



Lexington Lakes Condo Assn. Inc
Monthly Financial Statement

For the Period Ending
August 31, 2025

Prepared by:

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

Lexington Lakes Condominium Association, Inc.

Run Date: 09/13/2025
Run Time: 10:00 AM

FUND BALANCE SHEET

As of: 08/31/2025

Assets

Account	Operating	Reserves	Total
Assets			
1100 SouthState Operating 6683	\$33,780.36	\$0.00	\$33,780.36
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	\$43,423.41	\$43,423.41
1125 Seacoast Reserve	\$0.00	\$0.07	\$0.07
1127 Merrill Lynch Reserves	\$0.00	\$140,925.32	\$140,925.32
1151 Accounts Receivable	\$53,117.72	\$0.00	\$53,117.72
1166 Credit Risk Allowance	(\$7,446.99)	\$0.00	(\$7,446.99)
1170 Prepaid Insurance	\$221,327.19	\$0.00	\$221,327.19
1176 Prepaid Termite Bond	\$13,055.55	\$0.00	\$13,055.55
1190 City of Stuart Utility Deposits	\$11,942.27	\$0.00	\$11,942.27
Assets Total	\$335,976.15	\$184,348.80	\$520,324.95
Total Assets:	\$335,976.15	\$184,348.80	\$520,324.95

Liabilities

Account	Operating	Reserves	Total
Liabilities			
2100 Accounts Payable	\$21,404.03	\$0.00	\$21,404.03
2101 Security Deposits	\$2,300.00	\$0.00	\$2,300.00
2105 Accrued Expenses	\$43,258.81	\$0.00	\$43,258.81
2110 Refundable Damage Deposits	\$7,900.00	\$0.00	\$7,900.00
2115 Prepaid Owner Assessments	\$26,032.00	\$0.00	\$26,032.00
2120 Insurance Contracts Payable	\$209,495.12	\$0.00	\$209,495.12
2125 Deferred Comcast Revenue	\$5,720.00	\$0.00	\$5,720.00
Liabilities Total	\$316,109.96	\$0.00	\$316,109.96
Total Liabilities:	\$316,109.96	\$0.00	\$316,109.96

Equity

Account	Operating	Reserves	Total
Reserves			
3101 Reserves - General	\$0.00	\$49,527.43	\$49,527.43
3199 Reserve Interest	\$0.00	\$134,821.37	\$134,821.37
Reserves Total	\$0.00	\$184,348.80	\$184,348.80
Members Equity			
3300 Fund Balance	\$8,960.61	\$0.00	\$8,960.61
Members Equity Total	\$8,960.61	\$0.00	\$8,960.61
Current Year Net Income/(Loss)	\$10,905.58	\$0.00	\$10,905.58
Total Equity:	\$19,866.19	\$184,348.80	\$204,214.99

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$335,976.15	\$184,348.80	\$520,324.95

Lexington Lakes Condominium Association, Inc.

Run Date: 09/13/2025
Run Time: 09:58 AM

INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

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	1,098,240.00	1,098,240.00	0.00	1,647,360.00
5015 Cable Rebate	440.00	314.29	125.71	3,520.00	2,514.32	1,005.68	3,771.48
5025 Owner Interest	74.89	0.00	74.89	3,810.22	0.00	3,810.22	0.00
5030 Misc Income	0.00	0.00	0.00	(771.28)	0.00	(771.28)	0.00
5040 Late Fees	629.64	458.33	171.31	2,813.92	3,666.64	(852.72)	5,500.00
5060 Application Fee Income	0.00	108.33	(108.33)	0.00	866.64	(866.64)	1,300.00
Income Total	138,424.53	138,160.95	263.58	1,107,612.86	1,105,287.60	2,325.26	1,657,931.48
Total Income	138,424.53	138,160.95	263.58	1,107,612.86	1,105,287.60	2,325.26	1,657,931.48

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expenses							
6010 Management Fees	12,025.72	12,821.00	795.28	104,766.27	102,568.00	(2,198.27)	153,852.00
6025 Audit/Tax Prep Fees	458.33	458.33	0.00	3,666.64	3,666.64	0.00	5,500.00
6030 Legal Fees	88.10	666.67	578.57	23,520.69	5,333.36	(18,187.33)	8,000.00
6050 Office Supplies	7.98	83.33	75.35	3,568.60	666.64	(2,901.96)	1,000.00
6051 Postage	271.64	91.67	(179.97)	733.50	733.36	(0.14)	1,100.00
6070 Corp Annual Fee	0.00	5.10	5.10	0.00	40.80	40.80	61.25
6075 Fees Payable to Division	0.00	125.00	125.00	1,161.60	1,000.00	(161.60)	1,500.00
6080 Insurance	29,497.11	39,666.67	10,169.56	277,549.00	317,333.36	39,784.36	476,000.00
6086 Domain Name	0.00	3.00	3.00	0.00	24.00	24.00	36.00
6087 Website Maintenance	0.00	81.67	81.67	580.00	653.36	73.36	980.00
6090 Bad Debt Expense	41.67	41.67	0.00	333.36	333.36	0.00	500.00
6201 Building Maintenance & Supplies	2,679.90	585.13	(2,094.77)	8,615.90	4,681.04	(3,934.86)	7,021.61
6202 Gym Equipment Repair	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
6203 Golf Cart Maintenance	0.00	41.67	41.67	537.98	333.36	(204.62)	500.00
6204 Fountain Maintenance & Repairs	0.00	208.33	208.33	1,287.00	1,666.64	379.64	2,500.00
6205 Roofing	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
6206 Drywall	0.00	83.33	83.33	1,380.00	666.64	(713.36)	1,000.00
6208 Lighting/Electrician	0.00	100.00	100.00	0.00	800.00	800.00	1,200.00
6209 Maintenance Supplies	4.98	416.67	411.69	223.37	3,333.36	3,109.99	5,000.00
6210 Road & Sign Maintenance	0.00	12.50	12.50	209.78	100.00	(109.78)	150.00
6211 Christmas Lights & Decoration	0.00	25.00	25.00	0.00	200.00	200.00	300.00
6219 FIDO Bags	0.00	25.00	25.00	0.00	200.00	200.00	300.00
6221 Janitorial Supplies	53.26	137.50	84.24	327.72	1,100.00	772.28	1,650.00
6222 Backflow/ Hydrant/Ext Inspections	65.31	58.33	(6.98)	516.81	466.64	(50.17)	700.00
6225 Pest Control - Clubhouse Interior	684.80	280.00	(404.80)	2,140.00	2,240.00	100.00	3,360.00
6226 Termite Bond	870.37	0.00	(870.37)	6,962.97	0.00	(6,962.97)	0.00
6229 Camera Repairs	0.00	16.67	16.67	0.00	133.36	133.36	200.00
6230 Gate Maintenance	1,170.00	458.33	(711.67)	3,948.78	3,666.64	(282.14)	5,500.00
6248 Lake Maintenance/Littoral Zones	190.00	208.33	18.33	1,502.00	1,666.64	164.64	2,500.00
6249 Pressure Washing	12.81	95.83	83.02	25.62	766.64	741.02	1,150.00
6291 Pool Maintenance	500.00	500.00	0.00	4,000.00	4,000.00	0.00	6,000.00
6292 Pool Repairs	0.00	25.00	25.00	35.50	200.00	164.50	300.00
6293 Pool Operating Permit	0.00	27.08	27.08	625.70	216.64	(409.06)	325.00
6361 Landscape Maintenance	5,699.80	5,699.83	0.03	48,574.40	45,598.64	(2,975.76)	68,397.96
6362 Landscape Replacement	250.71	433.33	182.62	356.42	3,466.64	3,110.22	5,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6365 Tree Trimming	2,537.50	1,333.33	(1,204.17)	14,924.00	10,666.64	(4,257.36)	16,000.00
6366 Preserve & Perimeter Maintenance	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
6368 Pest Control/Shrubs/Grass	1,928.95	1,928.95	0.00	15,431.60	15,431.60	0.00	23,147.40
6381 Irrigation Contract	536.25	537.50	1.25	4,290.00	4,300.00	10.00	6,450.00
6382 Irrigation Supplies & Repairs	998.60	833.33	(165.27)	3,289.37	6,666.64	3,377.27	10,000.00
6383 Hoover Pump System Maintenance	0.00	132.42	132.42	1,813.21	1,059.36	(753.85)	1,589.00
6390 Sidewalk Repairs	0.00	66.67	66.67	0.00	533.36	533.36	800.00
6405 Electricity	2,346.31	2,500.00	153.69	22,465.71	20,000.00	(2,465.71)	30,000.00
6420 Water	15,228.41	15,750.00	521.59	127,455.63	126,000.00	(1,455.63)	189,000.00
6435 Telephone/Internet	529.00	379.17	(149.83)	4,095.67	3,033.36	(1,062.31)	4,550.00
6440 Garbage Pick Up	4,151.82	4,166.67	14.85	33,260.99	33,333.36	72.37	50,000.00
6445 Cable TV	13,418.70	13,484.27	65.57	107,331.49	107,874.16	542.67	161,811.26
7001 Reserve Trans. - General	33,150.00	33,150.00	0.00	265,200.00	265,200.00	0.00	397,800.00
Expenses Total	129,398.03	138,160.94	8,762.91	1,096,707.28	1,105,287.52	8,580.24	1,657,931.48
Total Expense	129,398.03	138,160.94	8,762.91	1,096,707.28	1,105,287.52	8,580.24	1,657,931.48
Net Income	9,026.50	0.01	9,026.49	10,905.58	0.08	10,905.50	0.00



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Statement Ending 08/29/2025

LEXINGTON LAKES CONDOMINIUM

Page 1 of 4

Account Number: XXXXXXXXXXXXXXX6683

LEXINGTON LAKES CONDOMINIUM ASSOCIATION
 INC
 OPERATING ACCOUNT
 C/O TRITON PROPERTY MANAGEMENT LLC
 900 E INDIANTOWN RD STE 210
 JUPITER FL 33477-5153

Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX6683	\$68,785.16

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$33,789.61
	43 Credit(s) This Period	\$133,730.00
	24 Debit(s) This Period	\$98,734.45
08/29/2025	Ending Balance	\$68,785.16

Deposits

Date	Description	Amount
08/01/2025	LOCKBOX DEPOSIT	\$2,600.00
08/04/2025	LOCKBOX DEPOSIT	\$3,120.00
08/05/2025	LOCKBOX DEPOSIT	\$2,080.00
08/06/2025	LOCKBOX DEPOSIT	\$1,040.00
08/07/2025	LOCKBOX DEPOSIT	\$1,040.00
08/08/2025	REMOTE CAPTURE DEPOSIT	\$1,600.00
08/08/2025	LOCKBOX DEPOSIT	\$8,840.00
08/11/2025	LOCKBOX DEPOSIT	\$4,160.00
08/13/2025	LOCKBOX DEPOSIT	\$1,040.00
08/14/2025	LOCKBOX DEPOSIT	\$1,040.00
08/15/2025	LOCKBOX DEPOSIT	\$1,040.00
08/18/2025	LOCKBOX DEPOSIT	\$1,040.00
08/19/2025	LOCKBOX DEPOSIT	\$520.00
08/21/2025	DEPOSIT	\$520.00
08/21/2025	LOCKBOX DEPOSIT	\$520.00
08/22/2025	LOCKBOX DEPOSIT	\$1,560.00
08/27/2025	LOCKBOX DEPOSIT	\$2,600.00
08/29/2025	LOCKBOX DEPOSIT	\$1,560.00

18 item(s) totaling \$35,920.00

Other Credits

Date	Description	Amount
08/01/2025	PROPAY TRANSFER XXXXX6846	\$2,625.00
08/04/2025	PROPAY TRANSFER XXXXX0994	\$2,600.00
08/04/2025	PROPAY TRANSFER XXXXX1379	\$41,605.00
08/05/2025	PROPAY TRANSFER XXXXX8522	\$520.00

Member FDIC
 NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683 (continued)

Other Credits (continued)

Date	Description	Amount
08/05/2025	PROPAY TRANSFER XXXXX7386	\$2,080.00
08/05/2025	PROPAY TRANSFER XXXXX8736	\$6,240.00
08/05/2025	PROPAY TRANSFER XXXXX9853	\$8,320.00
08/06/2025	PROPAY TRANSFER XXXXX8309	\$520.00
08/06/2025	PROPAY TRANSFER XXXXX8308	\$11,440.00
08/07/2025	PROPAY TRANSFER XXXXX1403	\$3,640.00
08/08/2025	PROPAY TRANSFER XXXXX5414	\$1,560.00
08/11/2025	PROPAY TRANSFER XXXXX9428	\$520.00
08/11/2025	PROPAY TRANSFER XXXXX9429	\$1,040.00
08/12/2025	PROPAY TRANSFER XXXXX9192	\$1,040.00
08/12/2025	PROPAY TRANSFER XXXXX0894	\$3,640.00
08/13/2025	PROPAY TRANSFER XXXXX3711	\$2,600.00
08/14/2025	PROPAY TRANSFER XXXXX2841	\$2,080.00
08/15/2025	PROPAY TRANSFER XXXXX4576	\$990.00
08/18/2025	PROPAY TRANSFER XXXXX2232	\$520.00
08/20/2025	PROPAY TRANSFER XXXXX7777	\$30.00
08/20/2025	PROPAY TRANSFER XXXXX7778	\$30.00
08/25/2025	PROPAY TRANSFER XXXXX8459	\$1,040.00
08/26/2025	PROPAY TRANSFER XXXXX5827	\$530.00
08/28/2025	PROPAY TRANSFER XXXXX5256	\$520.00
08/29/2025	PROPAY TRANSFER XXXXX0755	\$2,080.00

25 item(s) totaling \$97,810.00

Electronic Debits

Date	Description	Amount
08/04/2025	COMCAST-XFINITY CABLE SVCS 5465567	\$271.58
08/06/2025	PROPAY TRANSFER XXXXX8307	\$1,040.00
08/12/2025	COMCAST-XFINITY CABLE SVCS 8500691	\$13,418.70
08/13/2025	COMCAST-XFINITY CABLE SVCS 8913524	\$257.42
08/14/2025	IPFS877-674-3076 IPFSPMTFLS 278267	\$26,186.89
08/15/2025	748577 ACCOUNT TRANSFER TO ASSOCIATION MMA 485397343 9:15	\$20,000.00
08/19/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX7403 PPDA	\$78.25
08/19/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX7512 PPDA	\$104.92
08/19/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX2035 PPDA	\$452.56
08/19/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX9089 PPDA	\$453.96
08/19/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX2254 PPDA	\$492.19
08/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100288* 250818* Coastal Plumbing and Drain Sol1	\$500.00
08/19/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX9315 PPDA	\$617.41
08/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100282* 250818* Triton Property Management\1848	\$6,044.30
08/21/2025	EVERON PAYMENT 70189477	\$65.31
08/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$28.00
08/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$80.50
08/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$160.99
08/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$9,222.81
08/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$10,258.66

20 item(s) totaling \$89,734.45

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
100280	08/05/2025	\$8,165.00	100283*	08/26/2025	\$145.00
100281	08/12/2025	\$190.00	100285*	08/26/2025	\$500.00

* Indicates skipped check number
4 item(s) totaling \$9,000.00

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/01/2025	\$39,014.61	08/05/2025	\$97,143.03	08/07/2025	\$113,783.03
08/04/2025	\$86,068.03	08/06/2025	\$109,103.03	08/08/2025	\$125,783.03

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683 (continued)

Daily Balances (continued)

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08/11/2025	\$131,503.03	08/18/2025	\$86,480.02	08/25/2025	\$81,891.12
08/12/2025	\$122,574.33	08/19/2025	\$78,256.43	08/26/2025	\$81,776.12
08/13/2025	\$125,956.91	08/20/2025	\$78,316.43	08/27/2025	\$84,376.12
08/14/2025	\$102,890.02	08/21/2025	\$79,291.12	08/28/2025	\$84,896.12
08/15/2025	\$84,920.02	08/22/2025	\$80,851.12	08/29/2025	\$68,785.16

Lexington Lakes Condominium Association, Inc.
 955 Lexington Road, #210
 Lexington, IL 62547

Check Date: 08/29/2025
 Check Number: 100280
 DATE: 07/28/2025

PAY TO: A Better Landscape Company \$ 8,165.00
 THE ORDER OF: Eight Thousand One Hundred Sixty Five and 00/100 DOLLARS

MEMO: 100280

[Signature]

#100280 \$8,165.00

Lexington Lakes Condominium Association, Inc.
 955 Lexington Road, #210
 Lexington, IL 62547

Check Date: 08/07/2025
 Check Number: 100281
 DATE: 08/07/2025

PAY TO: SUPERIOR WATERWAY SERVICES INC \$ 190.00
 THE ORDER OF: One Hundred Ninety Dollars and 00/100 DOLLARS

MEMO: 100281

[Signature]

#100281 \$190.00

Lexington Lakes Condominium Association, Inc.
 955 Lexington Road, #210
 Lexington, IL 62547

Check Date: 08/16/2025
 Check Number: 100283
 DATE: 08/16/2025

PAY TO: A Better Landscape Company \$ 145.00
 THE ORDER OF: One Hundred Forty Five Dollars and 00/100 DOLLARS

MEMO: 100283

[Signature]

#100283 \$145.00

Lexington Lakes Condominium Association, Inc.
 955 Lexington Road, #210
 Lexington, IL 62547

Check Date: 08/29/2025
 Check Number: 100285
 DATE: 08/29/2025

PAY TO: Superior Paving Service \$ 500.00
 THE ORDER OF: Five Hundred Dollars and 00/100 DOLLARS

MEMO: 100285

[Signature]

#100285 \$500.00

SouthState

DATE: 8.21.2025
 NAME: Lexington Lakes

ACCOUNT NUMBER: * 485396683

CHECKING DEPOSIT

NET DEPOSIT \$ 520.00

#0000 \$520.00



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Statement Ending 08/29/2025

LEXINGTON LAKES CONDOMINIUM

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Account Number: XXXXXXXXXXXXXXX0627

LEXINGTON LAKES CONDOMINIUM ASSOCIATION
INC
SECURITY DEPOSIT ACCOUNT
C/O TRITON PROPERTY MANAGEMENT LLC
900 E INDIANTOWN RD STE 210
JUPITER FL 33477-5153

Managing Your Accounts

- Association Prime (877) 417-2265, option 2
- Email Address APSupport@associationprime.com
- Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX0627	\$10,200.00

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0627

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$10,200.00
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
08/29/2025	Ending Balance	\$10,200.00





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Statement Ending 08/29/2025

LEXINGTON LAKES CONDOMINIUM

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX7343

LEXINGTON LAKES CONDOMINIUM ASSOCIATION
 INC
 RESERVE ACCOUNT
 C/O TRITON PROPERTY MANAGEMENT LLC
 900 E INDIANTOWN RD STE 210
 JUPITER FL 33477-5153

Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX7343	\$43,423.41

ASSOCIATION MMA - XXXXXXXXXXXXXXX7343

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$23,336.44
	2 Credit(s) This Period	\$20,086.97
	0 Debit(s) This Period	\$0.00
08/29/2025	Ending Balance	\$43,423.41

Interest Summary

Description	Amount
Interest Earned From 08/01/2025 Through 08/29/2025	
Annual Percentage Yield Earned	3.30%
Interest Days	29
Interest Earned	\$86.97
Interest Paid This Period	\$86.97
Interest Paid Year-to-Date	\$1,193.85
Minimum Balance	\$23,336.44
Average Available Balance	\$33,681.26

Deposits

Date	Description	Amount
08/15/2025	748577 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485396683 9:15	\$20,000.00
		1 item(s) totaling \$20,000.00

Other Credits

Date	Description	Amount
08/29/2025	INTEREST	\$86.97
		1 item(s) totaling \$86.97

Daily Balances

Date	Amount	Date	Amount
08/15/2025	\$43,336.44	08/29/2025	\$43,423.41

Member FDIC
 NMLS# 403455





Online at: www.mymerrill.com

Account Number: 732-02636

24-Hour Assistance: (866) 4MLBUSINESS

TRITON PROPERTY MANAGEMENT
 FAO LEXINGTON LAKES
 CONDASSOCIATION, INC
 900 E INDIANTOWN RD STE 210
 JUPITER FL 33477-5153

** Duplicate Copy **



Net Portfolio Value: \$102,108.44

Your Financial Advisor:
 MARNEY MCKEE
 2301 SE MONTEREY RD
 STUART FL 34996
 marney.mckee@ml.com
 1-800-937-0662

WCMA[®] ACCOUNT

August 01, 2025 - August 29, 2025

	<i>This Statement</i>	<i>Year to Date</i>
Opening Value (08/01)	\$246,148.86	
Total Credits	291.33	3,534,491.10
Total Debits	(144,331.75)	(3,433,159.00)
Securities You Transferred In/Out	-	-
Market Gains/(Losses)	-	744.33
Closing Value (08/29)	\$102,108.44	

	<i>August 29</i>	<i>July 31</i>
ASSETS		
Cash/Money Accounts	102,108.44	246,148.86
Fixed Income	-	-
Equities	-	-
Mutual Funds	-	-
Options	-	-
Other	-	-
<i>Subtotal (Long Portfolio)</i>	102,108.44	246,148.86
TOTAL ASSETS	\$102,108.44	\$246,148.86
LIABILITIES		
Debit Balance	-	-
Short Market Value	-	-
TOTAL LIABILITIES	-	-
NET PORTFOLIO VALUE	\$102,108.44	\$246,148.86

Merrill Lynch, Pierce, Fenner & Smith Incorporated (also referred to as "MLPF&S" or "Merrill") makes available certain investment products sponsored, managed, distributed or provided by companies that are affiliates of Bank of America Corporation (BofA Corp). MLPF&S is a registered broker-dealer, Member SIPC and a wholly owned subsidiary of BofA Corp.

Investment products: **Are Not FDIC Insured** **Are Not Bank Guaranteed** **May Lose Value**



WCMA[®] ACCOUNT

August 01, 2025 - August 29, 2025

CASH FLOW

	<i>This Statement</i>	<i>Year to Date</i>
Opening Cash/Money Accounts	\$246,148.86	
CREDITS		
Funds Received	-	400,763.12
Electronic Transfers	-	3,130,870.22
Other Credits	-	-
<i>Subtotal</i>	-	3,531,633.34
DEBITS		
Electronic Transfers	-	(719,972.00)
Margin Interest Charged	-	-
Other Debits	-	-
Visa Purchases	-	-
ATM/Cash Advances	-	-
Checks Written/Bill Payment	(144,331.75)	(2,713,187.00)
Advisory and other fees	-	-
<i>Subtotal</i>	(144,331.75)	(3,433,159.00)
Net Cash Flow	(\$144,331.75)	\$98,474.34

OTHER TRANSACTIONS

Dividends/Interest Income	291.33	2,857.76
Security Purchases/Debits	-	(1,147,255.67)
Security Sales/Credits	-	1,148,000.00
Closing Cash/Money Accounts	\$102,108.44	

Fees Included in Transactions Above

Commissions/Trading Fees	-	(10.70)
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ASSET ALLOCATION*

* Estimated Accrued Interest not included; may not reflect all holdings; does not include asset categories less than 1%.



Having an asset allocation that reflects your profile and goals is key to achieving the right outcome. Consult with your advisor to determine an appropriate allocation across all your holdings.

DOCUMENT PREFERENCES THIS PERIOD

	<i>Mail</i>	<i>Online Delivery</i>
Statements	X	
Performance Reports	X	
Trade Confirms	X	
Shareholders Communication	X	
Prospectus	X	
Service Notices	X	
Tax Statements	X	



LEXINGTON LAKES CONDOMINIUM

Account Number: 732-02636

YOUR WCMA BANK DEPOSIT INTEREST SUMMARY

August 01, 2025 - August 29, 2025

Money Account Description	Opening Balance	Average Deposit Balance	Current Yield%	Interest on Deposits	Closing Balance
Bank of America, N.A.	144,636	29,950	.01	0.23	305
Bank of America CA, N.A.	1	1	.01	0.00	1
TOTAL ML Bank Deposit Program	144,637			0.23	306

Money Account Description	Opening Balance	Average Deposit Balance	Current Yield%	Interest on Deposits	Closing Balance
Bank of America, N.A.	101,511	101,511	3.67	291.10	101,802
TOTAL Pref Deposit for Bus	101,511			291.10	101,802

YOUR WCMA ASSETS

CASH/MONEY ACCOUNTS						
Description	Quantity	Total Cost Basis	Estimated Market Price	Estimated Market Value	Estimated Annual Income	Est. Annual Yield%
CASH	0.44	0.44		.44		
+ML BANK DEPOSIT PROGRAM +FDIC INSURED NOT SIPC COVERED	306.00	306.00	1.0000	306.00		.01
+PREFERRED DEPOSIT (BUS) +FDIC INSURED NOT SIPC COVERED	101,802.00	101,802.00	1.0000	101,802.00	3,736	3.67
TOTAL		102,108.44		102,108.44	3,736	3.66

LONG PORTFOLIO						
		Adjusted/Total Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)	Estimated Accrued Interest	Estimated Annual Income
TOTAL	YIELD 3.66%	102,108.44	102,108.44			3,736

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3 of 6



P.O. Box 15284
Wilmington, DE 19850

AK 0915 0 678 408 13670 #@01 AV 0.593

LEXINGTON LAKES CONDOMINIUM ASSOC., INC.
3101 SE LEXINGTON LAKES DR
STUART, FL 34994-5765

BANK OF AMERICA
Preferred Rewards
For Business

Client service information

- ☎ 1.800.MERRILL (1.800.637.7455)
- 🌐 bankofamerica.com
- ✉ Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

Your Business Advantage Savings Preferred Rewards for Bus Platinum Honors

for August 1, 2025 to August 31, 2025

Account number: 8981 5658 2040

LEXINGTON LAKES CONDOMINIUM ASSOC., INC.

Account summary

Beginning balance on August 1, 2025	\$5,566.69
Deposits and other credits	0.19
Withdrawals and other debits	-0.00
Service fees	-0.00
Ending balance on August 31, 2025	\$5,566.88

of deposits/credits: 1
 # of withdrawals/debits: 0
 # of days in cycle: 31
 Average ledger balance: \$5,566.69
 Average collected balance: \$5,566.69

Annual Percentage Yield Earned this statement period: 0.04%.
Interest Paid Year To Date: \$20,458.82.



Important disclosure information listed on the "Important Information for Bank Deposit Accounts" page.

Deposits and other credits

Date	Description	Amount
08/29/25	Interest Earned	0.19

Total deposits and other credits **\$0.19**

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)
08/01	5,566.69	08/29	5,566.88



P.O. Box 15284
Wilmington, DE 19850

BANK OF AMERICA
Preferred Rewards
For Business

Client service information

- 1.800.MERRILL (1.800.637.7455)
- bankofamerica.com
- Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

AE 0915 0 678 408 13661 #@01 AV 0.593

LEXINGTON LAKES CONDOMINIUM ASSOCIATION,
3101 SE LEXINGTON LAKES DR
STUART, FL 34994-5765

Your Business Advantage Relationship Banking Preferred Rewards for Bus Platinum Honors

for August 1, 2025 to August 31, 2025

Account number: 8981 5659 9525

LEXINGTON LAKES CONDOMINIUM ASSOCIATION,

Account summary

Beginning balance on August 1, 2025	\$100.00	# of deposits/credits: 0
Deposits and other credits	0.00	# of withdrawals/debits: 0
Withdrawals and other debits	-0.00	# of items-previous cycle ¹ : 0
Checks	-0.00	# of days in cycle: 31
Service fees	-0.00	Average ledger balance: \$100.00
Ending balance on August 31, 2025	\$100.00	¹ Includes checks paid, deposited items and other debits

Important disclosure information listed on the "Important Information for Bank Deposit Accounts" page.



Daily ledger balances

Date	Balance (\$)
08/01	100.00



Lexington Lakes Condominium Association, Inc.

Run Date: 09/13/2025
Run Time: 09:59 AM

GENERAL LEDGER DETAIL

As of: Start: 08/01/2025 | End: 08/31/2025

Account					Balance Forward	Debits	Credits	Ending Balance
1100 SouthState Operating 6683					\$5,624.61	\$133,730.00	\$105,574.25	\$33,780.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	AP 693594 External Che...	300218	Comcast Bi - Comcast...		\$0.00	\$271.58		
8/1/2025	AP 696820 External Che...	100281	SU290 - SUPERIOR WAT...		\$0.00	\$190.00		
8/1/2025	AR 697001 Cash Receipt...	0132858...			\$5,225.00	\$0.00		
8/1/2025	AP 706793 External Che...	300229	City of St - City of...		\$0.00	\$160.99		
8/1/2025	AP 706794 External Che...	300230	City of St - City of...		\$0.00	\$9,222.81		
8/1/2025	AP 706795 External Che...	300231	City of St - City of...		\$0.00	\$80.50		
8/1/2025	AP 706796 External Che...	300232	City of St - City of...		\$0.00	\$28.00		
8/1/2025	AP 706797 External Che...	300233	City of St - City of...		\$0.00	\$10,258.66		
8/4/2025	AR 697383 Cash Receipt...	0132948...			\$47,325.00	\$0.00		
8/5/2025	AR 698243 Cash Receipt...	0133252...			\$19,240.00	\$0.00		
8/5/2025	AR 698270 Adjustment				\$0.00	\$1,040.00		
8/6/2025	AR 699090 Cash Receipt...	0133422...			\$13,000.00	\$0.00		
8/7/2025	AR 699457 Cash Receipt...	0133501...			\$4,680.00	\$0.00		
8/8/2025	GL 701173 Journal Entr...		Misc Deposit	Misc Deposit	\$1,600.00	\$0.00		
8/8/2025	AR 701256 Cash Receipt...	0000000...			\$10,400.00	\$0.00		
8/9/2025	AP 703788 External Che...	300227	XF 71211 - Xfinity*		\$0.00	\$13,418.70		
8/11/2025	AR 702147 Cash Receipt...	0017280...			\$5,720.00	\$0.00		
8/12/2025	AR 702775 Cash Receipt...	0133667...			\$4,680.00	\$0.00		
8/13/2025	AR 703089 Cash Receipt...	0018137...			\$3,640.00	\$0.00		
8/13/2025	GL 722006 Journal Entr...		Comcast Auto Payment	Comcast Auto...	\$0.00	\$257.42		
8/14/2025	AP 703786 External Che...	300225	IPFS-2 - IPFS		\$0.00	\$26,186.89		
8/14/2025	AR 703888 Cash Receipt...	0133759...			\$3,120.00	\$0.00		
8/15/2025	AR 706983 Cash Receipt...	0133786...			\$2,030.00	\$0.00		
8/18/2025	AP 697599 External Che...	300219	FPL*		\$0.00	\$78.25		
8/18/2025	AP 697600 External Che...	300220	FPL*		\$0.00	\$492.19		
8/18/2025	AP 697601 External Che...	300221	FPL*		\$0.00	\$617.41		
8/18/2025	AP 697602 External Che...	300222	FPL*		\$0.00	\$452.56		
8/18/2025	AP 697603 External Che...	300223	FPL*		\$0.00	\$453.96		
8/18/2025	AP 697604 External Che...	300224	FPL*		\$0.00	\$104.92		
8/18/2025	AP 708419 External Che...	100282	Triton Property Mana...		\$0.00	\$6,044.30		
8/18/2025	AP 708420 External Che...	100283	A better Landscape C...		\$0.00	\$145.00		
8/18/2025	AP 708421 External Che...	100284	Ward Pest - Ward Pes...		\$0.00	\$85.60		
8/18/2025	AP 708422 External Che...	100285	Superior Pool Servic...		\$0.00	\$500.00		
8/18/2025	AP 708423 External Che...	100286	Lexington - Lexington...		\$0.00	\$33,150.00		
8/18/2025	AP 708424 External Che...	100287	Bartlett Bros Securi...		\$0.00	\$1,170.00		
8/18/2025	AP 708425 External Che...	100288	JORC 4310 - Coastal ...		\$0.00	\$500.00		
8/18/2025	AR 708488 Cash Receipt...	0000001...			\$1,560.00	\$0.00		
8/19/2025	AR 709120 Cash Receipt...	0000009...			\$520.00	\$0.00		
8/20/2025	AR 709368 Cash Receipt...	0133979...			\$60.00	\$0.00		
8/21/2025	AR 709715 Cash Receipt...	055			\$520.00	\$0.00		
8/21/2025	AR 709967 Cash Receipt...	0895271...			\$520.00	\$0.00		
8/21/2025	GL 722007 Journal Entr...		Everon Auto Payment	Everon Auto ...	\$0.00	\$65.31		
8/22/2025	AR 711830 Cash Receipt...	0000001...			\$1,560.00	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
8/25/2025	AR 711999	Cash Receipt...	0134066...		\$1,040.00	\$0.00		
8/25/2025	AP 712247	External Che...	100289	Ward Pest - Ward Pes...	\$0.00		\$599.20	
8/26/2025	AR 712644	Cash Receipt...	0134162...		\$530.00		\$0.00	
8/27/2025	AR 713567	Cash Receipt...	0000000...		\$2,600.00		\$0.00	
8/29/2025	AR 714225	Cash Receipt...	0000000...		\$1,560.00		\$0.00	
8/29/2025	AR 716401	Cash Receipt...	0134244...		\$2,600.00		\$0.00	
1101 Seacoast Operating					\$0.05	\$0.00	\$0.00	\$0.05
1102 SouthState Security Deposit 0627					\$10,200.00	\$0.00	\$0.00	\$10,200.00
1120 SouthState Reseve 7343					\$43,336.44	\$86.97	\$0.00	\$43,423.41
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/31/2025	GL 722005	Journal Entr...	Interest SS 7343	Interest SS ...	\$86.97	\$0.00		
1125 Seacoast Reserve					\$0.07	\$0.00	\$0.00	\$0.07
1127 Merrill Lynch Reserves					\$107,483.80	\$33,441.52	\$0.00	\$140,925.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	AP 706967	Enter Bill	Lexington - Lexington...		\$33,150.00	\$0.00		
8/31/2025	GL 722003	Journal Entr...	Earnings ML 02636	Earnings ML ...	\$291.33	\$0.00		
8/31/2025	GL 722004	Journal Entr...	Interest ML 2040	Interest ML ...	\$0.19	\$0.00		
1151 Accounts Receivable					\$49,379.19	\$138,014.53	\$134,276.00	\$53,117.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	AR 695662	Apply Charge...			\$137,280.00	\$0.00		
8/1/2025	AR 695663	Apply PrePai...			\$0.00	\$23,504.00		
8/1/2025	AR 697001	Cash Receipt...	0132858...		\$0.00	\$4,289.00		
8/4/2025	AR 697383	Cash Receipt...	0132948...		\$0.00	\$42,577.00		
8/5/2025	AR 698243	Cash Receipt...	0133252...		\$0.00	\$18,098.00		
8/6/2025	AR 699090	Cash Receipt...	0133422...		\$0.00	\$12,480.00		
8/7/2025	AR 699457	Cash Receipt...	0133501...		\$0.00	\$4,170.00		
8/8/2025	AR 701256	Cash Receipt...	0000000...		\$0.00	\$9,817.00		
8/11/2025	AR 702147	Cash Receipt...	0017280...		\$0.00	\$4,710.00		
8/12/2025	AR 702775	Cash Receipt...	0133667...		\$0.00	\$4,160.00		
8/13/2025	AR 703089	Cash Receipt...	0018137...		\$0.00	\$3,636.00		
8/14/2025	AR 703888	Cash Receipt...	0133759...		\$0.00	\$2,595.00		
8/15/2025	AR 706983	Cash Receipt...	0133786...		\$0.00	\$1,510.00		
8/18/2025	AR 708278	Collection F...			\$40.00	\$0.00		
8/18/2025	AR 708270	Apply Late F...			\$225.00	\$0.00		
8/18/2025	AR 708274	Adjustment			\$25.00	\$0.00		
8/19/2025	AR 709120	Cash Receipt...	0000009...		\$0.00	\$520.00		
8/20/2025	AR 709368	Cash Receipt...	0133979...		\$0.00	\$60.00		
8/21/2025	AR 709715	Cash Receipt...	055		\$0.00	\$520.00		
8/22/2025	AR 711626	Adjustment			\$0.00	\$30.00		
8/22/2025	AR 711830	Cash Receipt...	0020051...		\$0.00	\$520.00		
8/25/2025	AR 711929	Adjustment			\$100.00	\$0.00		
8/26/2025	AR 712644	Cash Receipt...	0134162...		\$0.00	\$530.00		
8/27/2025	AR 713567	Cash Receipt...	0000003...		\$0.00	\$550.00		
8/28/2025	AR 713641	Adjustment			\$344.53	\$0.00		
1166 Credit Risk Allowance					(\$7,405.32)	\$0.00	\$41.67	(\$7,446.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 696709	Journal Entr...	Accrue Bad Debt to B...	Accrue Bad D...	\$0.00	\$41.67		

Account				Balance Forward	Debits	Credits	Ending Balance
1170 Prepaid Insurance				\$250,824.30	\$0.00	\$29,497.11	\$221,327.19
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696710 Journal Entr...		Insurance Allocation	Insurance Al...	\$0.00	\$29,497.11	
1176 Prepaid Termite Bond				\$13,925.92	\$0.00	\$870.37	\$13,055.55
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696699 Journal Entr...		Allocate Termite Exp...	Allocate Ter...	\$0.00	\$870.37	
1190 City of Stuart Utility Deposits				\$11,942.27	\$0.00	\$0.00	\$11,942.27
2100 Accounts Payable				(\$2,199.29)	\$104,211.52	\$123,416.26	(\$21,404.03)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 693590 Enter Bill		Comcast Bi - Comcast...		\$0.00	\$271.58	
8/1/2025	AP 693594 External Che...	300218	Comcast Bi - Comcast...		\$271.58	\$0.00	
8/1/2025	AP 696819 Enter Bill		SU290 - SUPERIOR WAT...		\$0.00	\$190.00	
8/1/2025	AP 696820 External Che...	100281	SU290 - SUPERIOR WAT...		\$190.00	\$0.00	
8/1/2025	AP 706788 Enter Bill		City of St - City of...		\$0.00	\$160.99	
8/1/2025	AP 706789 Enter Bill		City of St - City of...		\$0.00	\$9,222.81	
8/1/2025	AP 706790 Enter Bill		City of St - City of...		\$0.00	\$80.50	
8/1/2025	AP 706791 Enter Bill		City of St - City of...		\$0.00	\$28.00	
8/1/2025	AP 706792 Enter Bill		City of St - City of...		\$0.00	\$10,258.66	
8/1/2025	AP 706793 External Che...	300229	City of St - City of...		\$160.99	\$0.00	
8/1/2025	AP 706794 External Che...	300230	City of St - City of...		\$9,222.81	\$0.00	
8/1/2025	AP 706795 External Che...	300231	City of St - City of...		\$80.50	\$0.00	
8/1/2025	AP 706796 External Che...	300232	City of St - City of...		\$28.00	\$0.00	
8/1/2025	AP 706797 External Che...	300233	City of St - City of...		\$10,258.66	\$0.00	
8/1/2025	AP 706960 Enter Bill		Triton Property Mana...		\$0.00	\$3,022.15	
8/1/2025	AP 706961 Enter Bill		Bartlett Bros Securi...		\$0.00	\$100.00	
8/1/2025	AP 706962 Enter Bill		Bartlett Bros Securi...		\$0.00	\$1,070.00	
8/1/2025	AP 706963 Enter Bill		JORC 4310 - Coastal ...		\$0.00	\$500.00	
8/1/2025	AP 706964 Enter Bill		Triton Property Mana...		\$0.00	\$3,022.15	
8/1/2025	AP 706965 Enter Bill		Superior Pool Servic...		\$0.00	\$500.00	
8/1/2025	AP 706966 Enter Bill		A better Landscape C...		\$0.00	\$145.00	
8/1/2025	AP 706967 Enter Bill		Lexington - Lexingto...		\$0.00	\$33,150.00	
8/1/2025	AP 711784 Enter Bill		Ward Pest - Ward Pes...		\$0.00	\$256.80	
8/1/2025	AP 711785 Enter Bill		Ward Pest - Ward Pes...		\$0.00	\$342.40	
8/1/2025	AP 720717 Enter Bill		TPM J1 - Triton Prop...		\$0.00	\$271.64	
8/1/2025	AP 720720 Enter Bill		new addr - Rosenbaum...		\$0.00	\$88.10	
8/1/2025	AP 720722 Enter Bill		Robert Man - Robert ...		\$0.00	\$520.00	
8/1/2025	AP 720723 Enter Bill		Card Servi - Card Se...		\$0.00	\$2,083.64	
8/2/2025	AP 720718 Enter Bill		Triton Property Mana...		\$0.00	\$3,022.15	
8/4/2025	AP 706968 Enter Bill		Ward Pest - Ward Pes...		\$0.00	\$85.60	
8/5/2025	AP 720719 Enter Bill		NisAir - NisAir		\$0.00	\$268.00	
8/9/2025	AP 703785 Enter Bill		XF 71211 - Xfinity*		\$0.00	\$13,418.70	
8/9/2025	AP 703788 External Che...	300227	XF 71211 - Xfinity*		\$13,418.70	\$0.00	
8/9/2025	AP 720721 Enter Bill		Triton Property Mana...		\$0.00	\$3,022.15	
8/14/2025	AP 703783 Enter Bill		IPFS-2 - IPFS		\$0.00	\$26,186.89	
8/14/2025	AP 703786 External Che...	300225	IPFS-2 - IPFS		\$26,186.89	\$0.00	
8/15/2025	AP 720724 Enter Bill		Ideal Tree - Ideal T...		\$0.00	\$2,537.50	
8/16/2025	AP 720725 Enter Bill		Triton Property Mana...		\$0.00	\$3,210.79	
8/16/2025	AP 720726 Enter Bill		A better Landscape C...		\$0.00	\$998.60	

Account				Balance Forward	Debits	Credits	Ending Balance	
8/18/2025	AP 697599	External Che...	300219	FPL*	\$78.25	\$0.00		
8/18/2025	AP 697600	External Che...	300220	FPL*	\$492.19	\$0.00		
8/18/2025	AP 697601	External Che...	300221	FPL*	\$617.41	\$0.00		
8/18/2025	AP 697602	External Che...	300222	FPL*	\$452.56	\$0.00		
8/18/2025	AP 697603	External Che...	300223	FPL*	\$453.96	\$0.00		
8/18/2025	AP 697604	External Che...	300224	FPL*	\$104.92	\$0.00		
8/18/2025	AP 708419	External Che...	100282	Triton Property Mana...	\$6,044.30	\$0.00		
8/18/2025	AP 708420	External Che...	100283	A better Landscape C...	\$145.00	\$0.00		
8/18/2025	AP 708421	External Che...	100284	Ward Pest - Ward Pes...	\$85.60	\$0.00		
8/18/2025	AP 708422	External Che...	100285	Superior Pool Servic...	\$500.00	\$0.00		
8/18/2025	AP 708423	External Che...	100286	Lexington - Lexingto...	\$33,150.00	\$0.00		
8/18/2025	AP 708424	External Che...	100287	Bartlett Bros Securi...	\$1,170.00	\$0.00		
8/18/2025	AP 708425	External Che...	100288	JORC 4310 - Coastal ...	\$500.00	\$0.00		
8/18/2025	AP 720727	Enter Bill		NisAir - NisAir	\$0.00	\$13.00		
8/23/2025	AP 720728	Enter Bill		Triton Property Mana...	\$0.00	\$3,022.15		
8/25/2025	AP 712247	External Che...	100289	Ward Pest - Ward Pes...	\$599.20	\$0.00		
8/31/2025	AP 720042	Enter Bill		FPL*	\$0.00	\$468.61		
8/31/2025	AP 720043	Enter Bill		FPL*	\$0.00	\$101.32		
8/31/2025	AP 720044	Enter Bill		FPL*	\$0.00	\$76.72		
8/31/2025	AP 720045	Enter Bill		FPL*	\$0.00	\$603.68		
8/31/2025	AP 720046	Enter Bill		FPL*	\$0.00	\$428.57		
8/31/2025	AP 720047	Enter Bill		FPL*	\$0.00	\$667.41		
2101 Security Deposits					(\$2,300.00)	\$0.00	\$0.00	(\$2,300.00)
2105 Accrued Expenses					(\$39,702.03)	\$31,493.72	\$35,050.50	(\$43,258.81)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 696702	Journal Entr...	Accrue Audit Fee to ...	Accrue Audit...	\$0.00	\$458.33		
8/1/2025	GL 703957	Journal Entr...	Accrue 4 weeks of Tr...	Accrue 4 wee...	\$11,742.76	\$0.00		
8/1/2025	GL 703968	Journal Entr...	Accrue City of Stuar...	Accrue City ...	\$19,750.96	\$0.00		
8/8/2025	GL 701173	Journal Entr...	Steve Frontera Roofi...	Misc Deposit	\$0.00	\$1,600.00		
8/31/2025	GL 722009	Journal Entr...	Accrue August City o...	Accrue Augus...	\$0.00	\$19,380.23		
8/31/2025	GL 722014	Journal Entr...	Accrue Triton WE 7/5...	Accrue Trito...	\$0.00	\$5,446.94		
8/31/2025	GL 722018	Journal Entr...	Accrue August ABL In...	Accrue Augus...	\$0.00	\$8,165.00		
2110 Refundable Damage Deposits					(\$7,900.00)	\$0.00	\$0.00	(\$7,900.00)
2115 Prepaid Owner Assessments					(\$29,708.00)	\$25,064.00	\$21,388.00	(\$26,032.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	AR 695663	Apply PrePai...			\$23,504.00	\$0.00		
8/1/2025	AR 697001	Cash Receipt...	0000001...		\$0.00	\$936.00		
8/1/2025	AP 720722	Enter Bill	Robert Man - Robert ...		\$520.00	\$0.00		
8/4/2025	AR 697383	Cash Receipt...	0132942...		\$0.00	\$4,748.00		
8/5/2025	AR 698243	Cash Receipt...	0133170...		\$0.00	\$1,142.00		
8/5/2025	AR 698270	Adjustment			\$1,040.00	\$0.00		
8/6/2025	AR 699090	Cash Receipt...	0133422...		\$0.00	\$520.00		
8/7/2025	AR 699457	Cash Receipt...	0133502...		\$0.00	\$510.00		
8/8/2025	AR 701256	Cash Receipt...	0000000...		\$0.00	\$583.00		
8/11/2025	AR 702147	Cash Receipt...	0017020...		\$0.00	\$1,010.00		
8/12/2025	AR 702775	Cash Receipt...	0133693...		\$0.00	\$520.00		
8/13/2025	AR 703089	Cash Receipt...	0018137...		\$0.00	\$4.00		
8/14/2025	AR 703888	Cash Receipt...	0133767...		\$0.00	\$525.00		

Account				Balance Forward	Debits	Credits	Ending Balance
8/15/2025	AR 706983	Cash Receipt...	0133785...		\$0.00	\$520.00	
8/18/2025	AR 708488	Cash Receipt...	0000001...		\$0.00	\$1,560.00	
8/21/2025	AR 709967	Cash Receipt...	0895271...		\$0.00	\$520.00	
8/22/2025	AR 711830	Cash Receipt...	0000001...		\$0.00	\$1,040.00	
8/25/2025	AR 711999	Cash Receipt...	0134066...		\$0.00	\$1,040.00	
8/27/2025	AR 713567	Cash Receipt...	0000000...		\$0.00	\$2,050.00	
8/29/2025	AR 714225	Cash Receipt...	0000000...		\$0.00	\$1,560.00	
8/29/2025	AR 716401	Cash Receipt...	0134244...		\$0.00	\$2,600.00	
2120 Insurance Contracts Payable				(\$235,682.01)	\$26,186.89	\$0.00	(\$209,495.12)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/14/2025	AP 703783	Enter Bill	IPFS-2 - IPFS		\$26,186.89	\$0.00	
2125 Deferred Comcast Revenue				(\$6,160.00)	\$440.00	\$0.00	(\$5,720.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696701	Journal Entr...	Deferred Cable Incom...	Deferred Cab...	\$440.00	\$0.00	
3101 Reserves - General				(\$16,377.43)	\$0.00	\$33,150.00	(\$49,527.43)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696688	Journal Entr...			\$0.00	\$33,150.00	
3199 Reserve Interest				(\$134,442.88)	\$0.00	\$378.49	(\$134,821.37)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 722003	Journal Entr...	Earnings ML 02636	Earnings ML ...	\$0.00	\$291.33	
8/31/2025	GL 722004	Journal Entr...	Interest ML 2040	Interest ML ...	\$0.00	\$0.19	
8/31/2025	GL 722005	Journal Entr...	Interest SS 7343	Interest SS ...	\$0.00	\$86.97	
3300 Fund Balance				(\$8,960.61)	\$0.00	\$0.00	(\$8,960.61)
5010 Maintenance Assessment				(\$960,960.00)	\$0.00	\$137,280.00	(\$1,098,240.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 695662	Apply Charge...			\$0.00	\$137,280.00	
5015 Cable Rebate				(\$3,080.00)	\$0.00	\$440.00	(\$3,520.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696701	Journal Entr...	Deferred Cable Incom...	Deferred Cab...	\$0.00	\$440.00	
5025 Owner Interest				(\$3,735.33)	\$0.00	\$74.89	(\$3,810.22)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/28/2025	AR 713641	Adjustment			\$0.00	\$74.89	
5030 Misc Income				\$771.28	\$0.00	\$0.00	\$771.28
5040 Late Fees				(\$2,184.28)	\$30.00	\$659.64	(\$2,813.92)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2025	AR 708278	Collection F...			\$0.00	\$40.00	
8/18/2025	AR 708270	Apply Late F...			\$0.00	\$225.00	
8/18/2025	AR 708274	Adjustment			\$0.00	\$25.00	
8/22/2025	AR 711626	Adjustment			\$30.00	\$0.00	
8/25/2025	AR 711929	Adjustment			\$0.00	\$100.00	
8/28/2025	AR 713641	Adjustment			\$0.00	\$269.64	
6010 Management Fees				\$92,740.55	\$23,768.48	\$11,742.76	\$104,766.27
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 703957	Journal Entr...	Accrue 4 weeks of Tr...	Accrue 4 wee...	\$0.00	\$11,742.76	
8/1/2025	AP 706960	Enter Bill	Triton Property Mana...		\$3,022.15	\$0.00	
8/1/2025	AP 706964	Enter Bill	Triton Property Mana...		\$3,022.15	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
8/2/2025	AP 720718	Enter Bill	Triton Property Mana...		\$3,022.15	\$0.00	
8/9/2025	AP 720721	Enter Bill	Triton Property Mana...		\$3,022.15	\$0.00	
8/16/2025	AP 720725	Enter Bill	Triton Property Mana...		\$3,210.79	\$0.00	
8/23/2025	AP 720728	Enter Bill	Triton Property Mana...	W/E 08232025	\$3,022.15	\$0.00	
8/31/2025	GL 722014	Journal Entr...	Accrue Triton WE 7/5...	Accrue Trito...	\$5,446.94	\$0.00	
6025 Audit/Tax Prep Fees				\$3,208.31	\$458.33	\$0.00	\$3,666.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696702	Journal Entr...	Accrue Audit Fee to ...	Accrue Audit...	\$458.33	\$0.00	
6030 Legal Fees				\$23,432.59	\$88.10	\$0.00	\$23,520.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 720720	Enter Bill	new addr - Rosenbaum...		\$88.10	\$0.00	
6050 Office Supplies				\$3,560.62	\$7.98	\$0.00	\$3,568.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 720723	Enter Bill	Card Servi - Card Se...		\$7.98	\$0.00	
6051 Postage				\$461.86	\$271.64	\$0.00	\$733.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 720717	Enter Bill	TPM J1 - Triton Prop...		\$271.64	\$0.00	
6075 Fees Payable to Division				\$1,161.60	\$0.00	\$0.00	\$1,161.60
6080 Insurance				\$248,051.89	\$29,497.11	\$0.00	\$277,549.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696710	Journal Entr...	Insurance Allocation	Insurance Al...	\$29,497.11	\$0.00	
6087 Website Maintenance				\$580.00	\$0.00	\$0.00	\$580.00
6090 Bad Debt Expense				\$291.69	\$41.67	\$0.00	\$333.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696709	Journal Entr...	Accrue Bad Debt to B...	Accrue Bad D...	\$41.67	\$0.00	
6201 Building Maintenance & Supplies				\$5,936.00	\$2,679.90	\$0.00	\$8,615.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 706963	Enter Bill	JORC 4310 - Coastal ...		\$500.00	\$0.00	
8/1/2025	AP 720723	Enter Bill	Card Servi - Card Se...		\$1,898.90	\$0.00	
8/5/2025	AP 720719	Enter Bill	NisAir - NisAir		\$268.00	\$0.00	
8/18/2025	AP 720727	Enter Bill	NisAir - NisAir		\$13.00	\$0.00	
6203 Golf Cart Maintenance				\$537.98	\$0.00	\$0.00	\$537.98
6204 Fountain Maintenance & Repairs				\$1,287.00	\$0.00	\$0.00	\$1,287.00
6206 Drywall				\$1,380.00	\$0.00	\$0.00	\$1,380.00
6209 Maintenance Supplies				\$218.39	\$4.98	\$0.00	\$223.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 720723	Enter Bill	Card Servi - Card Se...		\$4.98	\$0.00	
6210 Road & Sign Maintenance				\$209.78	\$0.00	\$0.00	\$209.78
6221 Janitorial Supplies				\$274.46	\$53.26	\$0.00	\$327.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 720723	Enter Bill	Card Servi - Card Se...		\$53.26	\$0.00	
6222 Backflow/ Hydrant/Ext Inspections				\$451.50	\$65.31	\$0.00	\$516.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/21/2025	GL 722007	Journal Entr...	Everon Auto Payment	Everon Auto ...	\$65.31	\$0.00	
6225 Pest Control - Clubhouse Interior				\$1,455.20	\$684.80	\$0.00	\$2,140.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 711784 Enter Bill		Ward Pest - Ward Pes...		\$256.80	\$0.00	
8/1/2025	AP 711785 Enter Bill		Ward Pest - Ward Pes...		\$342.40	\$0.00	
8/4/2025	AP 706968 Enter Bill		Ward Pest - Ward Pes...		\$85.60	\$0.00	
6226 Termite Bond				\$6,092.60	\$870.37	\$0.00	\$6,962.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696699 Journal Entr...		Allocate Termite Exp...	Allocate Ter...	\$870.37	\$0.00	
6230 Gate Maintenance				\$2,778.78	\$1,170.00	\$0.00	\$3,948.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 706961 Enter Bill		Bartlett Bros Securi...		\$100.00	\$0.00	
8/1/2025	AP 706962 Enter Bill		Bartlett Bros Securi...		\$1,070.00	\$0.00	
6248 Lake Maintenance/Littoral Zones				\$1,312.00	\$190.00	\$0.00	\$1,502.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 696819 Enter Bill		SU290 - SUPERIOR WAT...		\$190.00	\$0.00	
6249 Pressure Washing				\$12.81	\$12.81	\$0.00	\$25.62
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 720723 Enter Bill		Card Servi - Card Se...		\$12.81	\$0.00	
6291 Pool Maintenance				\$3,500.00	\$500.00	\$0.00	\$4,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 706965 Enter Bill		Superior Pool Servic...		\$500.00	\$0.00	
6292 Pool Repairs				\$35.50	\$0.00	\$0.00	\$35.50
6293 Pool Operating Permit				\$625.70	\$0.00	\$0.00	\$625.70
6361 Landscape Maintenance				\$42,874.60	\$5,844.80	\$145.00	\$48,574.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 706966 Enter Bill		A better Landscape C...		\$145.00	\$0.00	
8/1/2025	GL 722017 Journal Entr...		Recl ABL Invoice	Recl	\$0.00	\$145.00	
8/31/2025	GL 722018 Journal Entr...		Accrue August ABL In...	Accrue Augus...	\$5,699.80	\$0.00	
6362 Landscape Replacement				\$105.71	\$250.71	\$0.00	\$356.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 720723 Enter Bill		Card Servi - Card Se...		\$105.71	\$0.00	
8/1/2025	GL 722017 Journal Entr...		Recl ABL Invoice	Recl	\$145.00	\$0.00	
6365 Tree Trimming				\$12,386.50	\$2,537.50	\$0.00	\$14,924.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/15/2025	AP 720724 Enter Bill		Ideal Tree - Ideal T...		\$2,537.50	\$0.00	
6368 Pest Control/Shrubs/Grass				\$13,502.65	\$1,928.95	\$0.00	\$15,431.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 722018 Journal Entr...		Accrue August ABL In...	Accrue Augus...	\$1,928.95	\$0.00	
6381 Irrigation Contract				\$3,753.75	\$536.25	\$0.00	\$4,290.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 722018 Journal Entr...		Accrue August ABL In...	Accrue Augus...	\$536.25	\$0.00	
6382 Irrigation Supplies & Repairs				\$2,290.77	\$998.60	\$0.00	\$3,289.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/16/2025	AP 720726 Enter Bill		A better Landscape C...		\$998.60	\$0.00	
6383 Hoover Pump System Maintenance				\$1,813.21	\$0.00	\$0.00	\$1,813.21
6405 Electricity				\$20,119.40	\$2,346.31	\$0.00	\$22,465.71

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	AP 720042 Enter Bill		FPL*		\$468.61	\$0.00	
8/31/2025	AP 720043 Enter Bill		FPL*		\$101.32	\$0.00	
8/31/2025	AP 720044 Enter Bill		FPL*		\$76.72	\$0.00	
8/31/2025	AP 720045 Enter Bill		FPL*		\$603.68	\$0.00	
8/31/2025	AP 720046 Enter Bill		FPL*		\$428.57	\$0.00	
8/31/2025	AP 720047 Enter Bill		FPL*		\$667.41	\$0.00	
6420 Water				\$112,227.22	\$34,979.37	\$19,750.96	\$127,455.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 703968 Journal Entr...		Accrue City of Stuar...	Accrue City ...	\$0.00	\$15,643.65	
8/1/2025	AP 706788 Enter Bill		City of St - City of...		\$160.99	\$0.00	
8/1/2025	AP 706789 Enter Bill		City of St - City of...		\$9,222.81	\$0.00	
8/1/2025	AP 706790 Enter Bill		City of St - City of...		\$80.50	\$0.00	
8/1/2025	AP 706791 Enter Bill		City of St - City of...		\$28.00	\$0.00	
8/1/2025	AP 706792 Enter Bill		City of St - City of...		\$10,258.66	\$0.00	
8/1/2025	GL 722008 Journal Entr...		Recl to Trash Pickup	Recl to Tras...	\$0.00	\$4,107.31	
8/31/2025	GL 722009 Journal Entr...		Accrue August City o...	Accrue Augus...	\$15,228.41	\$0.00	
6435 Telephone/Internet				\$3,566.67	\$13,947.70	\$13,418.70	\$4,095.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 693590 Enter Bill		Comcast Bi - Comcast...		\$271.58	\$0.00	
8/9/2025	AP 703785 Enter Bill		XF 71211 - Xfinity*		\$13,418.70	\$0.00	
8/9/2025	GL 722012 Journal Entr...		Recl Xfinity	Recl Xfinity	\$0.00	\$13,418.70	
8/13/2025	GL 722006 Journal Entr...		Comcast Auto Payment	Comcast Auto...	\$257.42	\$0.00	
6440 Garbage Pick Up				\$29,109.17	\$8,259.13	\$4,107.31	\$33,260.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 703968 Journal Entr...		Accrue City of Stuar...	Accrue City ...	\$0.00	\$4,107.31	
8/1/2025	GL 722008 Journal Entr...		Recl to Trash Pickup	Recl to Tras...	\$4,107.31	\$0.00	
8/31/2025	GL 722009 Journal Entr...		Accrue August City o...	Accrue Augus...	\$4,151.82	\$0.00	
6445 Cable TV				\$93,912.79	\$13,418.70	\$0.00	\$107,331.49
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/9/2025	GL 722012 Journal Entr...		Recl Xfinity	Recl Xfinity	\$13,418.70	\$0.00	
7001 Reserve Trans. - General				\$232,050.00	\$33,150.00	\$0.00	\$265,200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696688 Journal Entr...				\$33,150.00	\$0.00	
Total:				\$0.00	\$671,261.91	\$671,261.91	\$0.00