



Lexington Lakes Condo Assn. Inc
Monthly Financial Statement

For the Period Ending
January 31, 2026

Prepared by:

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

Lexington Lakes Condominium Association, Inc.

Run Date: 02/21/2026
Run Time: 11:32 AM

FUND BALANCE SHEET

As of: 01/31/2026

Assets

| Account | Operating | Reserves | Total |
|---------------------------------------|---------------------|---------------------|---------------------|
| Assets | | | |
| 1100 SouthState Operating 6683 | \$85,861.62 | \$0.00 | \$85,861.62 |
| 1102 SouthState Security Deposit 0627 | \$10,100.00 | \$0.00 | \$10,100.00 |
| 1127 Merrill Lynch Reserves | \$0.00 | \$352,544.92 | \$352,544.92 |
| 1151 Accounts Receivable | \$65,243.54 | \$0.00 | \$65,243.54 |
| 1166 Credit Risk Allowance | (\$7,680.30) | \$0.00 | (\$7,680.30) |
| 1170 Prepaid Insurance | \$444,119.56 | \$0.00 | \$444,119.56 |
| 1176 Prepaid Termite Bond | \$8,703.70 | \$0.00 | \$8,703.70 |
| 1190 City of Stuart Utility Deposits | \$11,942.27 | \$0.00 | \$11,942.27 |
| Assets Total | \$618,290.39 | \$352,544.92 | \$970,835.31 |
| Total Assets: | \$618,290.39 | \$352,544.92 | \$970,835.31 |

Liabilities

| Account | Operating | Reserves | Total |
|----------------------------------|---------------------|---------------|---------------------|
| Liabilities | | | |
| 2100 Accounts Payable | \$28,420.79 | \$0.00 | \$28,420.79 |
| 2101 Security Deposits | \$2,200.00 | \$0.00 | \$2,200.00 |
| 2105 Accrued Expenses | \$29,297.43 | \$0.00 | \$29,297.43 |
| 2110 Refundable Damage Deposits | \$7,900.00 | \$0.00 | \$7,900.00 |
| 2115 Prepaid Owner Assessments | \$30,347.00 | \$0.00 | \$30,347.00 |
| 2120 Insurance Contracts Payable | \$372,932.99 | \$0.00 | \$372,932.99 |
| 2125 Deferred Comcast Revenue | \$128,920.00 | \$0.00 | \$128,920.00 |
| Liabilities Total | \$600,018.21 | \$0.00 | \$600,018.21 |
| Total Liabilities: | \$600,018.21 | \$0.00 | \$600,018.21 |

Equity

| Account | Operating | Reserves | Total |
|---------------------------------------|---------------------|---------------------|---------------------|
| Reserves | | | |
| 3101 Reserves - General | \$0.00 | \$215,460.76 | \$215,460.76 |
| 3199 Reserve Interest | \$0.00 | \$137,084.16 | \$137,084.16 |
| Reserves Total | \$0.00 | \$352,544.92 | \$352,544.92 |
| Members Equity | | | |
| 3300 Fund Balance | \$10,329.73 | \$0.00 | \$10,329.73 |
| Members Equity Total | \$10,329.73 | \$0.00 | \$10,329.73 |
| Current Year Net Income/(Loss) | \$7,942.45 | \$0.00 | \$7,942.45 |
| Total Equity: | \$18,272.18 | \$352,544.92 | \$370,817.10 |
| Total Liabilities & Equity | \$618,290.39 | \$352,544.92 | \$970,835.31 |

Lexington Lakes Condominium Association, Inc.

Run Date: 02/21/2026

Run Time: 11:29 AM

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

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 | 137,280.00 | 137,280.00 | 0.00 | 1,647,360.00 |
| 5015 Cable Rebate | 440.00 | 591.25 | (151.25) | 440.00 | 591.25 | (151.25) | 7,095.00 |
| 5025 Owner Interest | 1,329.10 | 0.00 | 1,329.10 | 1,329.10 | 0.00 | 1,329.10 | 0.00 |
| 5040 Late Fees | 65.00 | 416.67 | (351.67) | 65.00 | 416.67 | (351.67) | 5,000.00 |
| Income Total | 139,114.10 | 138,287.92 | 826.18 | 139,114.10 | 138,287.92 | 826.18 | 1,659,455.00 |
| Total Income | 139,114.10 | 138,287.92 | 826.18 | 139,114.10 | 138,287.92 | 826.18 | 1,659,455.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|--|-----------|-----------|------------|--------------|-----------|------------|------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expenses | | | | | | | |
| 6010 Management Fees | 15,016.43 | 13,416.67 | (1,599.76) | 15,016.43 | 13,416.67 | (1,599.76) | 161,000.00 |
| 6025 Audit/Tax Prep Fees | 450.00 | 458.33 | 8.33 | 450.00 | 458.33 | 8.33 | 5,500.00 |
| 6030 Legal Fees | 0.00 | 833.33 | 833.33 | 0.00 | 833.33 | 833.33 | 10,000.00 |
| 6050 Office Supplies | 877.74 | 83.33 | (794.41) | 877.74 | 83.33 | (794.41) | 1,000.00 |
| 6051 Postage | 705.91 | 83.33 | (622.58) | 705.91 | 83.33 | (622.58) | 1,000.00 |
| 6070 Corp Annual Fee | 0.00 | 5.10 | 5.10 | 0.00 | 5.10 | 5.10 | 61.25 |
| 6075 Fees Payable to Division | 0.00 | 125.00 | 125.00 | 0.00 | 125.00 | 125.00 | 1,500.00 |
| 6080 Insurance | 29,904.53 | 36,250.00 | 6,345.47 | 29,904.53 | 36,250.00 | 6,345.47 | 435,000.00 |
| 6087 Website Maintenance | 0.00 | 83.33 | 83.33 | 0.00 | 83.33 | 83.33 | 1,000.00 |
| 6090 Bad Debt Expense | 66.67 | 66.67 | 0.00 | 66.67 | 66.67 | 0.00 | 800.00 |
| 6201 Building Maintenance & Supplies | 0.00 | 500.00 | 500.00 | 0.00 | 500.00 | 500.00 | 6,000.00 |
| 6202 Gym Equipment Repair | 0.00 | 333.33 | 333.33 | 0.00 | 333.33 | 333.33 | 4,000.00 |
| 6203 Golf Cart Maintenance | 0.00 | 83.33 | 83.33 | 0.00 | 83.33 | 83.33 | 1,000.00 |
| 6204 Fountain Maintenance & Repairs | 0.00 | 208.33 | 208.33 | 0.00 | 208.33 | 208.33 | 2,500.00 |
| 6205 Roofing | 0.00 | 83.33 | 83.33 | 0.00 | 83.33 | 83.33 | 1,000.00 |
| 6206 Drywall | 0.00 | 166.67 | 166.67 | 0.00 | 166.67 | 166.67 | 2,000.00 |
| 6208 Lighting/Electrician | 0.00 | 166.67 | 166.67 | 0.00 | 166.67 | 166.67 | 2,000.00 |
| 6209 Maintenance Supplies | 362.95 | 333.33 | (29.62) | 362.95 | 333.33 | (29.62) | 4,000.00 |
| 6210 Road & Sign Maintenance | 0.00 | 41.67 | 41.67 | 0.00 | 41.67 | 41.67 | 500.00 |
| 6211 Christmas Lights & Decoration | 558.73 | 41.67 | (517.06) | 558.73 | 41.67 | (517.06) | 500.00 |
| 6222 Backflow/ Hydrant/Ext Inspections | 65.31 | 66.67 | 1.36 | 65.31 | 66.67 | 1.36 | 800.00 |
| 6225 Pest Control - Clubhouse Interior | 55.00 | 250.00 | 195.00 | 55.00 | 250.00 | 195.00 | 3,000.00 |
| 6226 Termite Bond | 870.37 | 0.00 | (870.37) | 870.37 | 0.00 | (870.37) | 0.00 |
| 6229 Camera Repairs | 0.00 | 66.67 | 66.67 | 0.00 | 66.67 | 66.67 | 800.00 |
| 6230 Gate Maintenance | 0.00 | 666.67 | 666.67 | 0.00 | 666.67 | 666.67 | 8,000.00 |
| 6245 Security | 0.00 | 1,666.67 | 1,666.67 | 0.00 | 1,666.67 | 1,666.67 | 20,000.00 |
| 6248 Lake Maintenance/Littoral Zones | 195.70 | 195.70 | 0.00 | 195.70 | 195.70 | 0.00 | 2,348.40 |
| 6249 Pressure Washing | 378.59 | 583.33 | 204.74 | 378.59 | 583.33 | 204.74 | 7,000.00 |
| 6291 Pool Maintenance | 556.90 | 608.33 | 51.43 | 556.90 | 608.33 | 51.43 | 7,300.00 |
| 6293 Pool Operating Permit | 0.00 | 29.17 | 29.17 | 0.00 | 29.17 | 29.17 | 350.00 |
| 6361 Landscape Maintenance | 8,573.25 | 8,573.28 | 0.03 | 8,573.25 | 8,573.28 | 0.03 | 102,879.37 |
| 6362 Landscape Replacement | 0.00 | 342.65 | 342.65 | 0.00 | 342.65 | 342.65 | 4,111.76 |
| 6365 Tree Trimming | 0.00 | 1,083.33 | 1,083.33 | 0.00 | 1,083.33 | 1,083.33 | 13,000.00 |
| 6366 Preserve & Perimeter Maintenance | 0.00 | 1,666.67 | 1,666.67 | 0.00 | 1,666.67 | 1,666.67 | 20,000.00 |
| 6382 Irrigation Supplies & Repairs | 0.00 | 416.67 | 416.67 | 0.00 | 416.67 | 416.67 | 5,000.00 |
| 6383 Hoover Pump System Maintenance | 0.00 | 215.75 | 215.75 | 0.00 | 215.75 | 215.75 | 2,589.00 |
| 6390 Sidewalk Repairs | 0.00 | 83.33 | 83.33 | 0.00 | 83.33 | 83.33 | 1,000.00 |

| Account | Current | | | Year to Date | | | Yearly |
|-------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|-----------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 6405 Electricity | 2,698.51 | 2,916.67 | 218.16 | 2,698.51 | 2,916.67 | 218.16 | 35,000.00 |
| 6420 Water | 17,216.71 | 15,833.33 | (1,383.38) | 17,216.71 | 15,833.33 | (1,383.38) | 190,000.00 |
| 6435 Telephone/Internet | 1,017.11 | 300.00 | (717.11) | 1,017.11 | 300.00 | (717.11) | 3,600.00 |
| 6440 Garbage Pick Up | 4,312.54 | 4,166.67 | (145.87) | 4,312.54 | 4,166.67 | (145.87) | 50,000.00 |
| 6445 Cable TV | 13,955.37 | 10,192.93 | (3,762.44) | 13,955.37 | 10,192.93 | (3,762.44) | 122,315.22 |
| 6600 Misc./Contingency | 0.00 | 1,666.67 | 1,666.67 | 0.00 | 1,666.67 | 1,666.67 | 20,000.00 |
| 7001 Reserve Trans. - General | 33,333.33 | 33,333.33 | 0.00 | 33,333.33 | 33,333.33 | 0.00 | 400,000.00 |
| Expenses Total | 131,171.65 | 138,287.91 | 7,116.26 | 131,171.65 | 138,287.91 | 7,116.26 | 1,659,455.00 |
| Total Expense | 131,171.65 | 138,287.91 | 7,116.26 | 131,171.65 | 138,287.91 | 7,116.26 | 1,659,455.00 |
| Net Income | 7,942.45 | 0.01 | 7,942.44 | 7,942.45 | 0.01 | 7,942.44 | 0.00 |



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

Statement Ending 01/30/2026




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 | \$120,665.94 |

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683

Account Summary

| Date | Description | Amount |
|------------|--------------------------|--------------|
| 01/01/2026 | Beginning Balance | \$94,582.93 |
| | 43 Credit(s) This Period | \$141,176.05 |
| | 33 Debit(s) This Period | \$115,093.04 |
| 01/30/2026 | Ending Balance | \$120,665.94 |

Deposits

| Date | Description | Amount |
|---------------------|-----------------|-------------|
| 01/05/2026 | LOCKBOX DEPOSIT | \$520.00 |
| 01/06/2026 | LOCKBOX DEPOSIT | \$3,640.00 |
| 01/07/2026 | LOCKBOX DEPOSIT | \$3,640.00 |
| 01/08/2026 | LOCKBOX DEPOSIT | \$6,240.00 |
| 01/09/2026 | LOCKBOX DEPOSIT | \$5,720.00 |
| 01/12/2026 | LOCKBOX DEPOSIT | \$2,600.00 |
| 01/13/2026 | LOCKBOX DEPOSIT | \$1,560.00 |
| 01/15/2026 | DEPOSIT | \$520.00 |
| 01/15/2026 | LOCKBOX DEPOSIT | \$2,080.00 |
| 01/16/2026 | LOCKBOX DEPOSIT | \$2,080.00 |
| 01/20/2026 | LOCKBOX DEPOSIT | \$2,105.00 |
| 01/23/2026 | LOCKBOX DEPOSIT | \$520.00 |
| 01/26/2026 | LOCKBOX DEPOSIT | \$1,040.00 |
| 01/28/2026 | LOCKBOX DEPOSIT | \$1,040.00 |
| 01/29/2026 | LOCKBOX DEPOSIT | \$2,080.00 |
| 01/30/2026 | LOCKBOX DEPOSIT | \$1,040.00 |
| 16 item(s) totaling | | \$36,425.00 |

Other Credits

| Date | Description | Amount |
|------------|---------------------------|-------------|
| 01/02/2026 | PROPAY TRANSFER XXXXX0083 | \$1,065.00 |
| 01/02/2026 | PROPAY TRANSFER XXXXX5488 | \$2,080.00 |
| 01/02/2026 | PROPAY TRANSFER XXXXX5487 | \$38,485.00 |
| 01/05/2026 | PROPAY TRANSFER XXXXX3278 | \$1,040.00 |
| 01/05/2026 | PROPAY TRANSFER XXXXX3277 | \$7,280.00 |
| 01/06/2026 | PROPAY TRANSFER XXXXX8399 | \$520.00 |

Member FDIC
 NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683 (continued)

Other Credits (continued)

| Date | Description | Amount |
|------------|---------------------------|-------------|
| 01/06/2026 | PROPAY TRANSFER XXXXX8893 | \$3,120.00 |
| 01/06/2026 | PROPAY TRANSFER XXXXX0640 | \$11,440.00 |
| 01/06/2026 | PROPAY TRANSFER XXXXX8419 | \$14,040.00 |
| 01/07/2026 | PROPAY TRANSFER XXXXX6397 | \$3,120.00 |
| 01/08/2026 | PROPAY TRANSFER XXXXX1083 | \$2,080.00 |
| 01/09/2026 | PROPAY TRANSFER XXXXX7385 | \$1,560.00 |
| 01/12/2026 | PROPAY TRANSFER XXXXX9990 | \$1,040.00 |
| 01/13/2026 | PROPAY TRANSFER XXXXX6851 | \$520.00 |
| 01/13/2026 | PROPAY TRANSFER XXXXX6728 | \$1,040.00 |
| 01/13/2026 | PROPAY TRANSFER XXXXX6853 | \$1,560.00 |
| 01/13/2026 | PROPAY TRANSFER XXXXX1611 | \$3,115.00 |
| 01/14/2026 | PROPAY TRANSFER XXXXX9733 | \$2,080.00 |
| 01/14/2026 | PROPAY TRANSFER XXXXX9734 | \$2,912.26 |
| 01/16/2026 | PROPAY TRANSFER XXXXX8033 | \$520.00 |
| 01/20/2026 | PROPAY TRANSFER XXXXX6557 | \$1,090.00 |
| 01/21/2026 | PROPAY TRANSFER XXXXX9224 | \$883.79 |
| 01/26/2026 | PROPAY TRANSFER XXXXX7258 | \$520.00 |
| 01/27/2026 | PROPAY TRANSFER XXXXX4088 | \$1,560.00 |
| 01/29/2026 | PROPAY TRANSFER XXXXX7260 | \$520.00 |
| 01/30/2026 | PROPAY TRANSFER XXXXX6619 | \$520.00 |
| 01/30/2026 | PROPAY TRANSFER XXXXX6618 | \$1,040.00 |

27 item(s) totaling \$104,751.05

Electronic Debits

| Date | Description | Amount |
|------------|--|-------------|
| 01/02/2026 | AVIDPAY AVIDPAY SERVICE REF* CK* 100344* 251231* Triton Property Management\1973 | \$2,707.75 |
| 01/02/2026 | AVIDPAY AVIDPAY SERVICE REF* CK* 100343* 251231* Triton Property Management\1973 | \$6,099.87 |
| 01/05/2026 | COMCAST-XFINITY CABLE SVCS 1708401 | \$343.94 |
| 01/05/2026 | CARD ASSETS CC PAYMENT 043000092980450 | \$2,938.92 |
| 01/08/2026 | ZENITH WEB GWEB_PYMNT 1195385782 | \$548.00 |
| 01/12/2026 | COMCAST-XFINITY CABLE SVCS 4395989 | \$13,955.37 |
| 01/13/2026 | COMCAST-XFINITY CABLE SVCS 4655889 | \$329.68 |
| 01/14/2026 | IPFS877-674-3076 IPFSPMTFLS 278267 | \$29,858.43 |
| 01/15/2026 | AVIDPAY AVIDPAY SERVICE REF* CK* 100347* 260114* Hoover Pumping Systems\19849223 | \$355.00 |
| 01/15/2026 | AVIDPAY AVIDPAY SERVICE REF* CK* 100348* 260114* Triton Property Management\1984 | \$6,044.30 |
| 01/21/2026 | EVERON PAYMENT 70189477 | \$65.31 |
| 01/21/2026 | FPL DIRECT DEBIT ELEC PYMT XXXXXX7403 PPDA | \$97.60 |
| 01/21/2026 | FPL DIRECT DEBIT ELEC PYMT XXXXXX7512 PPDA | \$131.46 |
| 01/21/2026 | FPL DIRECT DEBIT ELEC PYMT XXXXXX2254 PPDA | \$178.07 |
| 01/21/2026 | FPL DIRECT DEBIT ELEC PYMT XXXXXX9089 PPDA | \$470.03 |
| 01/21/2026 | FPL DIRECT DEBIT ELEC PYMT XXXXXX2035 PPDA | \$848.89 |
| 01/21/2026 | FPL DIRECT DEBIT ELEC PYMT XXXXXX9315 PPDA | \$1,076.27 |
| 01/23/2026 | AVIDPAY AVIDPAY SERVICE REF* CK* 100358* 260122* Triton Property Management\1993 | \$3,022.15 |
| 01/29/2026 | CITY OF STUART BILLPAY CITY OF STUART | \$28.00 |
| 01/29/2026 | CITY OF STUART BILLPAY CITY OF STUART | \$80.50 |
| 01/29/2026 | CITY OF STUART BILLPAY CITY OF STUART | \$169.84 |
| 01/29/2026 | CITY OF STUART BILLPAY CITY OF STUART | \$9,748.86 |
| 01/29/2026 | CITY OF STUART BILLPAY CITY OF STUART | \$11,502.05 |

23 item(s) totaling \$90,600.29

Checks Cleared

| Check Nbr | Date | Amount | Check Nbr | Date | Amount |
|-----------|------------|------------|-----------|------------|------------|
| 100331 | 01/07/2026 | \$342.40 | 100346 | 01/21/2026 | \$13.33 |
| 100338* | 01/05/2026 | \$9,491.31 | 100349* | 01/21/2026 | \$1,658.21 |
| 100341* | 01/05/2026 | \$500.00 | 100350 | 01/21/2026 | \$545.00 |
| 100345* | 01/13/2026 | \$3,050.00 | 100352* | 01/27/2026 | \$277.50 |

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

| Check Nbr | Date | Amount | Check Nbr | Date | Amount |
|-----------|------------|----------|-----------|------------|------------|
| 100353 | 01/27/2026 | \$450.00 | 100354 | 01/26/2026 | \$8,165.00 |

* Indicates skipped check number

10 item(s) totaling \$24,492.75

Daily Balances

| Date | Amount | Date | Amount | Date | Amount |
|------------|--------------|------------|--------------|------------|--------------|
| 01/02/2026 | \$127,405.31 | 01/13/2026 | \$171,300.69 | 01/26/2026 | \$135,122.69 |
| 01/05/2026 | \$122,971.14 | 01/14/2026 | \$146,434.52 | 01/27/2026 | \$135,955.19 |
| 01/06/2026 | \$155,731.14 | 01/15/2026 | \$142,635.22 | 01/28/2026 | \$136,995.19 |
| 01/07/2026 | \$162,148.74 | 01/16/2026 | \$145,235.22 | 01/29/2026 | \$118,065.94 |
| 01/08/2026 | \$169,920.74 | 01/20/2026 | \$148,430.22 | 01/30/2026 | \$120,665.94 |
| 01/09/2026 | \$177,200.74 | 01/21/2026 | \$144,229.84 | | |
| 01/12/2026 | \$166,885.37 | 01/23/2026 | \$141,727.69 | | |

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

DATE: 12/21/2025

PAY TO: Nova Pest Control Services
 THE ORDER OF: Three Thousand Four Hundred Ninety One and 40/100 Cents

AMOUNT: \$ 342.40 DOLLARS

Signature
B. Subramanian

#100331 \$342.40

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

DATE: 12/29/2025

PAY TO: Rosenbaum PLLC
 THE ORDER OF: Four Thousand Four Hundred Ninety One Dollar and Thirty One Cents

AMOUNT: \$ 4,491.31 DOLLARS

Signature
B. Subramanian

#100338 \$9,491.31

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

DATE: 12/29/2025

PAY TO: Superior Flood Service
 THE ORDER OF: Five Hundred Dollars and 00/100 Cents

AMOUNT: \$ 500.00 DOLLARS

Signature
B. Subramanian

#100341 \$500.00

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

DATE: 01/01/2026

PAY TO: Remedy Homes, Inc
 THE ORDER OF: Three Thousand Five Hundred Fifty Dollars and 00/100 Cents

AMOUNT: \$ 3,050.00 DOLLARS

Signature
B. Subramanian

#100345 \$3,050.00

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

DATE: 01/04/2026

PAY TO: A Better Landscapes Company
 THE ORDER OF: Thirteen Dollars and Thirty Three Cents

AMOUNT: \$ 13.33 DOLLARS

Signature
B. Subramanian

#100346 \$13.33

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

DATE: 01/14/2026

PAY TO: SUPERIOR WATERWAY SERVICES INC
 THE ORDER OF: One Thousand Six Hundred Fifty One Dollar and Twenty Five Cents

AMOUNT: \$ 1,658.21 DOLLARS

Signature
B. Subramanian

#100349 \$1,658.21

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

DATE: 01/20/2026

PAY TO: Superior Flood Service
 THE ORDER OF: Five Hundred Forty Five Dollars and 00/100 Cents

AMOUNT: \$ 545.00 DOLLARS

Signature
B. Subramanian

#100350 \$545.00

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

DATE: 01/20/2026

PAY TO: ESOP-DASH PLLC
 THE ORDER OF: Two Hundred Seventy Seven Dollars and Fifty Cents

AMOUNT: \$ 277.50 DOLLARS

Signature
B. Subramanian

#100352 \$277.50

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

DATE: 01/16/2026

PAY TO: SUPERIOR WATERWAY SERVICES INC
 THE ORDER OF: Four Hundred Forty Dollars and 00/100 Cents

AMOUNT: \$ 450.00 DOLLARS

Signature
B. Subramanian

#100353 \$450.00

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

DATE: 01/16/2026

PAY TO: A Better Landscapes Company
 THE ORDER OF: Eight Thousand Six Hundred Sixty Four Dollars and 00/100 Cents

AMOUNT: \$ 8,165.00 DOLLARS

Signature
B. Subramanian

#100354 \$8,165.00

SouthState CHECKING DEPOSIT

DATE: 1-15-2026

NAME: Lexington Lakes

ACCOUNT NUMBER: 485396683

NET DEPOSIT: \$ 520.00

#0000 \$520.00



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

Statement Ending 01/30/2026




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 | \$10,100.00 |

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0627

Account Summary

| Date | Description | Amount |
|------------|-------------------------|-------------|
| 01/01/2026 | Beginning Balance | \$10,200.00 |
| | 0 Credit(s) This Period | \$0.00 |
| | 1 Debit(s) This Period | \$100.00 |
| 01/30/2026 | Ending Balance | \$10,100.00 |

Checks Cleared

| Check Nbr | Date | Amount |
|-----------|------------|----------|
| 100001 | 01/07/2026 | \$100.00 |

* Indicates skipped check number

1 item(s) totaling \$100.00

Daily Balances

| Date | Amount |
|------------|-------------|
| 01/07/2026 | \$10,100.00 |



| | | | |
|---|--|---|--|
| Lexington Lakes Condominium Association Inc. 8025 Englewood Road #102 Jupiter, FL 33477 | | City State Zip West Palm Beach, FL 33410 | 100001 DATE: 09/18/2025 |
| PAID TO MEMBER OF | | Agmon Tzvi Ora and Zvi Agmon and Zvi Ora | \$ 100.00 DOLLARS |
| MEMO: 10-10-10-10-10 | | | <i>[Signature]</i> <i>[Signature]</i> |

#100001

\$100.00

Online at: www.mymerrill.com

Account Number: 587-02993

24-Hour Assistance: (866) 4MLBUSINESS

** Duplicate Copy **

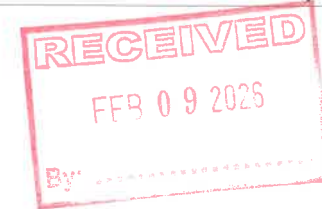
TRITON PROPERTY MANAGEMENT
FAO LEXINGTON LAKES
CONDASSOCIATION, INC
900 E INDIANTOWN RD STE 210
JUPITER FL 33477-5153

Net Portfolio Value:

\$319,162.17

Your Financial Advisor:

MARNEY MCKEE
26301 U S HIGHWAY 19 N
CLEARWATER FL 33761
marney.mckee@ml.com
1-800-964-7931



WCMA[®] ACCOUNT

January 01, 2026 - January 30, 2026

| | <i>This Statement</i> | <i>Year to Date</i> |
|-----------------------------------|-----------------------|---------------------|
| Opening Value (01/01) | \$318,354.22 | |
| Total Credits | 262.08 | 262.08 |
| Total Debits | - | - |
| Securities You Transferred In/Out | - | - |
| Market Gains/(Losses) | 545.87 | 545.87 |
| Closing Value (01/30) | \$319,162.17 | |

ASSETS

| | <i>January 30</i> | <i>December 31</i> |
|----------------------------|---------------------|--------------------|
| Cash/Money Accounts | 38,544.23 | 284,282.15 |
| Fixed Income | 279,982.00 | 34,000.34 |
| Equities | - | - |
| Mutual Funds | - | - |
| Options | - | - |
| Other | - | - |
| Subtotal (Long Portfolio) | 318,526.23 | 318,282.49 |
| Estimated Accrued Interest | 635.94 | 71.73 |
| TOTAL ASSETS | \$319,162.17 | \$318,354.22 |

LIABILITIES

| | | |
|----------------------------|---------------------|--------------|
| Debit Balance | - | - |
| Short Market Value | - | - |
| TOTAL LIABILITIES | - | - |
| NET PORTFOLIO VALUE | \$319,162.17 | \$318,354.22 |

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

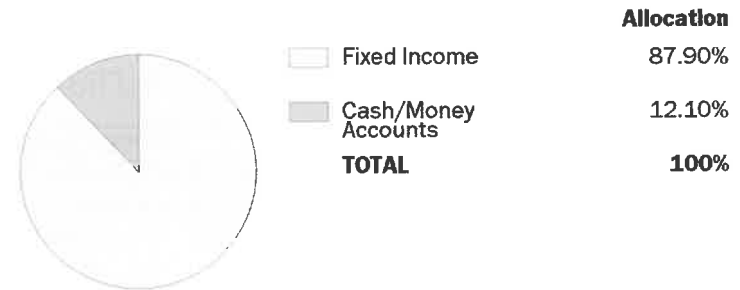
January 01, 2026 - January 30, 2026

| CASH FLOW | This Statement | Year to Date |
|------------------------------------|---------------------|--------------|
| Opening Cash/Money Accounts | \$284,282.15 | |
| CREDITS | | |
| Funds Received | - | - |
| Electronic Transfers | - | - |
| Other Credits | - | - |
| <i>Subtotal</i> | - | - |
| DEBITS | | |
| Electronic Transfers | - | - |
| Margin Interest Charged | - | - |
| Other Debits | - | - |
| Visa Purchases | - | - |
| ATM/Cash Advances | - | - |
| Checks Written/Bill Payment | - | - |
| Advisory and other fees | - | - |
| <i>Subtotal</i> | - | - |
| Net Cash Flow | - | - |

| OTHER TRANSACTIONS | | |
|------------------------------------|--------------------|--------------|
| Dividends/Interest Income | 262.08 | 262.08 |
| Security Purchases/Debits | (280,000.00) | (280,000.00) |
| Security Sales/Credits | 34,000.00 | 34,000.00 |
| Closing Cash/Money Accounts | \$38,544.23 | |

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

| | Mail | Online Delivery |
|----------------------------|------|-----------------|
| Statements | X | |
| Performance Reports | X | |
| Trade Confirms | X | |
| Shareholders Communication | X | |
| Prospectus | X | |
| Service Notices | X | |
| Tax Statements | X | |

LEXINGTON LAKES CONDOMINIUM

Account Number: 587-02993

YOUR WCMA BANK DEPOSIT INTEREST SUMMARY

January 01, 2026 - January 30, 2026

| Money Account Description | Opening Balance | Average Deposit Balance | Current Yield% | Interest on Deposits | Closing Balance |
|--------------------------------------|-----------------|-------------------------|----------------|----------------------|-----------------|
| Bank of America, N.A. | 220,851 | 35,584 | .01 | 0.32 | 967 |
| TOTAL ML Bank Deposit Program | 220,851 | | | 0.32 | 967 |

| Money Account Description | Opening Balance | Average Deposit Balance | Current Yield% | Interest on Deposits | Closing Balance |
|--------------------------------|-----------------|-------------------------|----------------|----------------------|-----------------|
| Bank of America, N.A. | 63,429 | 62,695 | 2.89 | 147.00 | 37,576 |
| TOTAL Preferred Deposit | 63,429 | | | 147.00 | 37,576 |

ITEMS FOR ATTENTION

| Security | Message | Date | Security | Message | Date |
|---------------------|----------|----------|------------------|----------|----------|
| CD CROSS RIVER BANK | Maturing | 02/02/26 | CD BEAL BANK USA | Maturing | 03/25/26 |
| CD BEAL BANK USA | Maturing | 02/04/26 | | | |

YOUR WCMA ASSETS

| CASH/MONEY ACCOUNTS | | Total | Estimated | Estimated | Estimated | Est. Annual |
|--------------------------------|-----------|------------------|--------------|------------------|---------------|-------------|
| Description | Quantity | Cost Basis | Market Price | Market Value | Annual Income | Yield% |
| CASH | 1.23 | 1.23 | | 1.23 | | |
| +ML BANK DEPOSIT PROGRAM | 967.00 | 967.00 | 1.0000 | 967.00 | | .01 |
| +FDIC INSURED NOT SIPC COVERED | | | | | | |
| +PREFERRED DEPOSIT | 37,576.00 | 37,576.00 | 1.0000 | 37,576.00 | 1,086 | 2.89 |
| +FDIC INSURED NOT SIPC COVERED | | | | | | |
| TOTAL | | 38,544.23 | | 38,544.23 | 1,086 | 2.82 |



YOUR WCMA ASSETS

January 01, 2026 - January 30, 2026

| CDs/EQUIVALENTS | <i>Acquired</i> | <i>Quantity</i> | <i>Adjusted/Total Cost Basis</i> | <i>Estimated Market Price</i> | <i>Estimated Market Value</i> | <i>Unrealized Gain/(Loss)</i> | <i>Estimated Accrued Interest</i> | <i>Estimated Annual Income</i> |
|--|-----------------|-----------------|----------------------------------|-------------------------------|-------------------------------|-------------------------------|-----------------------------------|--------------------------------|
| CD CROSS RIVER BANK <i>FORT LEE, NJ 03.850% FEB 02 2026 CUSIP: 227563NT6 CURRENT YIELD 3.850%</i> | 12/16/25 | 100,000 | 100,000.00 | 100.0000 | 100,000.00 | | 295.34 | 3,850 |
| CD BEAL BANK USA <i>LAS VEGAS, NV 03.800% FEB 04 2026 CUSIP: 07371VPS0 CURRENT YIELD 3.800%</i> | 12/29/25 | 120,000 | 120,000.00 | 100.0000 | 120,000.00 | | 287.34 | 4,560 |
| CD BEAL BANK USA <i>LAS VEGAS, NV 03.600% MAR 25 2026 CUSIP: 07371VQK6 CURRENT YIELD 3.601%</i> | 01/12/26 | 60,000 | 60,000.00 | 99.9700 | 59,982.00 | (18.00) | 53.26 | 2,160 |
| TOTAL YIELD 3.78% | | 280,000 | 280,000.00 | | 279,982.00 | (18.00) | 635.94 | 10,570 |

PLEASE REFER TO NOTES BELOW FOR INFORMATION REGARDING CREDIT RATINGS.

| LONG PORTFOLIO | <i>Adjusted/Total Cost Basis</i> | <i>Estimated Market Value</i> | <i>Unrealized Gain/(Loss)</i> | <i>Estimated Accrued Interest</i> | <i>Estimated Annual Income</i> |
|--------------------------|----------------------------------|-------------------------------|-------------------------------|-----------------------------------|--------------------------------|
| TOTAL YIELD 3.66% | 318,544.23 | 318,526.23 | (18.00) | 635.94 | 11,656 |

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 | <i>Date</i> | <i>Description</i> | <i>Transaction Type</i> | <i>Quantity</i> | <i>Income</i> | <i>Income Year To Date</i> |
|---|---|--------------------|-------------------------|-----------------|---------------|----------------------------|
| Taxable Interest | | | | | | |
| 01/12 | CD MERRICK BANK <i>SOUTH JORDAN, UT 03.850% JAN 12 2026 PAY DATE 01/12/2026 CUSIP NUM: 59013LFD1</i> | ∓ Interest | | | 114.76 | |
| 01/30 | BANK DEPOSIT INTEREST <i>PREFERRED DEPOSIT</i> | ∓ Bank Interest | | | .32 | |
| | | Income Total | | | 147.00 | |
| | Subtotal (Taxable Interest) | | | | 262.08 | 262.08 |

LEXINGTON LAKES CONDOMINIUM

Account Number:587-02993

YOUR WCMA TRANSACTIONS

January 01, 2026 - January 30, 2026

DIVIDENDS/INTEREST INCOME TRANSACTIONS (continued)

| Date | Description | Transaction Type | Quantity | Income | Income Year To Date |
|------------------|-------------|------------------|----------|---------------|---------------------|
| NET TOTAL | | | | 262.08 | 262.08 |

SECURITY TRANSACTIONS

| Settlement Date | Description | Transaction Type | Quantity | Transaction Amount | Commissions/Trading Fees | (Debit)/Credit | Accrued Interest Earned/(Paid) |
|---|--|------------------|--------------|---------------------|--------------------------|---------------------|--------------------------------|
| Purchases | | | | | | | |
| 01/02 | CD CROSS RIVER BANK FORT LEE, NJ 03.850% FEB 02 2026 WHEN, AS, IF ISSUED. ISS YS ML/ML AFFILIATE FEE 0 %. AFFLT MAY ACT AS PRIN CUS NO 227563NT6 UNIT PRICE 100.0000 | Purchase | 100,000.0000 | (100,000.00) | | (100,000.00) | |
| 01/07 | CD BEAL BANK USA LAS VEGAS, NV 03.800% FEB 04 2026 WHEN, AS, IF ISSUED. ISS YS ML/ML AFFILIATE FEE 0 %. AFFLT MAY ACT AS PRIN CUS NO 07371VPS0 UNIT PRICE 100.0000 | Purchase | 120,000.0000 | (120,000.00) | | (120,000.00) | |
| 01/21 | CD BEAL BANK USA LAS VEGAS, NV 03.600% MAR 25 2026 WHEN, AS, IF ISSUED. ISS YS ML/ML AFFILIATE FEE 0 %. AFFLT MAY ACT AS PRIN CUS NO 07371VQK6 UNIT PRICE 100.0000 | Purchase | 60,000.0000 | (60,000.00) | | (60,000.00) | |
| Subtotal (Purchases) | | | | (280,000.00) | | (280,000.00) | |
| Other Security Transactions | | | | | | | |
| 01/12 | CD MERRICK BANK SOUTH JORDAN, UT 03.850% JAN 12 2026 PAY DATE 01/12/2026 | Redemption | -34,000.0000 | | | 34,000.00 | |
| Subtotal (Other Security Transactions) | | | | | | 34,000.00 | |
| TOTAL | | | | (280,000.00) | | (246,000.00) | |
| TOTAL SECURITY PURCHASES/(DEBITS) | | | | | | (280,000.00) | |
| TOTAL SECURITY SALES/CREDITS | | | | | | 34,000.00 | |

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



LEXINGTON LAKES CONDOMINIUM

Account Number:587-02993

24-Hour Assistance: (866) 4MLBUSINESS

YOUR WCMA TRANSACTIONS

January 01, 2026 - January 30, 2026

REALIZED GAINS/(LOSSES)

| Description | Quantity | Acquired Date | Liquidation Date | Sale Amount | Cost Basis | Gains/(Losses)* | |
|----------------------------|------------|---------------|------------------|------------------|------------------|-----------------|--------------|
| | | | | | | This Statement | Year to Date |
| CD MERRICK BANK 3.85% 2026 | 34000.0000 | 12/05/25 | 01/12/26 | 34,000.00 | 34,000.00 | .00 | |
| TOTAL | | | | 34,000.00 | 34,000.00 | | |

* - Excludes transactions for which we have insufficient data

YOUR WCMA MONEY ACCOUNT TRANSACTIONS

| Date | Description | Withdrawals | Deposits | Date | Description | Withdrawals | Deposits |
|------------------|-------------------------|-------------|----------|-------|-------------------|-------------------|-----------|
| 01/02 | ML BANK DEPOSIT PROGRAM | 99,998.00 | | 01/13 | PREFERRED DEPOSIT | | 34,000.00 |
| 01/07 | ML BANK DEPOSIT PROGRAM | 120,000.00 | | 01/20 | PREFERRED DEPOSIT | 60,000.00 | |
| 01/13 | ML BANK DEPOSIT PROGRAM | | 114.00 | | | | |
| NET TOTAL | | | | | | 245,884.00 | |





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 0213 0 586 871 05554 #@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 January 1, 2026 to January 31, 2026

Account number: 8981 5659 9525

LEXINGTON LAKES CONDOMINIUM ASSOCIATION,

Account summary

| | | |
|---|-----------------|---|
| Beginning balance on January 1, 2026 | \$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 January 31, 2026 | \$100.00 | ¹ Includes checks paid, deposited items and other debits |

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



LEXINGTON LAKES CONDOMINIUM ASSOCIATION, | Account # 8981 5659 9525 | January 1, 2026 to January 31, 2026

Daily ledger balances

| Date | Balance (\$) |
|-------|--------------|
| 01/01 | 100.00 |



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

AK 0213 0 586 871 05568 #@01 AV 0.593

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

Your Business Advantage Savings Preferred Rewards for Bus Platinum Honors

for January 1, 2026 to January 31, 2026

Account number: 8981 5658 2040

LEXINGTON LAKES CONDOMINIUM ASSOC., INC.

Account summary

| | | |
|---|-----------------|-------------------------------------|
| Beginning balance on January 1, 2026 | \$567.34 | # of deposits/credits: 1 |
| Deposits and other credits | 0.02 | # of withdrawals/debits: 0 |
| Withdrawals and other debits | -0.00 | # of days in cycle: 31 |
| Service fees | -0.00 | Average ledger balance: \$567.34 |
| Ending balance on January 31, 2026 | \$567.36 | Average collected balance: \$567.34 |

Annual Percentage Yield Earned this statement period: 0.04%.

Interest Paid Year To Date: \$0.02.



LEXINGTON LAKES CONDOMINIUM ASSOC., INC. | Account # 8981 5658 2040 | January 1, 2026 to January 31, 2026

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

Deposits and other credits

| Date | Description | Amount |
|---|-----------------|---------------|
| 01/30/26 | Interest Earned | 0.02 |
| Total deposits and other credits | | \$0.02 |

Daily ledger balances

| Date | Balance (\$) | Date | Balance(\$) |
|-------|--------------|-------|-------------|
| 01/01 | 567.34 | 01/30 | 567.36 |

Lexington Lakes Condominium Association, Inc.

Run Date: 02/21/2026
Run Time: 11:33 AM

GENERAL LEDGER DETAIL

As of: Start: 01/01/2026 | End: 01/31/2026

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|--------------------------------|---------------------------|------------|-------------------------|-----------------|--------------|--------------|----------------|
| 1100 SouthState Operating 6683 | | | | \$72,391.60 | \$198,757.75 | \$185,287.73 | \$85,861.62 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | AP 826122 External Che... | 300310 | Comcast Bi - Comcast... | | \$0.00 | \$343.94 | |
| 1/2/2026 | AR 816295 Cash Receipt... | 0140255... | | | \$41,630.00 | \$0.00 | |
| 1/5/2026 | AR 816960 Cash Receipt... | 0140454... | | | \$8,840.00 | \$0.00 | |
| 1/5/2026 | GL 851120 Journal Entr... | | Credit Card Payment | Credit Card ... | \$0.00 | \$2,938.92 | |
| 1/6/2026 | AR 817639 Cash Receipt... | 0140720... | | | \$32,760.00 | \$0.00 | |
| 1/7/2026 | AP 819006 External Che... | 300297 | BC-060075 - The Zeni... | | \$0.00 | \$548.00 | |
| 1/7/2026 | AR 819479 Cash Receipt... | 0053161... | | | \$6,760.00 | \$0.00 | |
| 1/8/2026 | AR 820510 Cash Receipt... | 0000003... | | | \$8,320.00 | \$0.00 | |
| 1/9/2026 | AR 822176 Cash Receipt... | 0000002... | | | \$7,280.00 | \$0.00 | |
| 1/9/2026 | AP 826121 External Che... | 300309 | XF 71211 - Xfinity* | | \$0.00 | \$13,955.37 | |
| 1/12/2026 | AR 824194 Cash Receipt... | 0053862... | | | \$3,640.00 | \$0.00 | |
| 1/13/2026 | AR 826225 Cash Receipt... | 0000000... | | | \$7,795.00 | \$0.00 | |
| 1/14/2026 | AP 827492 External Che... | 300311 | Card Servi - Card Se... | | \$0.00 | \$1,763.59 | |
| 1/14/2026 | AP 827493 External Che... | 100346 | A better Landscape C... | | \$0.00 | \$13.33 | |
| 1/14/2026 | AP 827494 External Che... | 100347 | Hoover Pumping Syste... | | \$0.00 | \$355.00 | |
| 1/14/2026 | AP 827495 External Che... | 100348 | Triton Property Mana... | | \$0.00 | \$6,044.30 | |
| 1/14/2026 | AP 827496 External Che... | 100349 | SU290 - SUPERIOR WAT... | | \$0.00 | \$1,658.21 | |
| 1/14/2026 | AP 827497 External Che... | 100350 | Superior Pool Servic... | | \$0.00 | \$545.00 | |
| 1/14/2026 | AP 827498 External Che... | 100351 | Bartlett Bros Securi... | | \$0.00 | \$358.45 | |
| 1/14/2026 | AR 827604 Cash Receipt... | 0141114... | | | \$4,992.26 | \$0.00 | |
| 1/14/2026 | AP 830474 External Che... | 300315 | IPFS-2 - IPFS | | \$0.00 | \$29,858.43 | |
| 1/14/2026 | GL 830786 Journal Entr... | | Credit Card Payment | Credit Card ... | \$1,763.59 | \$0.00 | |
| 1/15/2026 | AR 828426 Cash Receipt... | 062 | | | \$520.00 | \$0.00 | |
| 1/15/2026 | AR 829053 Cash Receipt... | 0000005... | | | \$2,080.00 | \$0.00 | |
| 1/16/2026 | AP 830468 External Che... | 300313 | R.V. - R.V. JOHNSON ... | | \$0.00 | \$27,477.34 | |
| 1/16/2026 | AP 830469 External Che... | 300314 | R.V. - R.V. JOHNSON ... | | \$0.00 | \$28,340.77 | |
| 1/16/2026 | AP 830470 External Che... | 100352 | new addr - Rosenbaum... | | \$0.00 | \$277.50 | |
| 1/16/2026 | AP 830471 External Che... | 100353 | SU290 - SUPERIOR WAT... | | \$0.00 | \$450.00 | |
| 1/16/2026 | AP 830472 External Che... | 100354 | A better Landscape C... | | \$0.00 | \$8,165.00 | |
| 1/16/2026 | AP 830473 External Che... | 100355 | Bartlett Bros Securi... | | \$0.00 | \$569.05 | |
| 1/16/2026 | AR 830624 Cash Receipt... | 0000001... | | | \$2,600.00 | \$0.00 | |
| 1/16/2026 | GL 851479 Journal Entr... | | Reverse Insurance Pa... | Reverse Insu... | \$55,818.11 | \$0.00 | |
| 1/18/2026 | AP 824060 External Che... | 300303 | FPL* | | \$0.00 | \$1,076.27 | |
| 1/18/2026 | AP 824061 External Che... | 300304 | FPL* | | \$0.00 | \$178.07 | |
| 1/18/2026 | AP 824062 External Che... | 300305 | FPL* | | \$0.00 | \$131.46 | |
| 1/18/2026 | AP 824063 External Che... | 300306 | FPL* | | \$0.00 | \$470.03 | |
| 1/18/2026 | AP 824064 External Che... | 300307 | FPL* | | \$0.00 | \$97.60 | |
| 1/18/2026 | AP 824065 External Che... | 300308 | FPL* | | \$0.00 | \$848.89 | |
| 1/20/2026 | AR 832061 Cash Receipt... | 0055936... | | | \$3,195.00 | \$0.00 | |
| 1/21/2026 | AR 832827 Cash Receipt... | 0141371... | | | \$883.79 | \$0.00 | |
| 1/22/2026 | AP 833735 External Che... | 100356 | Tovo - Tovo | | \$0.00 | \$200.00 | |
| 1/22/2026 | AP 833736 External Che... | 100357 | Lexington - Lexingto... | | \$0.00 | \$33,333.33 | |
| 1/22/2026 | AP 833737 External Che... | 100358 | Triton Property Mana... | | \$0.00 | \$3,022.15 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|--|---------------------|-----------------|--------------------------------|---------------------|---------------------|---------------------|---------------------|
| 1/23/2026 | AR 835535 | Cash Receipt... | 0000002... | | \$520.00 | \$0.00 | |
| 1/26/2026 | AR 836670 | Cash Receipt... | 0000007... | | \$1,560.00 | \$0.00 | |
| 1/27/2026 | AR 836938 | Cash Receipt... | 0141546... | | \$1,560.00 | \$0.00 | |
| 1/27/2026 | AP 837292 | External Che... | 300316 Comcast Bi - Comcast... | | \$0.00 | \$343.49 | |
| 1/28/2026 | AP 821237 | External Che... | 300298 City of St - City of... | | \$0.00 | \$80.50 | |
| 1/28/2026 | AP 821238 | External Che... | 300299 City of St - City of... | | \$0.00 | \$28.00 | |
| 1/28/2026 | AP 821239 | External Che... | 300300 City of St - City of... | | \$0.00 | \$11,502.05 | |
| 1/28/2026 | AP 821240 | External Che... | 300301 City of St - City of... | | \$0.00 | \$9,748.86 | |
| 1/28/2026 | AP 821241 | External Che... | 300302 City of St - City of... | | \$0.00 | \$169.84 | |
| 1/28/2026 | AR 838196 | Cash Receipt... | 0000000... | | \$1,040.00 | \$0.00 | |
| 1/29/2026 | AR 839223 | Cash Receipt... | 0141606... | | \$2,600.00 | \$0.00 | |
| 1/30/2026 | AR 840700 | Cash Receipt... | 0141649... | | \$2,600.00 | \$0.00 | |
| 1/31/2026 | GL 851122 | Journal Entr... | Comcast Auto Payment | Comcast Auto... | \$0.00 | \$329.68 | |
| 1/31/2026 | GL 851123 | Journal Entr... | Everon Auto Payment | Everon Auto ... | \$0.00 | \$65.31 | |
| 1102 SouthState Security Deposit 0627 | | | | \$10,100.00 | \$0.00 | \$0.00 | \$10,100.00 |
| 1127 Merrill Lynch Reserves | | | | \$319,065.52 | \$33,479.40 | \$0.00 | \$352,544.92 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | AP 833733 | Enter Bill | Lexington - Lexingto... | | \$33,333.33 | \$0.00 | |
| 1/31/2026 | GL 851478 | Journal Entr... | Earnings ML | Earnings ML | \$146.07 | \$0.00 | |
| 1151 Accounts Receivable | | | | \$62,450.49 | \$138,704.10 | \$135,911.05 | \$65,243.54 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | AR 815383 | Apply Charge... | | | \$137,280.00 | \$0.00 | |
| 1/1/2026 | AR 815384 | Apply PrePai... | | | \$0.00 | \$22,019.00 | |
| 1/1/2026 | AR 837244 | Adjustment | | | \$0.00 | \$30.00 | |
| 1/2/2026 | AR 816295 | Cash Receipt... | 0140255... | | \$0.00 | \$38,445.00 | |
| 1/5/2026 | AR 816960 | Cash Receipt... | 0140454... | | \$0.00 | \$7,363.00 | |
| 1/6/2026 | AR 817639 | Cash Receipt... | 0140720... | | \$0.00 | \$30,499.00 | |
| 1/7/2026 | AR 819479 | Cash Receipt... | 0053161... | | \$0.00 | \$6,210.00 | |
| 1/8/2026 | AR 820510 | Cash Receipt... | 0000003... | | \$0.00 | \$6,760.00 | |
| 1/9/2026 | AR 822176 | Cash Receipt... | 0000002... | | \$0.00 | \$3,629.00 | |
| 1/12/2026 | AR 824194 | Cash Receipt... | 0053862... | | \$0.00 | \$3,150.00 | |
| 1/13/2026 | AR 826225 | Cash Receipt... | 0000000... | | \$0.00 | \$7,250.00 | |
| 1/14/2026 | AR 827604 | Cash Receipt... | 0141114... | | \$0.00 | \$3,952.26 | |
| 1/15/2026 | AR 828426 | Cash Receipt... | 062 | | \$0.00 | \$520.00 | |
| 1/15/2026 | AR 829053 | Cash Receipt... | 0000001... | | \$0.00 | \$1,040.00 | |
| 1/16/2026 | AR 830624 | Cash Receipt... | 0000005... | | \$0.00 | \$1,560.00 | |
| 1/19/2026 | AR 830826 | Collection F... | | | \$10.00 | \$0.00 | |
| 1/19/2026 | AR 830822 | Adjustment | | | \$1,329.10 | \$0.00 | |
| 1/19/2026 | AR 830824 | Apply Late F... | | | \$75.00 | \$0.00 | |
| 1/19/2026 | AR 830832 | Adjustment | | | \$5.00 | \$0.00 | |
| 1/19/2026 | AR 830833 | Adjustment | | | \$5.00 | \$0.00 | |
| 1/20/2026 | AR 832061 | Cash Receipt... | 0000000... | | \$0.00 | \$2,080.00 | |
| 1/21/2026 | AR 832827 | Cash Receipt... | 0141371... | | \$0.00 | \$883.79 | |
| 1/26/2026 | AR 836670 | Cash Receipt... | 0000005... | | \$0.00 | \$520.00 | |
| 1166 Credit Risk Allowance | | | | (\$7,613.63) | \$0.00 | \$66.67 | (\$7,680.30) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | GL 851482 | Journal Entr... | Accrue Bad Debt | Accrue Bad D... | \$0.00 | \$66.67 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---------------------------|--------|-------------------------|------------------------|---------------|----------------|-----------------------|
| 1170 Prepaid Insurance | | | | \$473,476.09 | \$548.00 | \$29,904.53 | \$444,119.56 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | GL 814941 Journal Entr... | | Insurance Allocation | Insurance Al... | \$0.00 | \$29,904.53 | |
| 1/7/2026 | AP 819005 Enter Bill | | BC-060075 - The Zeni... | | \$548.00 | \$0.00 | |
| 1176 Prepaid Termite Bond | | | | \$9,574.07 | \$0.00 | \$870.37 | \$8,703.70 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | GL 814937 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 | | | | (\$39,004.56) | \$181,953.82 | \$171,370.05 | (\$28,420.79) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | AP 826110 Enter Bill | | Superior Pool Servic... | | \$0.00 | \$545.00 | |
| 1/1/2026 | AP 826112 Enter Bill | | Comcast Bi - Comcast... | | \$0.00 | \$343.94 | |
| 1/1/2026 | AP 826116 Enter Bill | | SU290 - SUPERIOR WAT... | | \$0.00 | \$195.70 | |
| 1/1/2026 | AP 826122 External Che... | 300310 | Comcast Bi - Comcast... | | \$343.94 | \$0.00 | |
| 1/1/2026 | AP 833733 Enter Bill | | Lexington - Lexingto... | | \$0.00 | \$33,333.33 | |
| 1/1/2026 | AP 833734 Enter Bill | | Tovo - Tovo | | \$0.00 | \$200.00 | |
| 1/5/2026 | AP 826111 Enter Bill | | Triton Property Mana... | | \$0.00 | \$3,022.15 | |
| 1/7/2026 | AP 819005 Enter Bill | | BC-060075 - The Zeni... | | \$0.00 | \$548.00 | |
| 1/7/2026 | AP 819006 External Che... | 300297 | BC-060075 - The Zeni... | | \$548.00 | \$0.00 | |
| 1/9/2026 | AP 826117 Enter Bill | | XF 71211 - Xfinity* | | \$0.00 | \$13,955.37 | |
| 1/9/2026 | AP 826121 External Che... | 300309 | XF 71211 - Xfinity* | | \$13,955.37 | \$0.00 | |
| 1/9/2026 | AP 848437 Enter Bill | | A better Landscape C... | | \$0.00 | \$8,573.25 | |
| 1/9/2026 | AP 848439 Enter Bill | | A better Landscape C... | | \$0.00 | \$8,165.00 | |
| 1/10/2026 | AP 833732 Enter Bill | | Triton Property Mana... | | \$0.00 | \$3,022.15 | |
| 1/14/2026 | AP 827492 External Che... | 300311 | Card Servi - Card Se... | | \$1,763.59 | \$0.00 | |
| 1/14/2026 | AP 827493 External Che... | 100346 | A better Landscape C... | | \$13.33 | \$0.00 | |
| 1/14/2026 | AP 827494 External Che... | 100347 | Hoover Pumping Syste... | | \$355.00 | \$0.00 | |
| 1/14/2026 | AP 827495 External Che... | 100348 | Triton Property Mana... | | \$6,044.30 | \$0.00 | |
| 1/14/2026 | AP 827496 External Che... | 100349 | SU290 - SUPERIOR WAT... | | \$1,658.21 | \$0.00 | |
| 1/14/2026 | AP 827497 External Che... | 100350 | Superior Pool Servic... | | \$545.00 | \$0.00 | |
| 1/14/2026 | AP 827498 External Che... | 100351 | Bartlett Bros Securi... | | \$358.45 | \$0.00 | |
| 1/14/2026 | AP 830467 Enter Bill | | IPFS-2 - IPFS | | \$0.00 | \$29,858.43 | |
| 1/14/2026 | AP 830474 External Che... | 300315 | IPFS-2 - IPFS | | \$29,858.43 | \$0.00 | |
| 1/14/2026 | GL 830786 Journal Entr... | | Credit Card Payment | Credit Card ... | \$0.00 | \$1,763.59 | |
| 1/16/2026 | AP 830468 External Che... | 300313 | R.V. - R.V. JOHNSON ... | | \$27,477.34 | \$0.00 | |
| 1/16/2026 | AP 830469 External Che... | 300314 | R.V. - R.V. JOHNSON ... | | \$28,340.77 | \$0.00 | |
| 1/16/2026 | AP 830470 External Che... | 100352 | new addr - Rosenbaum... | | \$277.50 | \$0.00 | |
| 1/16/2026 | AP 830471 External Che... | 100353 | SU290 - SUPERIOR WAT... | | \$450.00 | \$0.00 | |
| 1/16/2026 | AP 830472 External Che... | 100354 | A better Landscape C... | | \$8,165.00 | \$0.00 | |
| 1/16/2026 | AP 830473 External Che... | 100355 | Bartlett Bros Securi... | | \$569.05 | \$0.00 | |
| 1/16/2026 | GL 851479 Journal Entr... | | Reverse Insurance Pa... | Reverse Insu... | \$0.00 | \$55,818.11 | |
| 1/18/2026 | AP 824060 External Che... | 300303 | FPL* | | \$1,076.27 | \$0.00 | |
| 1/18/2026 | AP 824061 External Che... | 300304 | FPL* | | \$178.07 | \$0.00 | |
| 1/18/2026 | AP 824062 External Che... | 300305 | FPL* | | \$131.46 | \$0.00 | |
| 1/18/2026 | AP 824063 External Che... | 300306 | FPL* | | \$470.03 | \$0.00 | |
| 1/18/2026 | AP 824064 External Che... | 300307 | FPL* | | \$97.60 | \$0.00 | |
| 1/18/2026 | AP 824065 External Che... | 300308 | FPL* | | \$848.89 | \$0.00 | |
| 1/19/2026 | AP 848440 Enter Bill | | Triton Property Mana... | | \$0.00 | \$3,053.59 | |

| Account | | | | | Balance Forward | Debits | Credits | Ending Balance |
|--|----------------------------|-----------------|-----------------------------|-------------------------|------------------------|--------------------|--------------------|-----------------------|
| 1/21/2026 | AP 837291 | Enter Bill | | Comcast Bi - Comcast... | | \$0.00 | \$343.49 | |
| 1/21/2026 | AP 848441 | Enter Bill | | Superior Pool Servic... | | \$0.00 | \$11.90 | |
| 1/22/2026 | AP 833735 | External Che... | 100356 | Tovo - Tovo | | \$200.00 | \$0.00 | |
| 1/22/2026 | AP 833736 | External Che... | 100357 | Lexington - Lexingto... | | \$33,333.33 | \$0.00 | |
| 1/22/2026 | AP 833737 | External Che... | 100358 | Triton Property Mana... | | \$3,022.15 | \$0.00 | |
| 1/23/2026 | AP 848442 | Enter Bill | | TPM J1 - Triton Prop... | | \$0.00 | \$2,896.39 | |
| 1/27/2026 | AP 837292 | External Che... | 300316 | Comcast Bi - Comcast... | | \$343.49 | \$0.00 | |
| 1/28/2026 | AP 821237 | External Che... | 300298 | City of St - City of... | | \$80.50 | \$0.00 | |
| 1/28/2026 | AP 821238 | External Che... | 300299 | City of St - City of... | | \$28.00 | \$0.00 | |
| 1/28/2026 | AP 821239 | External Che... | 300300 | City of St - City of... | | \$11,502.05 | \$0.00 | |
| 1/28/2026 | AP 821240 | External Che... | 300301 | City of St - City of... | | \$9,748.86 | \$0.00 | |
| 1/28/2026 | AP 821241 | External Che... | 300302 | City of St - City of... | | \$169.84 | \$0.00 | |
| 1/30/2026 | AP 841447 | Enter Bill | | FPL* | | \$0.00 | \$123.74 | |
| 1/30/2026 | AP 841448 | Enter Bill | | FPL* | | \$0.00 | \$439.15 | |
| 1/30/2026 | AP 841449 | Enter Bill | | FPL* | | \$0.00 | \$919.49 | |
| 1/30/2026 | AP 841451 | Enter Bill | | FPL* | | \$0.00 | \$91.62 | |
| 1/30/2026 | AP 841452 | Enter Bill | | FPL* | | \$0.00 | \$1,068.70 | |
| 1/31/2026 | AP 841450 | Enter Bill | | FPL* | | \$0.00 | \$55.81 | |
| 1/31/2026 | AP 848443 | Enter Bill | | Triton Property Mana... | | \$0.00 | \$3,022.15 | |
| 2101 Security Deposits | | | | | (\$2,200.00) | \$0.00 | \$0.00 | (\$2,200.00) |
| 2105 Accrued Expenses | | | | | (\$15,683.18) | \$8,365.00 | \$21,979.25 | (\$29,297.43) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | GL 851480 | Journal Entr... | Accrue Audit Fee | Accrue Audit... | \$0.00 | \$450.00 | | |
| 1/1/2026 | GL 851484 | Journal Entr... | Reverse Tovo invoice | Reverse Tovo... | \$200.00 | \$0.00 | | |
| 1/9/2026 | AP 848439 | Enter Bill | A better Landscape C... | | \$8,165.00 | \$0.00 | | |
| 1/31/2026 | GL 853315 | Journal Entr... | Accrue City of Stuar... | Accrue City ... | \$0.00 | \$21,529.25 | | |
| 2110 Refundable Damage Deposits | | | | | (\$7,900.00) | \$0.00 | \$0.00 | (\$7,900.00) |
| 2115 Prepaid Owner Assessments | | | | | (\$25,052.00) | \$22,019.00 | \$27,314.00 | (\$30,347.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | AR 815384 | Apply PrePai... | | | \$22,019.00 | \$0.00 | | |
| 1/2/2026 | AR 816295 | Cash Receipt... | 0140252... | | \$0.00 | \$3,185.00 | | |
| 1/5/2026 | AR 816960 | Cash Receipt... | 0140427... | | \$0.00 | \$1,477.00 | | |
| 1/6/2026 | AR 817639 | Cash Receipt... | 0140568... | | \$0.00 | \$2,261.00 | | |
| 1/7/2026 | AR 819479 | Cash Receipt... | 0000005... | | \$0.00 | \$550.00 | | |
| 1/8/2026 | AR 820510 | Cash Receipt... | 0000002... | | \$0.00 | \$1,560.00 | | |
| 1/9/2026 | AR 822176 | Cash Receipt... | 0000000... | | \$0.00 | \$3,651.00 | | |
| 1/12/2026 | AR 824194 | Cash Receipt... | 0053371... | | \$0.00 | \$490.00 | | |
| 1/13/2026 | AR 826225 | Cash Receipt... | 0000001... | | \$0.00 | \$545.00 | | |
| 1/14/2026 | AR 827604 | Cash Receipt... | 0141114... | | \$0.00 | \$1,040.00 | | |
| 1/15/2026 | AR 829053 | Cash Receipt... | 0000005... | | \$0.00 | \$1,040.00 | | |
| 1/16/2026 | AR 830624 | Cash Receipt... | 0000001... | | \$0.00 | \$1,040.00 | | |
| 1/20/2026 | AR 832061 | Cash Receipt... | 0055936... | | \$0.00 | \$1,115.00 | | |
| 1/23/2026 | AR 835535 | Cash Receipt... | 0000002... | | \$0.00 | \$520.00 | | |
| 1/26/2026 | AR 836670 | Cash Receipt... | 0000007... | | \$0.00 | \$1,040.00 | | |
| 1/27/2026 | AR 836938 | Cash Receipt... | 0141546... | | \$0.00 | \$1,560.00 | | |
| 1/28/2026 | AR 838196 | Cash Receipt... | 0000000... | | \$0.00 | \$1,040.00 | | |
| 1/29/2026 | AR 839223 | Cash Receipt... | 0141606... | | \$0.00 | \$2,600.00 | | |
| 1/30/2026 | AR 840700 | Cash Receipt... | 0141649... | | \$0.00 | \$2,600.00 | | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---------------------------|--------|-------------------------|------------------------|---------------|----------------|-----------------------|
| 2120 Insurance Contracts Payable | | | | (\$402,791.42) | \$29,858.43 | \$0.00 | (\$372,932.99) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/14/2026 | AP 830467 Enter Bill | | IPFS-2 - IPFS | | \$29,858.43 | \$0.00 | |
| 2125 Deferred Comcast Revenue | | | | (\$129,360.00) | \$440.00 | \$0.00 | (\$128,920.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | GL 814938 Journal Entr... | | Deferred Cable Incom... | Deferred Cab... | \$440.00 | \$0.00 | |
| 3101 Reserves - General | | | | (\$182,127.43) | \$0.00 | \$33,333.33 | (\$215,460.76) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | GL 838913 Journal Entr... | | Reserve Accrual | Reserve Accr... | \$0.00 | \$33,333.33 | |
| 3199 Reserve Interest | | | | (\$136,938.09) | \$0.00 | \$146.07 | (\$137,084.16) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/31/2026 | GL 851478 Journal Entr... | | Earnings ML | Earnings ML | \$0.00 | \$146.07 | |
| 3300 Fund Balance | | | | (\$10,329.73) | \$0.00 | \$0.00 | (\$10,329.73) |
| 5010 Maintenance Assessment | | | | \$0.00 | \$0.00 | \$137,280.00 | (\$137,280.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | AR 815383 Apply Charge... | | | | \$0.00 | \$137,280.00 | |
| 5015 Cable Rebate | | | | \$0.00 | \$0.00 | \$440.00 | (\$440.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | GL 814938 Journal Entr... | | Deferred Cable Incom... | Deferred Cab... | \$0.00 | \$440.00 | |
| 5025 Owner Interest | | | | \$0.00 | \$0.00 | \$1,329.10 | (\$1,329.10) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/19/2026 | AR 830822 Adjustment | | | | \$0.00 | \$1,329.10 | |
| 5040 Late Fees | | | | \$0.00 | \$30.00 | \$95.00 | (\$65.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | AR 837244 Adjustment | | | | \$30.00 | \$0.00 | |
| 1/19/2026 | AR 830826 Collection F... | | | | \$0.00 | \$10.00 | |
| 1/19/2026 | AR 830824 Apply Late F... | | | | \$0.00 | \$75.00 | |
| 1/19/2026 | AR 830832 Adjustment | | | | \$0.00 | \$5.00 | |
| 1/19/2026 | AR 830833 Adjustment | | | | \$0.00 | \$5.00 | |
| 6010 Management Fees | | | | \$0.00 | \$15,016.43 | \$0.00 | \$15,016.43 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/5/2026 | AP 826111 Enter Bill | | Triton Property Mana... | | \$3,022.15 | \$0.00 | |
| 1/10/2026 | AP 833732 Enter Bill | | Triton Property Mana... | | \$3,022.15 | \$0.00 | |
| 1/19/2026 | AP 848440 Enter Bill | | Triton Property Mana... | | \$3,053.59 | \$0.00 | |
| 1/23/2026 | AP 848442 Enter Bill | | TPM J1 - Triton Prop... | | \$2,896.39 | \$0.00 | |
| 1/31/2026 | AP 848443 Enter Bill | | Triton Property Mana... | | \$3,022.15 | \$0.00 | |
| 6025 Audit/Tax Prep Fees | | | | \$0.00 | \$450.00 | \$0.00 | \$450.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/1/2026 | GL 851480 Journal Entr... | | Accrue Audit Fee | Accrue Audit... | \$450.00 | \$0.00 | |
| 6050 Office Supplies | | | | \$0.00 | \$877.74 | \$0.00 | \$877.74 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/5/2026 | GL 851120 Journal Entr... | | Credit Card Payment | Credit Card ... | \$877.74 | \$0.00 | |
| 6051 Postage | | | | \$0.00 | \$705.91 | \$0.00 | \$705.91 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 1/5/2026 | GL 851120 Journal Entr... | | Credit Card Payment | Credit Card ... | \$705.91 | \$0.00 | |

| Account | | | | | Balance Forward | Debits | Credits | Ending Balance |
|--|---------------------------|--------|-------------------------|-----------------|-----------------|-------------|------------|----------------|
| 6080 Insurance | | | | | \$0.00 | \$29,904.53 | \$0.00 | \$29,904.53 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | GL 814941 Journal Entr... | | Insurance Allocation | Insurance Al... | \$29,904.53 | \$0.00 | | |
| 6087 Website Maintenance | | | | | \$0.00 | \$200.00 | \$200.00 | \$0.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | AP 833734 Enter Bill | | Tovo - Tovo | | \$200.00 | \$0.00 | | |
| 1/1/2026 | GL 851484 Journal Entr... | | Reverse Tovo invoice | Reverse Tovo... | \$0.00 | \$200.00 | | |
| 6090 Bad Debt Expense | | | | | \$0.00 | \$66.67 | \$0.00 | \$66.67 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | GL 851482 Journal Entr... | | Accrue Bad Debt | Accrue Bad D... | \$66.67 | \$0.00 | | |
| 6209 Maintenance Supplies | | | | | \$0.00 | \$362.95 | \$0.00 | \$362.95 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/5/2026 | GL 851120 Journal Entr... | | Credit Card Payment | Credit Card ... | \$362.95 | \$0.00 | | |
| 6211 Christmas Lights & Decoration | | | | | \$0.00 | \$558.73 | \$0.00 | \$558.73 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/5/2026 | GL 851120 Journal Entr... | | Credit Card Payment | Credit Card ... | \$558.73 | \$0.00 | | |
| 6222 Backflow/ Hydrant/Ext Inspections | | | | | \$0.00 | \$65.31 | \$0.00 | \$65.31 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/31/2026 | GL 851123 Journal Entr... | | Everon Auto Payment | Everon Auto ... | \$65.31 | \$0.00 | | |
| 6225 Pest Control - Clubhouse Interior | | | | | \$0.00 | \$55.00 | \$0.00 | \$55.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/5/2026 | GL 851120 Journal Entr... | | Credit Card Payment | Credit Card ... | \$55.00 | \$0.00 | | |
| 6226 Termite Bond | | | | | \$0.00 | \$870.37 | \$0.00 | \$870.37 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | GL 814937 Journal Entr... | | Allocate Termite Exp... | Allocate Ter... | \$870.37 | \$0.00 | | |
| 6248 Lake Maintenance/Littoral Zones | | | | | \$0.00 | \$195.70 | \$0.00 | \$195.70 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | AP 826116 Enter Bill | | SU290 - SUPERIOR WAT... | | \$195.70 | \$0.00 | | |
| 6249 Pressure Washing | | | | | \$0.00 | \$378.59 | \$0.00 | \$378.59 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/5/2026 | GL 851120 Journal Entr... | | Credit Card Payment | Credit Card ... | \$378.59 | \$0.00 | | |
| 6291 Pool Maintenance | | | | | \$0.00 | \$556.90 | \$0.00 | \$556.90 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | AP 826110 Enter Bill | | Superior Pool Servic... | | \$545.00 | \$0.00 | | |
| 1/21/2026 | AP 848441 Enter Bill | | Superior Pool Servic... | | \$11.90 | \$0.00 | | |
| 6361 Landscape Maintenance | | | | | \$0.00 | \$8,573.25 | \$0.00 | \$8,573.25 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/9/2026 | AP 848437 Enter Bill | | A better Landscape C... | | \$5,984.79 | \$0.00 | | |
| 1/9/2026 | GL 851485 Journal Entr... | | Adjust Invoice to Bu... | Adjust Invoi... | \$2,588.46 | \$0.00 | | |
| 6368 Pest Control/Shrubs/Grass | | | | | \$0.00 | \$2,025.40 | \$2,025.40 | \$0.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/9/2026 | AP 848437 Enter Bill | | A better Landscape C... | | \$2,025.40 | \$0.00 | | |
| 1/9/2026 | GL 851485 Journal Entr... | | Adjust Invoice to Bu... | Adjust Invoi... | \$0.00 | \$2,025.40 | | |

| Account | | | | | Balance Forward | Debits | Credits | Ending Balance |
|--------------------------------------|----------------------------|---------------|-----------------------------|------------------|------------------------|---------------------|---------------------|-----------------------|
| 6381 Irrigation Contract | | | | | \$0.00 | \$563.06 | \$563.06 | \$0.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/9/2026 | AP 848437 Enter Bill | | A better Landscape C... | | \$563.06 | \$0.00 | | |
| 1/9/2026 | GL 851485 Journal Entr... | | Adjust Invoice to Bu... | Adjust Invoi... | \$0.00 | \$563.06 | | |
| 6405 Electricity | | | | | \$0.00 | \$2,698.51 | \$0.00 | \$2,698.51 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/30/2026 | AP 841447 Enter Bill | | FPL* | | \$123.74 | \$0.00 | | |
| 1/30/2026 | AP 841448 Enter Bill | | FPL* | | \$439.15 | \$0.00 | | |
| 1/30/2026 | AP 841449 Enter Bill | | FPL* | | \$919.49 | \$0.00 | | |
| 1/30/2026 | AP 841451 Enter Bill | | FPL* | | \$91.62 | \$0.00 | | |
| 1/30/2026 | AP 841452 Enter Bill | | FPL* | | \$1,068.70 | \$0.00 | | |
| 1/31/2026 | AP 841450 Enter Bill | | FPL* | | \$55.81 | \$0.00 | | |
| 6420 Water | | | | | \$0.00 | \$17,216.71 | \$0.00 | \$17,216.71 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/31/2026 | GL 853315 Journal Entr... | | Accrue City of Stuar... | Accrue City ... | \$17,216.71 | \$0.00 | | |
| 6435 Telephone/Internet | | | | | \$0.00 | \$1,017.11 | \$0.00 | \$1,017.11 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | AP 826112 Enter Bill | | Comcast Bi - Comcast... | | \$343.94 | \$0.00 | | |
| 1/21/2026 | AP 837291 Enter Bill | | Comcast Bi - Comcast... | | \$343.49 | \$0.00 | | |
| 1/31/2026 | GL 851122 Journal Entr... | | Comcast Auto Payment | Comcast Auto... | \$329.68 | \$0.00 | | |
| 6440 Garbage Pick Up | | | | | \$0.00 | \$4,312.54 | \$0.00 | \$4,312.54 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/31/2026 | GL 853315 Journal Entr... | | Accrue City of Stuar... | Accrue City ... | \$4,312.54 | \$0.00 | | |
| 6445 Cable TV | | | | | \$0.00 | \$13,955.37 | \$0.00 | \$13,955.37 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/9/2026 | AP 826117 Enter Bill | | XF 71211 - Xfinity* | | \$13,955.37 | \$0.00 | | |
| 7001 Reserve Trans. - General | | | | | \$0.00 | \$33,333.33 | \$0.00 | \$33,333.33 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 1/1/2026 | GL 838913 Journal Entr... | | Reserve Accrual | Reserve Accr... | \$33,333.33 | \$0.00 | | |
| Total: | | | | | \$0.00 | \$748,115.61 | \$748,115.61 | \$0.00 |