



Lexington Lakes Condo Assn. Inc
Monthly Financial Statement

For the Period Ending
October 31, 2025

Prepared by:

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

Lexington Lakes Condominium Association, Inc.

Run Date: 11/21/2025

Run Time: 02:49 PM

FUND BALANCE SHEET

As of: 10/31/2025

Assets

Account	Operating	Reserves	Total
Assets			
1100 SouthState Operating 6683	\$157,570.24	\$0.00	\$157,570.24
1102 SouthState Security Deposit 0627	\$10,100.00	\$0.00	\$10,100.00
1120 SouthState Reseve 7343	\$0.00	\$110.96	\$110.96
1127 Merrill Lynch Reserves	\$0.00	\$251,543.16	\$251,543.16
1151 Accounts Receivable	\$57,914.04	\$0.00	\$57,914.04
1166 Credit Risk Allowance	(\$7,530.33)	\$0.00	(\$7,530.33)
1170 Prepaid Insurance	\$177,019.14	\$0.00	\$177,019.14
1176 Prepaid Termite Bond	\$11,314.81	\$0.00	\$11,314.81
1190 City of Stuart Utility Deposits	\$11,942.27	\$0.00	\$11,942.27
Assets Total	\$418,330.17	\$251,654.12	\$669,984.29
Total Assets:	\$418,330.17	\$251,654.12	\$669,984.29

Liabilities

Account	Operating	Reserves	Total
Liabilities			
2100 Accounts Payable	\$31,268.18	\$0.00	\$31,268.18
2101 Security Deposits	\$2,200.00	\$0.00	\$2,200.00
2105 Accrued Expenses	\$28,786.18	\$0.00	\$28,786.18
2110 Refundable Damage Deposits	\$7,900.00	\$0.00	\$7,900.00
2115 Prepaid Owner Assessments	\$29,232.00	\$0.00	\$29,232.00
2120 Insurance Contracts Payable	\$179,150.58	\$0.00	\$179,150.58
2125 Deferred Comcast Revenue	\$130,240.00	\$0.00	\$130,240.00
Liabilities Total	\$408,776.94	\$0.00	\$408,776.94
Total Liabilities:	\$408,776.94	\$0.00	\$408,776.94

Equity

Account	Operating	Reserves	Total
Reserves			
3101 Reserves - General	\$0.00	\$115,827.43	\$115,827.43
3199 Reserve Interest	\$0.00	\$135,826.69	\$135,826.69
Reserves Total	\$0.00	\$251,654.12	\$251,654.12
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)	\$592.62	\$0.00	\$592.62
Total Equity:	\$9,553.23	\$251,654.12	\$261,207.35
Total Liabilities & Equity	\$418,330.17	\$251,654.12	\$669,984.29

Lexington Lakes Condominium Association, Inc.

Run Date: 11/21/2025

Run Time: 02:48 PM

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

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	1,372,800.00	1,372,800.00	0.00	1,647,360.00
5015 Cable Rebate	440.00	314.29	125.71	4,400.00	3,142.90	1,257.10	3,771.48
5025 Owner Interest	43.62	0.00	43.62	4,128.46	0.00	4,128.46	0.00
5030 Misc Income	0.00	0.00	0.00	(771.28)	0.00	(771.28)	0.00
5040 Late Fees	419.64	458.33	(38.69)	4,075.84	4,583.30	(507.46)	5,500.00
5060 Application Fee Income	0.00	108.33	(108.33)	0.00	1,083.30	(1,083.30)	1,300.00
Income Total	138,183.26	138,160.95	22.31	1,384,633.02	1,381,609.50	3,023.52	1,657,931.48
Total Income	138,183.26	138,160.95	22.31	1,384,633.02	1,381,609.50	3,023.52	1,657,931.48

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expenses							
6010 Management Fees	17,692.74	12,821.00	(4,871.74)	131,819.88	128,210.00	(3,609.88)	153,852.00
6025 Audit/Tax Prep Fees	458.33	458.33	0.00	4,583.30	4,583.30	0.00	5,500.00
6030 Legal Fees	5,676.84	666.67	(5,010.17)	29,674.13	6,666.70	(23,007.43)	8,000.00
6050 Office Supplies	548.68	83.33	(465.35)	4,109.30	833.30	(3,276.00)	1,000.00
6051 Postage	108.94	91.67	(17.27)	1,034.81	916.70	(118.11)	1,100.00
6070 Corp Annual Fee	0.00	5.10	5.10	0.00	51.00	51.00	61.25
6075 Fees Payable to Division	0.00	125.00	125.00	1,161.60	1,250.00	88.40	1,500.00
6080 Insurance	44,183.27	39,666.67	(4,516.60)	351,229.37	396,666.70	45,437.33	476,000.00
6086 Domain Name	0.00	3.00	3.00	0.00	30.00	30.00	36.00
6087 Website Maintenance	200.00	81.67	(118.33)	780.00	816.70	36.70	980.00
6090 Bad Debt Expense	41.67	41.67	0.00	416.70	416.70	0.00	500.00
6201 Building Maintenance & Supplies	2,495.35	585.13	(1,910.22)	9,587.35	5,851.30	(3,736.05)	7,021.61
6202 Gym Equipment Repair	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
6203 Golf Cart Maintenance	12.00	41.67	29.67	549.98	416.70	(133.28)	500.00
6204 Fountain Maintenance & Repairs	0.00	208.33	208.33	1,737.00	2,083.30	346.30	2,500.00
6205 Roofing	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
6206 Drywall	0.00	83.33	83.33	1,380.00	833.30	(546.70)	1,000.00
6208 Lighting/Electrician	1,033.72	100.00	(933.72)	1,033.72	1,000.00	(33.72)	1,200.00
6209 Maintenance Supplies	1,670.24	416.67	(1,253.57)	1,888.63	4,166.70	2,278.07	5,000.00
6210 Road & Sign Maintenance	0.00	12.50	12.50	209.78	125.00	(84.78)	150.00
6211 Christmas Lights & Decoration	0.00	25.00	25.00	0.00	250.00	250.00	300.00
6219 FIDO Bags	0.00	25.00	25.00	0.00	250.00	250.00	300.00
6221 Janitorial Supplies	0.00	137.50	137.50	274.46	1,375.00	1,100.54	1,650.00
6222 Backflow/ Hydrant/Ext Inspections	65.31	58.33	(6.98)	647.43	583.30	(64.13)	700.00
6225 Pest Control - Clubhouse Interior	0.00	280.00	280.00	2,140.00	2,800.00	660.00	3,360.00
6226 Termite Bond	870.37	0.00	(870.37)	8,703.71	0.00	(8,703.71)	0.00
6229 Camera Repairs	0.00	16.67	16.67	0.00	166.70	166.70	200.00
6230 Gate Maintenance	150.00	458.33	308.33	15,798.21	4,583.30	(11,214.91)	5,500.00
6248 Lake Maintenance/Littoral Zones	190.00	208.33	18.33	1,882.00	2,083.30	201.30	2,500.00
6249 Pressure Washing	46.80	95.83	49.03	59.61	958.30	898.69	1,150.00
6291 Pool Maintenance	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
6292 Pool Repairs	0.00	25.00	25.00	91.50	250.00	158.50	300.00
6293 Pool Operating Permit	0.00	27.08	27.08	625.70	270.80	(354.90)	325.00
6361 Landscape Maintenance	5,699.80	5,699.83	0.03	56,998.00	56,998.30	0.30	68,397.96
6362 Landscape Replacement	49.06	433.33	384.27	3,275.77	4,333.30	1,057.53	5,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6365 Tree Trimming	0.00	1,333.33	1,333.33	15,824.00	13,333.30	(2,490.70)	16,000.00
6366 Preserve & Perimeter Maintenance	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
6368 Pest Control/Shrubs/Grass	1,928.95	1,928.95	0.00	19,289.50	19,289.50	0.00	23,147.40
6381 Irrigation Contract	536.25	537.50	1.25	5,362.50	5,375.00	12.50	6,450.00
6382 Irrigation Supplies & Repairs	305.58	833.33	527.75	6,073.70	8,333.30	2,259.60	10,000.00
6383 Hoover Pump System Maintenance	0.00	132.42	132.42	1,813.21	1,324.20	(489.01)	1,589.00
6390 Sidewalk Repairs	0.00	66.67	66.67	0.00	666.70	666.70	800.00
6405 Electricity	1,660.24	2,500.00	839.76	26,406.67	25,000.00	(1,406.67)	30,000.00
6420 Water	15,795.11	15,750.00	(45.11)	159,845.65	157,500.00	(2,345.65)	189,000.00
6435 Telephone/Internet	652.52	379.17	(273.35)	5,338.99	3,791.70	(1,547.29)	4,550.00
6440 Garbage Pick Up	4,312.54	4,166.67	(145.87)	41,725.35	41,666.70	(58.65)	50,000.00
6445 Cable TV	13,418.70	13,484.27	65.57	134,168.89	134,842.70	673.81	161,811.26
7001 Reserve Trans. - General	33,150.00	33,150.00	0.00	331,500.00	331,500.00	0.00	397,800.00
Expenses Total	153,453.01	138,160.94	(15,292.07)	1,384,040.40	1,381,609.40	(2,431.00)	1,657,931.48
Total Expense	153,453.01	138,160.94	(15,292.07)	1,384,040.40	1,381,609.40	(2,431.00)	1,657,931.48
Net Income	(15,269.75)	0.01	(15,269.76)	592.62	0.10	592.52	0.00



P.O. Box 9602 • Winter Haven, FL 33883
 SouthStateBank.com • 800.277.2175

Statement Ending 10/31/2025

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	\$166,443.75

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683

Account Summary

Date	Description	Amount
10/01/2025	Beginning Balance	\$47,203.55
	46 Credit(s) This Period	\$272,938.92
	35 Debit(s) This Period	\$153,698.72
10/31/2025	Ending Balance	\$166,443.75

Deposits

Date	Description	Amount
10/01/2025	LOCKBOX DEPOSIT	\$520.00
10/01/2025	REMOTE CAPTURE DEPOSIT	\$5,749.08
10/02/2025	LOCKBOX DEPOSIT	\$2,080.00
10/03/2025	REMOTE CAPTURE DEPOSIT	\$1,285.31
10/03/2025	LOCKBOX DEPOSIT	\$2,080.00
10/06/2025	LOCKBOX DEPOSIT	\$6,240.00
10/06/2025	REMOTE CAPTURE DEPOSIT	\$125,400.00
10/07/2025	LOCKBOX DEPOSIT	\$4,160.00
10/09/2025	LOCKBOX DEPOSIT	\$520.00
10/10/2025	LOCKBOX DEPOSIT	\$2,080.00
10/14/2025	LOCKBOX DEPOSIT	\$1,560.00
10/15/2025	LOCKBOX DEPOSIT	\$4,160.00
10/16/2025	LOCKBOX DEPOSIT	\$2,080.00
10/20/2025	LOCKBOX DEPOSIT	\$520.00
10/21/2025	DEPOSIT	\$520.00
10/21/2025	LOCKBOX DEPOSIT	\$520.00
10/24/2025	LOCKBOX DEPOSIT	\$1,040.00
10/24/2025	REMOTE CAPTURE DEPOSIT	\$3,704.53
10/27/2025	LOCKBOX DEPOSIT	\$1,040.00
10/28/2025	LOCKBOX DEPOSIT	\$520.00
10/29/2025	LOCKBOX DEPOSIT	\$520.00
10/31/2025	LOCKBOX DEPOSIT	\$1,560.00

22 item(s) totaling \$167,858.92

Member FDIC
 NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683 (continued)

Other Credits

Date	Description	Amount
10/01/2025	PROPAY TRANSFER XXXXX6339	\$1,585.00
10/02/2025	PROPAY TRANSFER XXXXX4492	\$3,120.00
10/02/2025	PROPAY TRANSFER XXXXX5984	\$41,605.00
10/03/2025	PROPAY TRANSFER XXXXX6822	\$8,840.00
10/06/2025	PROPAY TRANSFER XXXXX5391	\$520.00
10/06/2025	PROPAY TRANSFER XXXXX5390	\$6,760.00
10/07/2025	PROPAY TRANSFER XXXXX1408	\$530.00
10/07/2025	PROPAY TRANSFER XXXXX2147	\$2,600.00
10/07/2025	PROPAY TRANSFER XXXXX1366	\$7,800.00
10/07/2025	PROPAY TRANSFER XXXXX1285	\$11,960.00
10/08/2025	PROPAY TRANSFER XXXXX8327	\$520.00
10/08/2025	PROPAY TRANSFER XXXXX8325	\$2,600.00
10/09/2025	PROPAY TRANSFER XXXXX8352	\$520.00
10/14/2025	PROPAY TRANSFER XXXXX3541	\$1,040.00
10/14/2025	PROPAY TRANSFER XXXXX3612	\$2,080.00
10/14/2025	PROPAY TRANSFER XXXXX4501	\$2,080.00
10/14/2025	PROPAY TRANSFER XXXXX1315	\$3,640.00
10/16/2025	PROPAY TRANSFER XXXXX3396	\$520.00
10/20/2025	PROPAY TRANSFER XXXXX7130	\$520.00
10/28/2025	PROPAY TRANSFER XXXXX8486	\$520.00
10/28/2025	PROPAY TRANSFER XXXXX3934	\$2,080.00
10/29/2025	PROPAY TRANSFER XXXXX6864	\$1,040.00
10/30/2025	PROPAY TRANSFER XXXXX9304	\$1,040.00
10/31/2025	PROPAY TRANSFER XXXXX6086	\$1,560.00

24 item(s) totaling \$105,080.00

Electronic Debits

Date	Description	Amount
10/06/2025	COMCAST-XFINITY CABLE SVCS 8925278	\$333.38
10/06/2025	CARD ASSETS CC PAYMENT 043000092096224	\$1,730.63
10/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100306* 251007* Triton Property Management\1894	\$6,236.67
10/14/2025	COMCAST-XFINITY CABLE SVCS 2360004	\$319.14
10/14/2025	COMCAST-XFINITY CABLE SVCS 2059609	\$13,418.70
10/15/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100310* 251014* Triton Property Management\1901	\$2,754.91
10/15/2025	IPFS877-674-3076 IPFSPMTFLS 278267	\$29,858.43
10/17/2025	PROPAY TRANSFER XXXXX2565	\$530.00
10/17/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100314* 251016* Triton Property Management\1904	\$9,097.89
10/21/2025	EVERON PAYMENT 70189477	\$65.31
10/21/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX7403 PPDA	\$85.43
10/21/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX7512 PPDA	\$114.14
10/21/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX2254 PPDA	\$330.44
10/21/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX9089 PPDA	\$459.11
10/21/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX9315 PPDA	\$613.52
10/21/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX2035 PPDA	\$678.08
10/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$28.00
10/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$80.50
10/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$160.99
10/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$9,494.92
10/29/2025	CITY OF STUART BILLPAY CITY OF STUART	\$10,982.32
10/31/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100317* 251029* Triton Property Management\1916	\$2,610.29

22 item(s) totaling \$89,982.80

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
100295	10/01/2025	\$281.00	100301	10/02/2025	\$476.60
100296	10/03/2025	\$520.00	100304*	10/21/2025	\$56.00
100300*	10/28/2025	\$58.57	100305	10/21/2025	\$900.00

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683 (continued)
Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount
100307*	10/21/2025	\$190.00	100312	10/27/2025	\$500.00
100308	10/20/2025	\$9,337.53	100313	10/30/2025	\$33,150.00
100309	10/27/2025	\$8,575.00	100315*	10/27/2025	\$9,471.22
100311*	10/30/2025	\$200.00			

* Indicates skipped check number

13 item(s) totaling \$63,715.92

Daily Balances

Date	Amount	Date	Amount	Date	Amount
10/01/2025	\$54,776.63	10/10/2025	\$276,699.66	10/24/2025	\$231,875.56
10/02/2025	\$101,105.03	10/14/2025	\$273,361.82	10/27/2025	\$214,369.34
10/03/2025	\$112,790.34	10/15/2025	\$244,908.48	10/28/2025	\$217,430.77
10/06/2025	\$249,646.33	10/16/2025	\$247,508.48	10/29/2025	\$198,244.04
10/07/2025	\$276,696.33	10/17/2025	\$237,880.59	10/30/2025	\$165,934.04
10/08/2025	\$273,579.66	10/20/2025	\$229,583.06	10/31/2025	\$166,443.75
10/09/2025	\$274,619.66	10/21/2025	\$227,131.03		

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/22/25

PAY TO: NUBI \$ 281.00
 THE ORDER OF Two Hundred Eighty One Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100295 \$281.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/22/25

PAY TO: Robert Mancuso \$ 520.00
 THE ORDER OF Five Hundred Twenty Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100296 \$520.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/22/25

PAY TO: Jesse Harding \$ 58.57
 THE ORDER OF Fifty Eight Dollars and Fifty Seven Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100300 \$58.57

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/22/25

PAY TO: Rosenbaum PLLC \$ 476.60
 THE ORDER OF Four Hundred Seventy Six Dollars and Sixty Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100301 \$476.60

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/22/25

PAY TO: Superior Pool Service \$ 56.00
 THE ORDER OF Fifty Six Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100304 \$56.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/22/25

PAY TO: Ideal Tree Service LLC \$ 900.00
 THE ORDER OF Nine Hundred Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100305 \$900.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/27/2025

PAY TO: SUPERIOR WATERWAY SERVICES INC \$ 190.00
 THE ORDER OF One Hundred Ninety Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100307 \$190.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/27/2025

PAY TO: A Better Landscaping Company \$ 9,337.53
 THE ORDER OF Nine Thousand Three Hundred Thirty Seven Dollars and Fifty Three Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100308 \$9,337.53

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/27/2025

PAY TO: Summit Pool Security \$ 8,575.00
 THE ORDER OF Eight Thousand Five Hundred Seventy Five Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100309 \$8,575.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/16/2025

PAY TO: Tavis \$ 200.00
 THE ORDER OF Two Hundred Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100311 \$200.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/16/2025

PAY TO: Superior Pool Service \$ 500.00
 THE ORDER OF Five Hundred Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100312 \$500.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/16/2025

PAY TO: Lexington Lakes \$ 33,150.00
 THE ORDER OF Thirty Three Thousand One Hundred Fifty Dollars and Zero Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100313 \$33,150.00

Lexington Lakes Condominium Association, Inc.
 802 E. Lexington Road #210
 Jupiter, FL 33477

Open Order Book
 10/17/2025
 DATE: 10/16/2025

PAY TO: A Better Landscaping Company \$ 9,471.22
 THE ORDER OF Nine Thousand Four Hundred Seventy One Dollars and Twenty Two Cents
 DOLLARS

memo: See Check Stub for Reference info

Signature
A. B. Bickel

#100315 \$9,471.22

SouthState 01701-000 CHECKING DEPOSIT

DATE: 10.10.25
 NAME: Lexington Lakes

ACCOUNT NUMBER: 486396683

AMOUNT: \$ 520.00

#0000 \$520.00



P.O. Box 9602 • Winter Haven, FL 33883
SouthStateBank.com • 800.277.2175

Statement Ending 10/31/2025

LEXINGTON LAKES CONDOMINIUM

Page 1 of 2

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
10/01/2025	Beginning Balance	\$10,200.00
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
10/31/2025	Ending Balance	\$10,200.00





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Statement Ending 10/31/2025

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	\$43,658.10

ASSOCIATION MMA - XXXXXXXXXXXXXXX7343

Account Summary

Date	Description	Amount
10/01/2025	Beginning Balance	\$43,547.14
	1 Credit(s) This Period	\$110.96
	0 Debit(s) This Period	\$0.00
10/31/2025	Ending Balance	\$43,658.10

Interest Summary

Description	Amount
Interest Earned From 10/01/2025 Through 10/31/2025	
Annual Percentage Yield Earned	3.04%
Interest Days	31
Interest Earned	\$110.96
Interest Paid This Period	\$110.96
Interest Paid Year-to-Date	\$1,428.54
Minimum Balance	\$43,547.14
Average Available Balance	\$43,547.14

Other Credits

Date	Description	Amount
10/31/2025	INTEREST	\$110.96
		1 item(s) totaling \$110.96

Daily Balances

Date	Amount
10/31/2025	\$43,658.10



Online at: www.mymerrill.com

Account Number: 732-02636

24-Hour Assistance: (866) 4MLBUSINESS

** Duplicate Copy **

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

Net Portfolio Value:

\$202,328.77

Your Financial Advisor:

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



October 01, 2025 - October 31, 2025

WCMA[®] ACCOUNT

	This Statement	Year to Date
Opening Value (10/01)	\$168,782.09	
Total Credits	33,308.11	3,634,236.16
Total Debits	-	(3,433,159.00)
Securities You Transferred In/Out	-	-
Market Gains/(Losses)	238.57	1,219.60
Closing Value (10/31)	\$202,328.77	

ASSETS	October 31	September 30
Cash/Money Accounts	82,225.96	98,884.29
Fixed Income	120,009.60	69,897.80
Equities	-	-
Mutual Funds	-	-
Options	-	-
Other	-	-
Subtotal (Long Portfolio)	202,235.56	168,782.09
Estimated Accrued Interest	93.21	-
TOTAL ASSETS	\$202,328.77	\$168,782.09

LIABILITIES	October 31	September 30
Debit Balance	-	-
Short Market Value	-	-
TOTAL LIABILITIES	-	-
NET PORTFOLIO VALUE	\$202,328.77	\$168,782.09

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

October 01, 2025 - October 31, 2025

CASH FLOW

	<i>This Statement</i>	<i>Year to Date</i>
Opening Cash/Money Accounts	\$98,884.29	
CREDITS		
Funds Received	33,150.00	500,213.12
Electronic Transfers	-	3,130,870.22
Other Credits	-	-
<i>Subtotal</i>	33,150.00	3,631,083.34
DEBITS		
Electronic Transfers	-	(719,972.00)
Margin Interest Charged	-	-
Other Debits	-	-
Visa Purchases	-	-
ATM/Cash Advances	-	-
Checks Written/Bill Payment	-	(2,713,187.00)
Advisory and other fees	-	-
<i>Subtotal</i>	-	(3,433,159.00)
Net Cash Flow	\$33,150.00	\$197,924.34

OTHER TRANSACTIONS

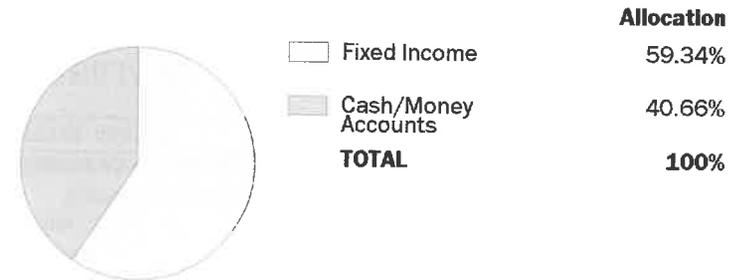
Dividends/Interest Income	158.11	3,152.82
Security Purchases/Debits	(159,966.44)	(1,486,883.21)
Security Sales/Credits	110,000.00	1,368,000.00
Closing Cash/Money Accounts	\$82,225.96	

Fees Included in Transactions Above

Commissions/Trading Fees	-	(10.70)
--------------------------	---	---------

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

October 01, 2025 - October 31, 2025

Money Account Description	Opening Balance	Average Deposit Balance	Current Yield%	Interest on Deposits	Closing Balance
Bank of America, N.A.	7,614	39,548	.00	0.33	7
TOTAL ML Bank Deposit Program	7,614			0.33	7

Money Account Description	Opening Balance	Average Deposit Balance	Current Yield%	Interest on Deposits	Closing Balance
Bank of America, N.A.	58,119	55,521	3.40	157.78	82,216
TOTAL Pref Deposit for Bus	58,119			157.78	82,216

ITEMS FOR ATTENTION

Security	Message	Date	Security	Message	Date
CD USAA FED SAV BK	Maturing	11/24/25			

YOUR WCMA ASSETS

CASH/MONEY ACCOUNTS		Total	Estimated	Estimated	Estimated	Est. Annual
Description	Quantity	Cost Basis	Market Price	Market Value	Annual Income	Yield%
CASH	2.96	2.96		2.96		
+ML BANK DEPOSIT PROGRAM	7.00	7.00	1.0000	7.00		
+FDIC INSURED NOT SIPC COVERED						
+PREFERRED DEPOSIT (BUS)	82,216.00	82,216.00	1.0000	82,216.00	2,795	3.40
+FDIC INSURED NOT SIPC COVERED						
TOTAL		82,225.96		82,225.96	2,795	3.40

+



YOUR WCMA ASSETS

October 01, 2025 - October 31, 2025

CDs/EQUIVALENTS Description	Acquired	Quantity	Adjusted/Total Cost Basis	Estimated Market Price	Estimated Market Value	Unrealized Gain/(Loss)	Estimated Accrued Interest	Estimated Annual Income
CD USAA FED SAV BK PHOENIX, AZ 04.050% NOV 24 2025 CUSIP: 903285CF9 CURRENT YIELD 4.049%	10/20/25	120,000	120,000.00	100.0080	120,009.60	9.60	93.21	4,860
TOTAL YIELD 4.05%		120,000	120,000.00		120,009.60	9.60	93.21	4,860

PLEASE REFER TO NOTES BELOW FOR INFORMATION REGARDING CREDIT RATINGS.

LONG PORTFOLIO	Adjusted/Total Cost Basis	Estimated Market Value	Unrealized Gain/(Loss)	Estimated Accrued Interest	Estimated Annual Income
TOTAL YIELD 3.79%	202,225.96	202,235.56	9.60	93.21	7,655

Notes
For Credit Ratings: S&P and Moody's provide credit ratings on the credit quality of certain bonds and preferred stocks. For a credit enhanced security, Moody's and S&P publish and provide third party vendors the higher of the rating on the credit enhancer (guarantor) or the stand alone rating on the underlying security.

YOUR WCMA TRANSACTIONS

DIVIDENDS/INTEREST INCOME TRANSACTIONS				Income	Income Year To Date
Date	Description	Transaction Type	Quantity		
10/30	BANK DEPOSIT INT 10/30	☐ Bank Interest		.33	
10/31	BANK DEPOSIT INTEREST	☐ Bank Interest		.78	
	PREFERRED DEPOSIT (BUS)	Income Total		157.00	
Subtotal (Taxable Interest)				158.11	3,152.82
NET TOTAL				158.11	3,152.82

LEXINGTON LAKES CONDOMINIUM

Account Number: 732-02636

YOUR WCMA TRANSACTIONS

October 01, 2025 - October 31, 2025

SECURITY TRANSACTIONS

Settlement Date	Description	Transaction Type	Quantity	Transaction Amount	Commissions/Trading Fees	(Debit)/Credit	Accrued Interest Earned/(Paid)
Purchases							
10/01	U.S. TREASURY BILL ZERO% OCT 09 2025 CUS NO 912797QE0 UNIT PRICE 99.9161	Purchase	40,000.0000	(39,966.44)		(39,966.44)	
10/24	CD USAA FED SAV BK PHOENIX, AZ 04.050% NOV 24 2025 WHEN, AS, IF ISSUED. ISS YS ML/ML AFFILIATE FEE 0 %. AFFLT MAY ACT AS PRIN CUS NO 903285CF9 UNIT PRICE 100.0000	Purchase	120,000.0000	(120,000.00)		(120,000.00)	
Subtotal (Purchases)				(159,966.44)		(159,966.44)	
Other Security Transactions							
10/09	■ U.S. TREASURY BILL ZERO% OCT 09 2025 PAY DATE 10/09/2025 INTEREST: 33.56 ¹	Redemption	-40,000.0000			40,000.00	
10/14	■ U.S. TREASURY BILL ZERO% OCT 14 2025 PAY DATE 10/14/2025 INTEREST: 139.65 ¹	Redemption	-70,000.0000			70,000.00	
Subtotal (Other Security Transactions)						110,000.00	
TOTAL				(159,966.44)		(49,966.44)	
TOTAL SECURITY PURCHASES/(DEBITS)						(159,966.44)	
TOTAL SECURITY SALES/CREDITS						110,000.00	

¹ This amount represents the interest income associated with the security redemption/sale. Your Tax Reporting Statement will reflect this amount.

Please see the Realized Gains/(Losses) section of this statement for additional details on your transactions.

CASH/OTHER TRANSACTIONS

Date	Description	Transaction Type	Quantity	Debit	Credit
Funds Received					
10/29	CHECK DEPOSIT Deposit Sub-Total	Funds Received			33,150.00 33,150.00
Subtotal (Funds Received)					33,150.00
NET TOTAL					33,150.00



LEXINGTON LAKES CONDOMINIUM

Account Number: 732-02636

24-Hour Assistance: (866) 4MLBUSINESS

YOUR WCMA MONEY ACCOUNT TRANSACTIONS

October 01, 2025 - October 31, 2025

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>
10/01	ML BANK DEPOSIT PROGRAM	6,816.00		10/27	ML BANK DEPOSIT PROGRAM		10,000.00
10/10	ML BANK DEPOSIT PROGRAM		40,000.00	10/28	ML BANK DEPOSIT PROGRAM	10,000.00	
10/15	ML BANK DEPOSIT PROGRAM		70,000.00	10/28	PREFERRED DEPOSIT (BUS)		10,000.00
10/23	PREFERRED DEPOSIT (BUS)	9,210.00		10/30	ML BANK DEPOSIT PROGRAM	8.00	
10/24	ML BANK DEPOSIT PROGRAM	110,790.00		10/30	PREFERRED DEPOSIT (BUS)		33,150.00
10/24	PREFERRED DEPOSIT (BUS)	10,000.00		10/31	ML BANK DEPOSIT PROGRAM		7.00
NET TOTAL							16,333.00



P.O. Box 15284
Wilmington, DE 19850

AK 1117 0 557 922 11305 #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

Please see the **Important Messages - Please Read** section of your statement for important details that could impact you.

Your Business Advantage Savings Preferred Rewards for Bus Platinum Honors

for October 1, 2025 to October 31, 2025

Account number: 8981 5658 2040

LEXINGTON LAKES CONDOMINIUM ASSOC., INC.

Account summary

Beginning balance on October 1, 2025	\$5,567.06	# of deposits/credits: 1
Deposits and other credits	0.19	# of withdrawals/debits: 0
Withdrawals and other debits	-0.00	# of days in cycle: 31
Service fees	-0.00	Average ledger balance: \$5,567.06
Ending balance on October 31, 2025	\$5,567.25	Average collected balance: \$5,567.06

Annual Percentage Yield Earned this statement period: 0.04%.
Interest Paid Year To Date: \$20,459.19.



Your savings account



LEXINGTON LAKES CONDOMINIUM ASSOC., INC. | Account # 8981 5658 2040 | October 1, 2025 to October 31, 2025

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

Deposits and other credits

Date	Description	Amount
10/31/25	Interest Earned	0.19
Total deposits and other credits		\$0.19

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)
10/01	5,567.06	10/31	5,567.25



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 1117 0 740 778 04302 #@01 AV 0.593

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

Please see the **Important Messages - Please Read** section of your statement for important details that could impact you.

Your Business Advantage Relationship Banking Preferred Rewards for Bus Platinum Honors

for October 1, 2025 to October 31, 2025

Account number: 8981 5659 9525

LEXINGTON LAKES CONDOMINIUM ASSOCIATION,

Account summary

Beginning balance on October 1, 2025	\$100.00
Deposits and other credits	0.00
Withdrawals and other debits	-0.00
Checks	-0.00
Service fees	-0.00
Ending balance on October 31, 2025	\$100.00

of deposits/credits: 0
 # of withdrawals/debits: 0
 # of items-previous cycle¹: 0
 # of days in cycle: 31
 Average ledger balance: \$100.00
¹Includes 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 (\$)
10/01	100.00

Lexington Lakes Condominium Association, Inc.

Run Date: 11/21/2025
Run Time: 02:47 PM

GENERAL LEDGER DETAIL

As of: Start: 10/01/2025 | End: 10/31/2025

Account				Balance Forward	Debits	Credits	Ending Balance
1100 SouthState Operating 6683				\$51,616.46	\$310,736.98	\$204,783.20	\$157,570.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AR 738053 Cash Receipt...	0135819...			\$2,105.00	\$0.00	
10/1/2025	AP 738361 External Che...	300250	Comcast Bi - Comcast...		\$0.00	\$333.38	
10/2/2025	AR 739291 Cash Receipt...	0135900...			\$46,805.00	\$0.00	
10/3/2025	AR 739760 Cash Receipt...	2068273			\$1,285.31	\$0.00	
10/3/2025	AR 739863 Cash Receipt...	0000009...			\$10,920.00	\$0.00	
10/6/2025	GL 740214 Journal Entr...		Misc Deposit - Optic...	Misc Deposit...	\$125,400.00	\$0.00	
10/6/2025	AR 740676 Cash Receipt...	0136212...			\$13,520.00	\$0.00	
10/6/2025	GL 772399 Journal Entr...		Credit Card Payment	Credit Card ...	\$0.00	\$1,730.63	
10/7/2025	AR 741055 Cash Receipt...	0136481...			\$14,560.00	\$0.00	
10/7/2025	AP 741211 External Che...	100304	Superior Pool Servic...		\$0.00	\$56.00	
10/7/2025	AP 741212 External Che...	100305	Ideal Tree - Ideal T...		\$0.00	\$900.00	
10/7/2025	AP 741213 External Che...	100306	Triton Property Mana...		\$0.00	\$6,236.67	
10/7/2025	AP 741214 External Che...	100307	SU290 - SUPERIOR WAT...		\$0.00	\$190.00	
10/7/2025	AP 741215 External Che...	100308	A better Landscape C...		\$0.00	\$9,337.53	
10/7/2025	AP 741216 External Che...	100309	Bartlett Bros Securi...		\$0.00	\$8,575.00	
10/8/2025	AR 742275 Cash Receipt...	0136517...			\$3,120.00	\$0.00	
10/9/2025	AP 738360 External Che...	300249	XF 71211 - Xfinity*		\$0.00	\$13,418.70	
10/9/2025	AR 743414 Cash Receipt...	0000000...			\$1,040.00	\$0.00	
10/10/2025	AR 743990 Cash Receipt...	059			\$520.00	\$0.00	
10/10/2025	AR 744359 Cash Receipt...	0136416...			\$14,570.00	\$0.00	
10/14/2025	AP 745948 External Che...	100310	Triton Property Mana...		\$0.00	\$2,754.91	
10/14/2025	AR 746085 Cash Receipt...	0136738...			\$10,400.00	\$0.00	
10/14/2025	AP 748234 External Che...	300263	IPFS-2 - IPFS		\$0.00	\$29,858.43	
10/14/2025	GL 772404 Journal Entr...		Comcast Auto Payment	Comcast Auto...	\$0.00	\$319.14	
10/15/2025	AR 746958 Cash Receipt...	0037283...			\$4,160.00	\$0.00	
10/16/2025	AR 748065 Cash Receipt...	0136801...			\$2,600.00	\$0.00	
10/16/2025	AP 748228 External Che...	100311	Tovo - Tovo		\$0.00	\$200.00	
10/16/2025	AP 748229 External Che...	100312	Superior Pool Servic...		\$0.00	\$500.00	
10/16/2025	AP 748230 External Che...	100313	Lexington - Lexingto...		\$0.00	\$33,150.00	
10/16/2025	AP 748231 External Che...	100314	Triton Property Mana...		\$0.00	\$9,097.89	
10/16/2025	AP 748232 External	100315	A better Landscape C...		\$0.00	\$9,471.22	

Account				Balance Forward	Debits	Credits	Ending Balance	
Che...								
10/16/2025	AP 748233 External	100316	Bartlett Bros Securi...		\$0.00	\$8,873.51		
Che...								
10/16/2025	AR 748358 Backout	0136732...			\$0.00	\$520.00		
Paym...								
10/16/2025	AR 748359 Apply NSF	0136732...			\$0.00	\$10.00		
10/19/2025	AP 744335 External	300251	FPL*		\$0.00	\$459.11		
Che...								
10/19/2025	AP 744336 External	300252	FPL*		\$0.00	\$330.44		
Che...								
10/19/2025	AP 744337 External	300253	FPL*		\$0.00	\$678.08		
Che...								
10/19/2025	AP 744338 External	300254	FPL*		\$0.00	\$613.52		
Che...								
10/19/2025	AP 744339 External	300255	FPL*		\$0.00	\$85.43		
Che...								
10/19/2025	AP 744340 External	300256	FPL*		\$0.00	\$114.14		
Che...								
10/20/2025	AR 750273 Cash	0000001...			\$1,040.00	\$0.00		
Receipt...								
10/21/2025	AR 750942 Cash	0901402...			\$520.00	\$0.00		
Receipt...								
10/21/2025	GL 772405 Journal Entr...		Everon Auto Payment	Everon Auto ...	\$0.00	\$65.31		
10/24/2025	AR 752288 Cash	295			\$3,704.53	\$0.00		
Receipt...								
10/24/2025	AR 752621 Cash	0000002...			\$1,040.00	\$0.00		
Receipt...								
10/27/2025	AR 753092 Cash	0000000...			\$1,040.00	\$0.00		
Receipt...								
10/28/2025	AP 746870 External	300258	City of St - City of...		\$0.00	\$160.99		
Che...								
10/28/2025	AP 746871 External	300259	City of St - City of...		\$0.00	\$28.00		
Che...								
10/28/2025	AP 746872 External	300260	City of St - City of...		\$0.00	\$80.50		
Che...								
10/28/2025	AP 746873 External	300261	City of St - City of...		\$0.00	\$10,982.32		
Che...								
10/28/2025	AP 746874 External	300262	City of St - City of...		\$0.00	\$9,494.92		
Che...								
10/28/2025	AR 754483 Cash	0000002...			\$3,120.00	\$0.00		
Receipt...								
10/29/2025	AR 754704 Cash	0137185...			\$1,560.00	\$0.00		
Receipt...								
10/29/2025	AP 754947 External	100318	Lexington - Lexingto...		\$0.00	\$43,547.14		
Che...								
10/29/2025	GL 772400 Journal Entr...		CK#100317-Triton Pro...	CK#100317-Tr...	\$0.00	\$2,550.55		
10/29/2025	AP 772401 Print Check	6	Triton Property Mana...		\$0.00	\$59.74		
10/30/2025	AR 755874 Cash	0137223...			\$1,040.00	\$0.00		
Receipt...								
10/31/2025	AR 759413 Cash	0137244...			\$3,120.00	\$0.00		
Receipt...								
10/31/2025	GL 761550 Journal Entr...		Bank Transfer	Bank Transfe...	\$43,547.14	\$0.00		
1101 Seacoast Operating					\$0.05	\$0.00	\$0.05	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
10/1/2025	GL 777333 Journal Entr...		Write off Seacoast B...	Write off Se...	\$0.00	\$0.05		
1102 SouthState Security Deposit 0627					\$10,100.00	\$0.00	\$0.00	\$10,100.00
1120 SouthState Reseve 7343					\$43,547.14	\$110.96	\$43,547.14	\$110.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
10/31/2025	GL 761549 Journal Entr...		Interest SS 7343	Interest SS ...	\$110.96	\$0.00		
10/31/2025	GL 761550 Journal Entr...		Bank Transfer	Bank Transfe...	\$0.00	\$43,547.14		

Account				Balance Forward	Debits	Credits	Ending Balance
1125 Seacoast Reserve				\$0.07	\$0.00	\$0.07	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 777333 Journal Entr...		Write off Seacoast B...	Write off Se...	\$0.00	\$0.07	
1127 Merrill Lynch Reserves				\$174,212.45	\$77,330.71	\$0.00	\$251,543.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AP 748223 Enter Bill		Lexington - Lexington...		\$33,150.00	\$0.00	
10/20/2025	AP 754946 Enter Bill		Lexington - Lexington...		\$43,547.14	\$0.00	
10/31/2025	GL 777344 Journal Entr...		Earnings ML 2636	Earnings ML ...	\$633.38	\$0.00	
10/31/2025	GL 777345 Journal Entr...		Interest ML 2040	Earnings ML ...	\$0.19	\$0.00	
1151 Accounts Receivable				\$59,305.62	\$138,273.26	\$139,664.84	\$57,914.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AR 737783 Apply Charge...				\$137,280.00	\$0.00	
10/1/2025	AR 737784 Apply PrePai...				\$0.00	\$22,483.00	
10/1/2025	AR 738053 Cash Receipt...	0135819...			\$0.00	\$1,680.00	
10/2/2025	AR 739291 Cash Receipt...	0135900...			\$0.00	\$42,470.00	
10/3/2025	AR 739760 Cash Receipt...	2068273			\$0.00	\$1,285.31	
10/3/2025	AR 739863 Cash Receipt...	0000009...			\$0.00	\$9,473.00	
10/6/2025	AR 740676 Cash Receipt...	0136212...			\$0.00	\$11,806.00	
10/7/2025	AR 741055 Cash Receipt...	0136481...			\$0.00	\$13,982.00	
10/8/2025	AR 742275 Cash Receipt...	0136517...			\$0.00	\$3,115.00	
10/9/2025	AR 743414 Cash Receipt...	0000000...			\$0.00	\$1,040.00	
10/10/2025	AR 743990 Cash Receipt...	059			\$0.00	\$520.00	
10/10/2025	AR 744359 Cash Receipt...	0136416...			\$0.00	\$12,996.00	
10/14/2025	AR 746085 Cash Receipt...	0136738...			\$0.00	\$9,360.00	
10/15/2025	AR 746958 Cash Receipt...	0037283...			\$0.00	\$2,630.00	
10/16/2025	AR 748065 Cash Receipt...	0036129...			\$0.00	\$2,080.00	
10/16/2025	AR 748358 Backout Paym...	0136732...			\$520.00	\$0.00	
10/16/2025	AR 748359 Apply NSF	0136732...			\$10.00	\$0.00	
10/22/2025	AR 751074 Adjustment				\$25.00	\$0.00	
10/24/2025	AR 752288 Cash Receipt...	295			\$0.00	\$3,704.53	
10/27/2025	AR 752826 Adjustment				\$100.00	\$0.00	
10/28/2025	AR 754483 Cash Receipt...	0137124...			\$0.00	\$1,040.00	
10/30/2025	AR 755791 Adjustment				\$338.26	\$0.00	
1166 Credit Risk Allowance				(\$7,488.66)	\$0.00	\$41.67	(\$7,530.33)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738131 Journal Entr...		Accrue Bad Debt to B...	Accrue Bad D...	\$0.00	\$41.67	
1170 Prepaid Insurance				\$191,830.09	\$29,372.32	\$44,183.27	\$177,019.14
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738132 Journal Entr...		Insurance Allocation	Insurance Al...	\$0.00	\$44,183.27	

Account				Balance Forward	Debits	Credits	Ending Balance
10/1/2025	GL 773440	Journal Entr...	Record Insurance End...	Record Insur...	\$29,372.32	\$0.00	
1175 Prepaid Expenses				\$806.50	\$0.00	\$806.50	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 772406	Journal Entr...	Expense September cr...	Expense Sept...	\$0.00	\$806.50	
1176 Prepaid Termite Bond				\$12,185.18	\$0.00	\$870.37	\$11,314.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738124	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				(\$64,089.44)	\$199,587.57	\$166,766.31	(\$31,268.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AP 738358	Enter Bill	Comcast Bi - Comcast...		\$0.00	\$333.38	
10/1/2025	AP 738361	External Che...	300250 Comcast Bi - Comcast...		\$333.38	\$0.00	
10/1/2025	AP 740524	Enter Bill	SU290 - SUPERIOR WAT...		\$0.00	\$190.00	
10/1/2025	AP 748221	Enter Bill	Superior Pool Servic...		\$0.00	\$500.00	
10/1/2025	AP 748222	Enter Bill	Tovo - Tovo		\$0.00	\$200.00	
10/1/2025	AP 748223	Enter Bill	Lexington - Lexingto...		\$0.00	\$33,150.00	
10/1/2025	AP 775292	Enter Bill	new addr - Rosenbaum...		\$0.00	\$5,271.10	
10/4/2025	AP 748224	Enter Bill	Triton Property Mana...		\$0.00	\$3,022.15	
10/7/2025	AP 741211	External Che...	100304 Superior Pool Servic...		\$56.00	\$0.00	
10/7/2025	AP 741212	External Che...	100305 Ideal Tree - Ideal T...		\$900.00	\$0.00	
10/7/2025	AP 741213	External Che...	100306 Triton Property Mana...		\$6,236.67	\$0.00	
10/7/2025	AP 741214	External Che...	100307 SU290 - SUPERIOR WAT...		\$190.00	\$0.00	
10/7/2025	AP 741215	External Che...	100308 A better Landscape C...		\$9,337.53	\$0.00	
10/7/2025	AP 741216	External Che...	100309 Bartlett Bros Securi...		\$8,575.00	\$0.00	
10/9/2025	AP 738359	Enter Bill	XF 71211 - Xfinity*		\$0.00	\$13,418.70	
10/9/2025	AP 738360	External Che...	300249 XF 71211 - Xfinity*		\$13,418.70	\$0.00	
10/10/2025	AP 748225	Enter Bill	A better Landscape C...		\$0.00	\$8,165.00	
10/10/2025	AP 748226	Enter Bill	Triton Property Mana...		\$0.00	\$3,053.59	
10/10/2025	AP 775293	Enter Bill	Forward El - Forward...		\$0.00	\$955.23	
10/14/2025	AP 745948	External Che...	100310 Triton Property Mana...		\$2,754.91	\$0.00	
10/14/2025	AP 748227	Enter Bill	IPFS-2 - IPFS		\$0.00	\$29,858.43	
10/14/2025	AP 748234	External Che...	300263 IPFS-2 - IPFS		\$29,858.43	\$0.00	
10/14/2025	AP 776250	Enter Bill	Mast Elect - Mast El...		\$0.00	\$637.72	
10/16/2025	AP 748228	External Che...	100311 Tovo - Tovo		\$200.00	\$0.00	
10/16/2025	AP 748229	External Che...	100312 Superior Pool Servic...		\$500.00	\$0.00	
10/16/2025	AP 748230	External Che...	100313 Lexington - Lexingto...		\$33,150.00	\$0.00	
10/16/2025	AP 748231	External Che...	100314 Triton Property Mana...		\$9,097.89	\$0.00	
10/16/2025	AP 748232	External Che...	100315 A better Landscape C...		\$9,471.22	\$0.00	
10/16/2025	AP 748233	External Che...	100316 Bartlett Bros Securi...		\$8,873.51	\$0.00	
10/16/2025	AP 776252	Enter Bill	A better Landscape C...		\$0.00	\$305.58	
10/19/2025	AP 744335	External	300251 FPL*		\$459.11	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Che...							
10/19/2025	AP 744336 External	300252	FPL*		\$330.44	\$0.00	
Che...							
10/19/2025	AP 744337 External	300253	FPL*		\$678.08	\$0.00	
Che...							
10/19/2025	AP 744338 External	300254	FPL*		\$613.52	\$0.00	
Che...							
10/19/2025	AP 744339 External	300255	FPL*		\$85.43	\$0.00	
Che...							
10/19/2025	AP 744340 External	300256	FPL*		\$114.14	\$0.00	
Che...							
10/19/2025	AP 754945 Enter Bill		Triton Property Mana...		\$0.00	\$59.74	
10/20/2025	AP 754946 Enter Bill		Lexington - Lexingto...		\$0.00	\$43,547.14	
10/22/2025	AP 775294 Enter Bill		Bartlett Bros Securi...		\$0.00	\$150.00	
10/23/2025	AP 776248 Enter Bill		Mast Elect - Mast El...		\$0.00	\$396.00	
10/28/2025	AP 746870 External	300258	City of St - City of...		\$160.99	\$0.00	
Che...							
10/28/2025	AP 746871 External	300259	City of St - City of...		\$28.00	\$0.00	
Che...							
10/28/2025	AP 746872 External	300260	City of St - City of...		\$80.50	\$0.00	
Che...							
10/28/2025	AP 746873 External	300261	City of St - City of...		\$10,982.32	\$0.00	
Che...							
10/28/2025	AP 746874 External	300262	City of St - City of...		\$9,494.92	\$0.00	
Che...							
10/29/2025	AP 754947 External	100318	Lexington - Lexingto...		\$43,547.14	\$0.00	
Che...							
10/29/2025	AP 772401 Print Check	6	Triton Property Mana...		\$59.74	\$0.00	
10/30/2025	AP 775301 Enter Bill		new addr - Rosenbaum...		\$0.00	\$105.60	
10/30/2025	AP 775302 Enter Bill		new addr - Rosenbaum...		\$0.00	\$300.14	
10/31/2025	AP 762580 Enter Bill		FPL*		\$0.00	\$429.16	
10/31/2025	AP 762581 Enter Bill		FPL*		\$0.00	\$81.52	
10/31/2025	AP 762582 Enter Bill		FPL*		\$0.00	\$112.23	
10/31/2025	AP 762583 Enter Bill		FPL*		\$0.00	\$588.87	
10/31/2025	AP 762584 Enter Bill		FPL*		\$0.00	\$332.15	
10/31/2025	AP 762585 Enter Bill		FPL*		\$0.00	\$116.31	
10/31/2025	AP 773695 Enter Bill		City of St - City of...		\$0.00	\$9,247.70	
10/31/2025	AP 773696 Enter Bill		City of St - City of...		\$0.00	\$169.84	
10/31/2025	AP 773697 Enter Bill		City of St - City of...		\$0.00	\$10,581.61	
10/31/2025	AP 773698 Enter Bill		City of St - City of...		\$0.00	\$28.00	
10/31/2025	AP 773699 Enter Bill		City of St - City of...		\$0.00	\$80.50	
10/31/2025	AP 775297 Enter Bill		Card Servi - Card Se...		\$0.00	\$1,378.92	
2101 Security Deposits							
				(\$2,200.00)	\$0.00	\$0.00	(\$2,200.00)
2105 Accrued Expenses							
				(\$19,261.40)	\$0.00	\$9,524.78	(\$28,786.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738126 Journal Entr...		Accrue Audit Fee to ...	Accrue Audit...	\$0.00	\$458.33	
10/18/2025	GL 772407 Journal Entr...		Accrue Triton 10/18	Accrue Trito...	\$0.00	\$3,022.15	
10/25/2025	GL 772408 Journal Entr...		Accrue Triton 10/25	Accrue Trito...	\$0.00	\$3,022.15	
10/31/2025	GL 772409 Journal Entr...		Accrue Triton 10/31	Accrue Trito...	\$0.00	\$3,022.15	
2110 Refundable Damage Deposits							
				(\$7,900.00)	\$0.00	\$0.00	(\$7,900.00)
2115 Prepaid Owner Assessments							
				(\$27,107.00)	\$22,483.00	\$24,608.00	(\$29,232.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AR 737784 Apply PrePai...				\$22,483.00	\$0.00	
10/1/2025	AR 738053 Cash	0135808...			\$0.00	\$425.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Receipt...						
10/2/2025	AR 739291 Cash	0135891...		\$0.00	\$4,335.00		
	Receipt...						
10/3/2025	AR 739863 Cash	0000009...		\$0.00	\$1,447.00		
	Receipt...						
10/6/2025	AR 740676 Cash	0899479...		\$0.00	\$1,714.00		
	Receipt...						
10/7/2025	AR 741055 Cash	0136481...		\$0.00	\$578.00		
	Receipt...						
10/8/2025	AR 742275 Cash	0136527...		\$0.00	\$5.00		
	Receipt...						
10/10/2025	AR 744359 Cash	0038285...		\$0.00	\$1,574.00		
	Receipt...						
10/14/2025	AR 746085 Cash	0000005...		\$0.00	\$1,040.00		
	Receipt...						
10/15/2025	AR 746958 Cash	0037561...		\$0.00	\$1,530.00		
	Receipt...						
10/16/2025	AR 748065 Cash	0136801...		\$0.00	\$520.00		
	Receipt...						
10/20/2025	AR 750273 Cash	0000001...		\$0.00	\$1,040.00		
	Receipt...						
10/21/2025	AR 750942 Cash	0901402...		\$0.00	\$520.00		
	Receipt...						
10/24/2025	AR 752621 Cash	0000002...		\$0.00	\$1,040.00		
	Receipt...						
10/27/2025	AR 753092 Cash	0000000...		\$0.00	\$1,040.00		
	Receipt...						
10/28/2025	AR 754483 Cash	0000002...		\$0.00	\$2,080.00		
	Receipt...						
10/29/2025	AR 754704 Cash	0137185...		\$0.00	\$1,560.00		
	Receipt...						
10/30/2025	AR 755874 Cash	0137223...		\$0.00	\$1,040.00		
	Receipt...						
10/31/2025	AR 759413 Cash	0137244...		\$0.00	\$3,120.00		
	Receipt...						
2120 Insurance Contracts Payable				(\$179,636.69)	\$29,858.43	\$29,372.32	(\$179,150.58)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 773440 Journal Entr...		Record Insurance End...	Record Insur...	\$0.00	\$29,372.32	
10/14/2025	AP 748227 Enter Bill		IPFS-2 - IPFS		\$29,858.43	\$0.00	
2125 Deferred Comcast Revenue				(\$5,280.00)	\$440.00	\$125,400.00	(\$130,240.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738125 Journal Entr...		Deferred Cable Incom...	Deferred Cab...	\$440.00	\$0.00	
10/6/2025	GL 740214 Journal Entr...		Misc Deposit - Optic...	Misc Deposit...	\$0.00	\$125,400.00	
3101 Reserves - General				(\$82,677.43)	\$0.00	\$33,150.00	(\$115,827.43)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738110 Journal Entr...				\$0.00	\$33,150.00	
3199 Reserve Interest				(\$135,082.23)	\$0.07	\$744.53	(\$135,826.69)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 777333 Journal Entr...		Write off Seacoast B...	Write off Se...	\$0.07	\$0.00	
10/31/2025	GL 761549 Journal Entr...		Interest SS 7343	Interest SS ...	\$0.00	\$110.96	
10/31/2025	GL 777344 Journal Entr...		Earnings ML 2636	Earnings ML ...	\$0.00	\$633.38	
10/31/2025	GL 777345 Journal Entr...		Interest ML 2040	Earnings ML ...	\$0.00	\$0.19	
3300 Fund Balance				(\$8,960.61)	\$0.00	\$0.00	(\$8,960.61)
5010 Maintenance Assessment				(\$1,235,520.00)	\$0.00	\$137,280.00	(\$1,372,800.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AR 737783 Apply Charge...				\$0.00	\$137,280.00	

Account				Balance Forward	Debits	Credits	Ending Balance
5015 Cable Rebate				(\$3,960.00)	\$0.00	\$440.00	(\$4,400.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738125 Journal Entr...		Deferred Cable Incom...	Deferred Cab...	\$0.00	\$440.00	
5025 Owner Interest				(\$4,084.84)	\$0.00	\$43.62	(\$4,128.46)
10/30/2025	AR 755791 Adjustment				\$0.00	\$43.62	
5030 Misc Income				\$771.28	\$0.00	\$0.00	\$771.28
5040 Late Fees				(\$3,656.20)	\$0.00	\$419.64	(\$4,075.84)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/22/2025	AR 751074 Adjustment				\$0.00	\$25.00	
10/27/2025	AR 752826 Adjustment				\$0.00	\$100.00	
10/30/2025	AR 755791 Adjustment				\$0.00	\$294.64	
6010 Management Fees				\$114,127.14	\$17,692.74	\$0.00	\$131,819.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/4/2025	AP 748224 Enter Bill		Triton Property Mana...		\$3,022.15	\$0.00	
10/10/2025	AP 748226 Enter Bill		Triton Property Mana...		\$3,053.59	\$0.00	
10/18/2025	GL 772407 Journal Entr...		Accrue Triton 10/18	Accrue Trito...	\$3,022.15	\$0.00	
10/25/2025	GL 772408 Journal Entr...		Accrue Triton 10/25	Accrue Trito...	\$3,022.15	\$0.00	
10/29/2025	GL 772400 Journal Entr...		CK#100317-Triton Pro...	CK#100317-Tr...	\$2,550.55	\$0.00	
10/31/2025	GL 772409 Journal Entr...		Accrue Triton 10/31	Accrue Trito...	\$3,022.15	\$0.00	
6025 Audit/Tax Prep Fees				\$4,124.97	\$458.33	\$0.00	\$4,583.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738126 Journal Entr...		Accrue Audit Fee to ...	Accrue Audit...	\$458.33	\$0.00	
6030 Legal Fees				\$23,997.29	\$5,676.84	\$0.00	\$29,674.13
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AP 775292 Enter Bill		new addr - Rosenbaum...		\$5,271.10	\$0.00	
10/30/2025	AP 775301 Enter Bill		new addr - Rosenbaum...		\$105.60	\$0.00	
10/30/2025	AP 775302 Enter Bill		new addr - Rosenbaum...		\$300.14	\$0.00	
6050 Office Supplies				\$3,560.62	\$548.68	\$0.00	\$4,109.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 772406 Journal Entr...		Expense September cr...	Expense Sept...	\$48.22	\$0.00	
10/1/2025	GL 777333 Journal Entr...		Write off Seacoast B...	Write off Se...	\$0.05	\$0.00	
10/6/2025	GL 772399 Journal Entr...		Credit Card Payment	Credit Card ...	\$490.41	\$0.00	
10/31/2025	AP 775297 Enter Bill		Card Servi - Card Se...		\$10.00	\$0.00	
6051 Postage				\$925.87	\$108.94	\$0.00	\$1,034.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 772406 Journal Entr...		Expense September cr...	Expense Sept...	\$49.20	\$0.00	
10/19/2025	AP 754945 Enter Bill		Triton Property Mana...		\$59.74	\$0.00	
6075 Fees Payable to Division				\$1,161.60	\$0.00	\$0.00	\$1,161.60
6080 Insurance				\$307,046.10	\$44,183.27	\$0.00	\$351,229.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738132 Journal Entr...		Insurance Allocation	Insurance Al...	\$44,183.27	\$0.00	
6087 Website Maintenance				\$580.00	\$200.00	\$0.00	\$780.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AP 748222 Enter Bill		Tovo - Tovo		\$200.00	\$0.00	
6090 Bad Debt Expense				\$375.03	\$41.67	\$0.00	\$416.70

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738131 Journal Entr...		Accrue Bad Debt to B...	Accrue Bad D...	\$41.67	\$0.00	
6201 Building Maintenance & Supplies				\$7,092.00	\$2,495.35	\$0.00	\$9,587.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 772406 Journal Entr...		Expense September cr...	Expense Sept...	\$297.50	\$0.00	
10/6/2025	GL 772399 Journal Entr...		Credit Card Payment	Credit Card ...	\$651.02	\$0.00	
10/10/2025	AP 775293 Enter Bill		Forward El - Forward...		\$955.23	\$0.00	
10/31/2025	AP 775297 Enter Bill		Card Servi - Card Se...		\$591.60	\$0.00	
6203 Golf Cart Maintenance				\$537.98	\$12.00	\$0.00	\$549.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/6/2025	GL 772399 Journal Entr...		Credit Card Payment	Credit Card ...	\$12.00	\$0.00	
6204 Fountain Maintenance & Repairs				\$1,737.00	\$0.00	\$0.00	\$1,737.00
6206 Drywall				\$1,380.00	\$0.00	\$0.00	\$1,380.00
6208 Lighting/Electrician				\$0.00	\$1,033.72	\$0.00	\$1,033.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/14/2025	AP 776250 Enter Bill		Mast Elect - Mast El...		\$637.72	\$0.00	
10/23/2025	AP 776248 Enter Bill		Mast Elect - Mast El...		\$396.00	\$0.00	
6209 Maintenance Supplies				\$218.39	\$1,670.24	\$0.00	\$1,888.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 772406 Journal Entr...		Expense September cr...	Expense Sept...	\$396.52	\$0.00	
10/6/2025	GL 772399 Journal Entr...		Credit Card Payment	Credit Card ...	\$560.80	\$0.00	
10/31/2025	AP 775297 Enter Bill		Card Servi - Card Se...		\$712.92	\$0.00	
6210 Road & Sign Maintenance				\$209.78	\$0.00	\$0.00	\$209.78
6221 Janitorial Supplies				\$274.46	\$0.00	\$0.00	\$274.46
6222 Backflow/ Hydrant/Ext Inspections				\$582.12	\$65.31	\$0.00	\$647.43
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/21/2025	GL 772405 Journal Entr...		Everon Auto Payment	Everon Auto ...	\$65.31	\$0.00	
6225 Pest Control - Clubhouse Interior				\$2,140.00	\$0.00	\$0.00	\$2,140.00
6226 Termite Bond				\$7,833.34	\$870.37	\$0.00	\$8,703.71
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738124 Journal Entr...		Allocate Termite Exp...	Allocate Ter...	\$870.37	\$0.00	
6230 Gate Maintenance				\$15,648.21	\$150.00	\$0.00	\$15,798.21
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/22/2025	AP 775294 Enter Bill		Bartlett Bros Securi...		\$150.00	\$0.00	
6248 Lake Maintenance/Littoral Zones				\$1,692.00	\$190.00	\$0.00	\$1,882.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AP 740524 Enter Bill		SU290 - SUPERIOR WAT...		\$190.00	\$0.00	
6249 Pressure Washing				\$12.81	\$46.80	\$0.00	\$59.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 772406 Journal Entr...		Expense September cr...	Expense Sept...	\$15.06	\$0.00	
10/6/2025	GL 772399 Journal Entr...		Credit Card Payment	Credit Card ...	\$16.40	\$0.00	
10/31/2025	AP 775297 Enter Bill		Card Servi - Card Se...		\$15.34	\$0.00	
6291 Pool Maintenance				\$4,500.00	\$500.00	\$0.00	\$5,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AP 748221 Enter Bill		Superior Pool Servic...		\$500.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
6292 Pool Repairs				\$91.50	\$0.00	\$0.00	\$91.50
6293 Pool Operating Permit				\$625.70	\$0.00	\$0.00	\$625.70
6361 Landscape Maintenance				\$51,298.20	\$5,699.80	\$0.00	\$56,998.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/10/2025	AP 748225 Enter Bill		A better Landscape C...		\$5,699.80	\$0.00	
6362 Landscape Replacement				\$3,226.71	\$49.06	\$0.00	\$3,275.77
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2025	AP 775297 Enter Bill		Card Servi - Card Se...		\$49.06	\$0.00	
6365 Tree Trimming				\$15,824.00	\$0.00	\$0.00	\$15,824.00
6368 Pest Control/Shrubs/Grass				\$17,360.55	\$1,928.95	\$0.00	\$19,289.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/10/2025	AP 748225 Enter Bill		A better Landscape C...		\$1,928.95	\$0.00	
6381 Irrigation Contract				\$4,826.25	\$536.25	\$0.00	\$5,362.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/10/2025	AP 748225 Enter Bill		A better Landscape C...		\$536.25	\$0.00	
6382 Irrigation Supplies & Repairs				\$5,768.12	\$305.58	\$0.00	\$6,073.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/16/2025	AP 776252 Enter Bill		A better Landscape C...		\$305.58	\$0.00	
6383 Hoover Pump System Maintenance				\$1,813.21	\$0.00	\$0.00	\$1,813.21
6405 Electricity				\$24,746.43	\$1,660.24	\$0.00	\$26,406.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2025	AP 762580 Enter Bill		FPL*		\$429.16	\$0.00	
10/31/2025	AP 762581 Enter Bill		FPL*		\$81.52	\$0.00	
10/31/2025	AP 762582 Enter Bill		FPL*		\$112.23	\$0.00	
10/31/2025	AP 762583 Enter Bill		FPL*		\$588.87	\$0.00	
10/31/2025	AP 762584 Enter Bill		FPL*		\$332.15	\$0.00	
10/31/2025	AP 762585 Enter Bill		FPL*		\$116.31	\$0.00	
6420 Water				\$144,050.54	\$20,107.65	\$4,312.54	\$159,845.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2025	AP 773695 Enter Bill		City of St - City of...		\$9,247.70	\$0.00	
10/31/2025	AP 773696 Enter Bill		City of St - City of...		\$169.84	\$0.00	
10/31/2025	AP 773697 Enter Bill		City of St - City of...		\$10,581.61	\$0.00	
10/31/2025	AP 773698 Enter Bill		City of St - City of...		\$28.00	\$0.00	
10/31/2025	AP 773699 Enter Bill		City of St - City of...		\$80.50	\$0.00	
10/31/2025	GL 773822 Journal Entr...		Recl to Trash Pickup	Recl to Tras...	\$0.00	\$4,312.54	
6435 Telephone/Internet				\$4,686.47	\$652.52	\$0.00	\$5,338.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	AP 738358 Enter Bill		Comcast Bi - Comcast...		\$333.38	\$0.00	
10/14/2025	GL 772404 Journal Entr...		Comcast Auto Payment	Comcast Auto...	\$319.14	\$0.00	
6440 Garbage Pick Up				\$37,412.81	\$4,312.54	\$0.00	\$41,725.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2025	GL 773822 Journal Entr...		Recl to Trash Pickup	Recl to Tras...	\$4,312.54	\$0.00	
6445 Cable TV				\$120,750.19	\$13,418.70	\$0.00	\$134,168.89
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/9/2025	AP 738359 Enter Bill		XF 71211 - Xfinity*		\$13,418.70	\$0.00	
7001 Reserve Trans. - General				\$298,350.00	\$33,150.00	\$0.00	\$331,500.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2025	GL 738110 Journal Entr...				\$33,150.00	\$0.00	
Total:				\$0.00	\$965,958.85	\$965,958.85	\$0.00