

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

**May 1, 2024**

**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 12:30 pm – 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 11:00 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 2024-2025  
SUMMARY**

Description	Prior Year 2023-2024  Budget	PROPOSED BUDGET  2024-2025	Increase (Decrease)
<b>COMMUNITY OPERATIONS</b>			
<b>Cost of Operating Lexington Country Club</b>			
Food & Beverage Operations, Clubhouse, Pools, Tennis, Bocce Court, Activities, Fitness Center, Access Control, Island Club, Administration, and Landscaping	\$ 7,929,694	\$ 8,594,221	664,527
Less: G & A Allocation to Golf Operations	(512,746)	(572,121)	(59,375)
Prior Years (Surplus) Deficit Carryforward	(300,000)	-	350,000
<b>COMMUNITY ASSESSMENT BASE</b>	<b>\$ 7,116,948</b>	<b>\$ 8,022,100</b>	<b>905,152</b>
Annual Community Operating Assessment per Unit	<b>\$ 4,812.00</b>	<b>\$ 5,424.00</b>	\$ 612
Quarterly Community Operating Assessment per Unit	<b>\$ 1,203.00</b>	<b>\$ 1,356.00</b>	\$ 153
<b>GOLF OPERATIONS</b>			
<b>Cost of Operating Lexington Country Club</b>			
Golf Course and Pro Shop Operating Expenses	2,493,478	2,656,257	162,779
Gross Margin from Pro Shop Sales	(1,355,344)	(1,420,698)	(65,354)
<b>Total Cost of Operating Lexington Country Club Golf</b>	<b>\$ 1,138,134</b>	<b>\$ 1,235,559</b>	<b>97,425</b>
G & A Allocation from Community Operations	512,746	572,121	59,375
Prior Years (Surplus) Deficit Carryforward	(350,000)	-	350,000
<b>GOLF VILLAGE ASSESSMENT BASE</b>	<b>\$ 1,300,880</b>	<b>\$ 1,807,680</b>	<b>506,800</b>
Annual Golf Operating Assessment per Unit	<b>\$ 1,612.00</b>	<b>\$ 2,240.00</b>	\$ 628
Quarterly Golf Operating Assessment per Unit	<b>\$ 403.00</b>	<b>\$ 560.00</b>	\$ 157

Lexington Community Association  
**CAPITAL EXPENDITURE REQUESTS**  
 Fiscal Year 2024-2025

Item Description	Operating Funds		Line #	Reserve Funds	
	Community	Golf		Community	Golf
<b>Food and Beverage</b>					
<u>Tiki Bar</u>					
Beer Cooler/Freezer Chest	10,000				
<u>Clubhouse Kitchen</u>					
Pizza Oven			15	16,000.00	
Refrigerator: Reach In			15	8,000.00	
Heat Lamps			15	2,500.00	
<b>Golf Shop/Golf Course</b>					
Driving Range Mats & Concrete			33		73,000
Cart Path Annual Repairs			31		20,000
Sets of new reels (2) (18-month lead time)		32,718			
Cart Path Edger Attachment		6,500			
Spray Rig - Multi Pro 1750 (flood list)			59		42,600
<b>Clubhouse</b>					
Clubhouse Décor (art, furniture & upholstery)	22,212				
<b>Tennis</b>					
Gilberti Machine			240	24,000	
Bocce Court Reconditioning			234	3,000	
Tennis Court Laser Grading (Front Courts)			233	60,000	
Tennis Court Reconditioning (Back Courts)			238	16,000	
<b>Grounds</b>					
Mowers: Zero Turn (5)			59	70,000	30,000
Man Lift: Genie TZ50 (flood list)			59	59,500	25,500
Dump Trailer			59	5,325	5,325
Storage Container (Grounds)	2,700	2,700			
New Turbine Blower (18-month lead time)	6,500	6,500			
New Turbine Blower (18-month lead time)			59	6,500	6,500
<b>Technology</b>					
<i>Computer Upgrades and replacements</i>			27	25,000	5,000
<b>TOTAL EXPENDITURE REQUESTS</b>	41,412	48,418		295,825	207,925

Funding Requirement from Operations	41,412	48,418
Units Sharing in Funding	1,479	807
Annual Capital Assessment per Unit	<b>\$ 28.00</b>	<b>\$ 60.00</b>
Quarterly Capital Assessment per Unit	<b>\$ 7.00</b>	<b>\$ 15.00</b>

**Lexington Community Association**  
**RESERVE FUNDING REQUIREMENTS**  
 Fiscal Year 2024-2025

<b>Department</b>	<b>Community</b>	<b>Golf</b>
Clubhouse	60,750	-
Clubhouse Furniture, Fixtures, & Equipment	197,880	12,757
Golf Course	-	167,000
Grounds Maintenance	244,693	368,275
HVAC Systems	42,328	10,142
Island Club Furniture, Fixtures, & Equipment	142,375	-
Pavement	105,900	1,600
Pools & Equipment	10,185	-
Golf Pro Shop	-	4,285
Roof Replacement	67,042	22,600
Security/Access Control	26,725	-
Tennis/Bocce Courts	162,423	-
Emergency Fund	51,000	-
<b>TOTAL RESERVE FUNDING REQUIREMENTS</b>	<b>\$ 1,111,301</b>	<b>\$ 586,659</b>
Less: Estimated Interest Income	(76,008)	(41,130)
<b>Net Funding Requirement</b>	<b>\$ 1,035,293</b>	<b>\$ 545,529</b>
Number of Units Sharing in Funding	1,479	807
Annual Assessment per Unit	<b>\$ 700.00</b>	<b>\$ 676.00</b>
Quarterly Assessment per Unit	<b>\$ 175.00</b>	<b>\$ 169.00</b>

**Lexington Community Association  
FEE SCHEDULE  
2024-2025**

Description	Billing Statement Description	Annual Fees			Quarterly Fees		
		2023-2024	2024-2025	Increase (Decrease)	2023-2024	2024-2025	Increase (Decrease)
<b>LAKE VILLAGE MEMBERS</b>							
<b>Community Fees</b>							
Operating Assessment	LCA COMMUNITY MAINT FEE	\$ 5,015	\$ 5,424	\$ 409	\$ 1,254	\$ 1,356	\$ 102
Community Surplus Carryover		\$ (203)	\$ -	\$ 203	\$ (51)	\$ -	\$ 51
Operating Capital Assessment	LCA COMM CAPITAL ASMT	\$ 68	\$ 28	\$ (40)	\$ 17	\$ 7	\$ (10)
Capital Reserve Assessment	LCA COMMUNITY RESERVES	\$ 588	\$ 700	\$ 112	\$ 147	\$ 175	\$ 28
Capital Improvement Fund	CAPITAL IMPROVEMENT FUND	\$ 172	\$ 172	\$ -	\$ 43	\$ 43	\$ -
<b>TOTAL LAKE VILLAGE MEMBER ASSESSMENTS</b>		<b>\$ 5,640</b>	<b>\$ 6,324</b>	<b>\$ 684</b>	<b>\$ 1,410</b>	<b>\$ 1,581</b>	<b>\$ 171</b>

**GOLF VILLAGE MEMBERS**

<b>Community Fees</b>							
Operating Assessment	LCA COMMUNITY MAINT FEE	\$ 5,015	\$ 5,424	\$ 409	\$ 1,254	\$ 1,356	\$ 102
Community Surplus Carryover		\$ (203)	\$ -	\$ 203	\$ (51)	\$ -	\$ 51
Operating Capital Assessment	LCA COMM CAPITAL ASMT	\$ 68	\$ 28	\$ (40)	\$ 17	\$ 7	\$ (10)
Capital Reserve Assessment	LCA COMMUNITY RESERVES	\$ 588	\$ 700	\$ 112	\$ 147	\$ 175	\$ 28
Capital Improvement Fund	CAPITAL IMPROVEMENT FUND	\$ 172	\$ 172	\$ -	\$ 43	\$ 43	\$ -
		\$ 5,640	\$ 6,324	\$ 684	\$ 1,410	\$ 1,581	\$ 171
<b>Golf Fees *</b>							
Operating Assessment	GOLF VILLAGE FEE	\$ 2,045	\$ 2,240	\$ 195	\$ 511	\$ 560	\$ 49
Golf Surplus Carryover		\$ (433)	\$ -	\$ 433	\$ (108)	\$ -	\$ 108
Operating Capital Assessment	GOLF VILLAGE CAPITAL ASMT	\$ 28	\$ 60	\$ 32	\$ 7	\$ 15	\$ 8
Capital Reserve Assessment	GOLF VILLAGE RESERVES	\$ 732	\$ 676	\$ (56)	\$ 183	\$ 169	\$ (14)
		\$ 2,372	\$ 2,976	\$ 604	\$ 593	\$ 744	\$ 151
<b>TOTAL GOLF VILLAGE MEMBER ASSESSMENTS</b>		<b>\$ 8,012</b>	<b>\$ 9,300</b>	<b>\$ 1,288</b>	<b>\$ 2,003</b>	<b>\$ 2,325</b>	<b>\$ 322</b>

\* These fees do not include the Special Assessment for the Golf Course renovation of \$108 quarterly (QTR # XX GOLF CRS RENO ASMT)