,745)
Gross Margin from Pro Shop Sales	(1,256,030)	(1,286,992)	(30,962)
Total Cost of Operating Lexington Country Club Golf	\$ 1,026,739	\$ 962,032	(64,707)
G & A Allocation from Community Operations	377,720	413,092	35,372
Prior Years (Surplus) Deficit Carryforward/Rounding	44,912	-	(44,912)
COMMUNITY ASSESSMENT BASE	\$ 1,449,371	\$ 1,375,124	(74,247)
Annual Golf Operating Assessment per Unit	\$ 1,796.00	\$ 1,704.00	\$ (92)
Quarterly Golf Operating Assessment per Unit	\$ 449.00	\$ 426.00	\$ (23)

Lexington Community Association
CAPITAL EXPENDITURE REQUESTS
 Fiscal Year 2021-2022

Item Description	Operating Funds		Line #	Reserve Funds	
	Community	Golf		Community	Golf
Food and Beverage					
Crushed Ice Machines	6,000				
Mobile Snack Station	2,400	9,600			
HOA/Maintenance					
Utility Vehicle - Pool Maintenance	17,000				
Security System			227	30,000	
Fitness Equipment					
7 Treadmills			130	52,500	
4 Ellipticals			130	26,128	
1 Bike			130	2,500	
Grounds					
Toro ride on spreader			59	12,000	-
Utility Vehicle: Cushman			59	4,800	11,200
Toro Utility Carts (3)			59	31,500	13,500
Toro Utility Cart (1)	16,000				
Toro Tri-Plex verticutters (2)		77,000			
Salsco greens roller (1)		19,905			
Main Pool					
New Chaise lounges			26	13,000	
Tennis					
Water Fountains (2)			239	2,800	
Technology					
Computer Upgrades and replacements			27	30,000	5,000
TOTAL EXPENDITURE REQUESTS	41,400	106,505		205,228	29,700

Funding Requirement from Operations	41,400	106,505
Units Sharing in Funding	1,479	807
Annual Capital Assessment per Unit	\$ 28.00	\$ 132.00
Quarterly Capital Assessment per Unit	\$ 7.00	\$ 33.00

Lexington Community Association
RESERVE FUNDING REQUIREMENTS
 Fiscal Year 2021-2022

Department	Community	Golf
Clubhouse	25,209	-
Clubhouse Furniture, Fixtures, & Equipment	185,781	15,725
Golf Course	-	78,250
Grounds Maintenance	156,810	355,400
HVAC Systems	24,360	-
Island Club Furniture, Fixtures, & Equipment	29,592	-
Pavement	82,925	960
Pools & Equipment	6,961	-
Golf Pro Shop	-	1,300
Roof Replacement	23,120	5,100
Security/Access Control	11,500	-
Tennis/Bocce Courts	48,972	-
Emergency Fund	50,400	-
TOTAL RESERVE FUNDING REQUIREMENTS	\$ 645,630	\$ 456,735
Less: Estimated Interest Income	(30,366)	(8,043)
Net Funding Requirement	\$ 615,264	\$ 448,692
Number of Units Sharing in Funding	1,479	807
Annual Assessment per Unit	\$ 416.00	\$ 556.00
Quarterly Assessment per Unit	\$ 104.00	\$ 139.00

**Lexington Community Association
FEE SCHEDULE
2021-2022**

Description	Annual Fees			Quarterly Fees		
	2020-2021	2021-2022	Increase (Decrease)	2020-2021	2021-2022	Increase (Decrease)
LAKE VILLAGE MEMBERS						
Community Fees						
Operating Assessment	\$ 4,184	\$ 4,208	\$ 24	\$ 1,046	\$ 1,052	\$ 6
Community Deficit Carryover	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Capital Assessment	\$ 8	\$ 28	\$ 20	\$ 2	\$ 7	\$ 5
Capital Reserve Assessment	\$ 496	\$ 416	\$ (80)	\$ 124	\$ 104	\$ (20)
Capital Improvement Fund	\$ -	\$ 172	\$ 172	\$ -	\$ 43	\$ 43
TOTAL LAKE VILLAGE MEMBER ASSESSMENTS	\$ 4,688	\$ 4,824	\$ 136	\$ 1,172	\$ 1,206	\$ 34
GOLF VILLAGE MEMBERS						
Community Fees						
Operating Assessment	\$ 4,184	\$ 4,208	\$ 24	\$ 1,046	\$ 1,052	\$ 6
Community Deficit Carryover	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Capital Assessment	\$ 8	\$ 28	\$ 20	\$ 2	\$ 7	\$ 5
Capital Reserve Assessment	\$ 496	\$ 416	\$ (80)	\$ 124	\$ 104	\$ (20)
Capital Improvement Fund	\$ -	\$ 172	\$ 172	\$ -	\$ 43	\$ 43
TOTAL GOLF VILLAGE MEMBER ASSESSMENTS	\$ 4,688	\$ 4,824	\$ 136	\$ 1,172	\$ 1,206	\$ 34
Golf Fees *						
Operating Assessment	\$ 1,740	\$ 1,704	\$ (36)	\$ 435	\$ 426	\$ (9)
Golf Deficit Carryover	\$ 56	\$ -	\$ (56)	\$ 14	\$ -	\$ (14)
Operating Capital Assessment	\$ 36	\$ 132	\$ 96	\$ 9	\$ 33	\$ 24
Capital Reserve Assessment	\$ 472	\$ 556	\$ 84	\$ 118	\$ 139	\$ 21
	\$ 2,304	\$ 2,392	\$ 88	\$ 576	\$ 598	\$ 22
TOTAL GOLF VILLAGE MEMBER ASSESSMENTS	\$ 6,992	\$ 7,216	\$ 224	\$ 1,748	\$ 1,804	\$ 56

* These fees do not include the Special Assessment for the Golf Course renovation of \$116 quarterly.