



Lexington Lakes Condo Assn. Inc  
**Monthly Financial Statement**

For the Period Ending  
February 28, 2026

Prepared by:

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

# Lexington Lakes Condominium Association, Inc.

Run Date: 03/13/2026  
Run Time: 02:53 PM

## FUND BALANCE SHEET

As of: 02/28/2026

### Assets

Account	Operating	Reserves	Total
<b>Assets</b>			
1100 SouthState Operating 6683	\$62,319.53	\$0.00	\$62,319.53
1102 SouthState Security Deposit 0627	\$10,100.00	\$0.00	\$10,100.00
1127 Merrill Lynch Reserves	\$0.00	\$386,671.69	\$386,671.69
1151 Accounts Receivable	\$50,189.11	\$0.00	\$50,189.11
1166 Credit Risk Allowance	(\$7,746.97)	\$0.00	(\$7,746.97)
1170 Prepaid Insurance	\$414,215.04	\$0.00	\$414,215.04
1176 Prepaid Termite Bond	\$7,833.33	\$0.00	\$7,833.33
1190 City of Stuart Utility Deposits	\$11,942.27	\$0.00	\$11,942.27
<b>Assets Total</b>	<b>\$548,852.31</b>	<b>\$386,671.69</b>	<b>\$935,524.00</b>
<b>Total Assets:</b>	<b>\$548,852.31</b>	<b>\$386,671.69</b>	<b>\$935,524.00</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liabilities</b>			
2100 Accounts Payable	\$8,553.80	\$0.00	\$8,553.80
2101 Security Deposits	\$2,200.00	\$0.00	\$2,200.00
2105 Accrued Expenses	\$36,022.68	\$0.00	\$36,022.68
2110 Refundable Damage Deposits	\$7,900.00	\$0.00	\$7,900.00
2115 Prepaid Owner Assessments	\$26,713.00	\$0.00	\$26,713.00
2120 Insurance Contracts Payable	\$314,738.79	\$0.00	\$314,738.79
2125 Deferred Comcast Revenue	\$128,480.00	\$0.00	\$128,480.00
<b>Liabilities Total</b>	<b>\$524,608.27</b>	<b>\$0.00</b>	<b>\$524,608.27</b>
<b>Total Liabilities:</b>	<b>\$524,608.27</b>	<b>\$0.00</b>	<b>\$524,608.27</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserves</b>			
3101 Reserves - General	\$0.00	\$248,794.09	\$248,794.09
3199 Reserve Interest	\$0.00	\$137,877.60	\$137,877.60
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$386,671.69</b>	<b>\$386,671.69</b>
<b>Members Equity</b>			
3300 Fund Balance	\$10,329.73	\$0.00	\$10,329.73
<b>Members Equity Total</b>	<b>\$10,329.73</b>	<b>\$0.00</b>	<b>\$10,329.73</b>
Current Year Net Income/(Loss)	\$13,914.31	\$0.00	\$13,914.31
<b>Total Equity:</b>	<b>\$24,244.04</b>	<b>\$386,671.69</b>	<b>\$410,915.73</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$548,852.31</b>	<b>\$386,671.69</b>	<b>\$935,524.00</b>

# Lexington Lakes Condominium Association, Inc.

Run Date: 03/13/2026  
Run Time: 02:52 PM

## INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5010 Maintenance Assessment	137,280.00	137,280.00	0.00	274,560.00	274,560.00	0.00	1,647,360.00
5015 Cable Rebate	440.00	591.25	(151.25)	880.00	1,182.50	(302.50)	7,095.00
5025 Owner Interest	0.00	0.00	0.00	1,329.10	0.00	1,329.10	0.00
5040 Late Fees	65.00	416.67	(351.67)	130.00	833.34	(703.34)	5,000.00
<b>Income Total</b>	<b>137,785.00</b>	<b>138,287.92</b>	<b>(502.92)</b>	<b>276,899.10</b>	<b>276,575.84</b>	<b>323.26</b>	<b>1,659,455.00</b>
<b>Total Income</b>	<b>137,785.00</b>	<b>138,287.92</b>	<b>(502.92)</b>	<b>276,899.10</b>	<b>276,575.84</b>	<b>323.26</b>	<b>1,659,455.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expenses</b>							
6010 Management Fees	12,222.22	13,416.67	1,194.45	27,238.65	26,833.34	(405.31)	161,000.00
6025 Audit/Tax Prep Fees	450.00	458.33	8.33	900.00	916.66	16.66	5,500.00
6030 Legal Fees	106.49	833.33	726.84	106.49	1,666.66	1,560.17	10,000.00
6050 Office Supplies	908.30	83.33	(824.97)	1,786.04	166.66	(1,619.38)	1,000.00
6051 Postage	1,176.68	83.33	(1,093.35)	1,882.59	166.66	(1,715.93)	1,000.00
6070 Corp Annual Fee	0.00	5.10	5.10	0.00	10.20	10.20	61.25
6075 Fees Payable to Division	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
6080 Insurance	29,904.52	36,250.00	6,345.48	59,809.05	72,500.00	12,690.95	435,000.00
6087 Website Maintenance	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6090 Bad Debt Expense	66.67	66.67	0.00	133.34	133.34	0.00	800.00
6201 Building Maintenance & Supplies	2,422.06	500.00	(1,922.06)	2,422.06	1,000.00	(1,422.06)	6,000.00
6202 Gym Equipment Repair	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
6203 Golf Cart Maintenance	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6204 Fountain Maintenance & Repairs	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
6205 Roofing	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6206 Drywall	500.00	166.67	(333.33)	500.00	333.34	(166.66)	2,000.00
6208 Lighting/Electrician	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
6209 Maintenance Supplies	167.29	333.33	166.04	530.24	666.66	136.42	4,000.00
6210 Road & Sign Maintenance	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6211 Christmas Lights & Decoration	0.00	41.67	41.67	558.73	83.34	(475.39)	500.00
6222 Backflow/ Hydrant/Ext Inspections	65.01	66.67	1.66	130.32	133.34	3.02	800.00
6225 Pest Control - Clubhouse Interior	55.00	250.00	195.00	110.00	500.00	390.00	3,000.00
6226 Termite Bond	870.37	0.00	(870.37)	1,740.74	0.00	(1,740.74)	0.00
6229 Camera Repairs	0.00	66.67	66.67	0.00	133.34	133.34	800.00
6230 Gate Maintenance	0.00	666.67	666.67	0.00	1,333.34	1,333.34	8,000.00
6245 Security	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
6248 Lake Maintenance/Littoral Zones	0.00	195.70	195.70	195.70	391.40	195.70	2,348.40
6249 Pressure Washing	14.68	583.33	568.65	393.27	1,166.66	773.39	7,000.00
6291 Pool Maintenance	545.00	608.33	63.33	1,101.90	1,216.66	114.76	7,300.00
6293 Pool Operating Permit	0.00	29.17	29.17	0.00	58.34	58.34	350.00
6361 Landscape Maintenance	8,573.25	8,573.28	0.03	17,146.50	17,146.56	0.06	102,879.37
6362 Landscape Replacement	62.20	342.65	280.45	62.20	685.30	623.10	4,111.76
6365 Tree Trimming	0.00	1,083.33	1,083.33	0.00	2,166.66	2,166.66	13,000.00
6366 Preserve & Perimeter Maintenance	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
6382 Irrigation Supplies & Repairs	305.00	416.67	111.67	305.00	833.34	528.34	5,000.00
6383 Hoover Pump System Maintenance	0.00	215.75	215.75	0.00	431.50	431.50	2,589.00
6390 Sidewalk Repairs	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6405 Electricity	2,849.46	2,916.67	67.21	5,547.97	5,833.34	285.37	35,000.00
6420 Water	18,468.57	15,833.33	(2,635.24)	35,685.28	31,666.66	(4,018.62)	190,000.00
6435 Telephone/Internet	329.23	300.00	(29.23)	1,346.34	600.00	(746.34)	3,600.00
6440 Garbage Pick Up	4,499.50	4,166.67	(332.83)	8,812.04	8,333.34	(478.70)	50,000.00
6445 Cable TV	13,918.31	10,192.93	(3,725.38)	27,873.68	20,385.86	(7,487.82)	122,315.22
6600 Misc./Contingency	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
7001 Reserve Trans. - General	33,333.33	33,333.33	0.00	66,666.66	66,666.66	0.00	400,000.00
<b>Expenses Total</b>	<b>131,813.14</b>	<b>138,287.91</b>	<b>6,474.77</b>	<b>262,984.79</b>	<b>276,575.82</b>	<b>13,591.03</b>	<b>1,659,455.00</b>
<b>Total Expense</b>	<b>131,813.14</b>	<b>138,287.91</b>	<b>6,474.77</b>	<b>262,984.79</b>	<b>276,575.82</b>	<b>13,591.03</b>	<b>1,659,455.00</b>
<b>Net Income</b>	<b>5,971.86</b>	<b>0.01</b>	<b>5,971.85</b>	<b>13,914.31</b>	<b>0.02</b>	<b>13,914.29</b>	<b>0.00</b>



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

## Statement Ending 02/27/2026




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	\$98,729.23

## ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683

### Account Summary

Date	Description	Amount
01/31/2026	<b>Beginning Balance</b>	<b>\$120,665.94</b>
	42 Credit(s) This Period	\$157,106.89
	23 Debit(s) This Period	\$179,043.60
02/27/2026	<b>Ending Balance</b>	<b>\$98,729.23</b>

### Deposits

Date	Description	Amount
02/02/2026	LOCKBOX DEPOSIT	\$2,040.00
02/03/2026	LOCKBOX DEPOSIT	\$4,160.00
02/04/2026	LOCKBOX DEPOSIT	\$3,640.00
02/04/2026	REMOTE CAPTURE DEPOSIT	\$5,841.46
02/05/2026	LOCKBOX DEPOSIT	\$1,040.00
02/06/2026	LOCKBOX DEPOSIT	\$1,561.00
02/09/2026	LOCKBOX DEPOSIT	\$5,200.00
02/10/2026	LOCKBOX DEPOSIT	\$520.00
02/11/2026	LOCKBOX DEPOSIT	\$3,635.00
02/11/2026	REMOTE CAPTURE DEPOSIT	\$15,604.43
02/12/2026	LOCKBOX DEPOSIT	\$520.00
02/13/2026	LOCKBOX DEPOSIT	\$1,040.00
02/17/2026	DEPOSIT	\$520.00
02/17/2026	REMOTE CAPTURE DEPOSIT	\$2,500.00
02/18/2026	LOCKBOX DEPOSIT	\$2,080.00
02/24/2026	LOCKBOX DEPOSIT	\$1,040.00
02/27/2026	LOCKBOX DEPOSIT	\$2,105.00

17 item(s) totaling \$53,046.89

### Other Credits

Date	Description	Amount
02/02/2026	PROPAY TRANSFER XXXXX7052	\$2,080.00
02/03/2026	PROPAY TRANSFER XXXXX0880	\$520.00
02/03/2026	PROPAY TRANSFER XXXXX7450	\$1,065.00
02/03/2026	PROPAY TRANSFER XXXXX1480	\$2,080.00
02/03/2026	PROPAY TRANSFER XXXXX0878	\$9,360.00

Member FDIC  
NMLS# 403455



**ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683 (continued)**

**Other Credits (continued)**

Date	Description	Amount
02/03/2026	PROPAY TRANSFER XXXXX8213	\$39,005.00
02/04/2026	PROPAY TRANSFER XXXXX4954	\$520.00
02/04/2026	PROPAY TRANSFER XXXXX4953	\$10,400.00
02/05/2026	PROPAY TRANSFER XXXXX2571	\$520.00
02/05/2026	PROPAY TRANSFER XXXXX2570	\$3,670.00
02/06/2026	PROPAY TRANSFER XXXXX4160	\$520.00
02/06/2026	PROPAY TRANSFER XXXXX4159	\$13,520.00
02/09/2026	PROPAY TRANSFER XXXXX4351	\$4,160.00
02/10/2026	PROPAY TRANSFER XXXXX5751	\$1,040.00
02/10/2026	PROPAY TRANSFER XXXXX5988	\$1,040.00
02/11/2026	PROPAY TRANSFER XXXXX9029	\$1,040.00
02/12/2026	PROPAY TRANSFER XXXXX0735	\$1,560.00
02/13/2026	PROPAY TRANSFER XXXXX1214	\$3,640.00
02/17/2026	PROPAY TRANSFER XXXXX5377	\$520.00
02/17/2026	PROPAY TRANSFER XXXXX0812	\$4,160.00
02/20/2026	PROPAY TRANSFER XXXXX1642	\$520.00
02/24/2026	PROPAY TRANSFER XXXXX6893	\$520.00
02/24/2026	PROPAY TRANSFER XXXXX2337	\$520.00
02/26/2026	PROPAY TRANSFER XXXXX6082	\$520.00
02/27/2026	PROPAY TRANSFER XXXXX1222	\$1,560.00
25 item(s) totaling		\$104,060.00

**Electronic Debits**

Date	Description	Amount
02/03/2026	IPFS877-674-3076 IPFSPMTFLS 308734	\$28,335.77
02/04/2026	COMCAST-XFINITY CABLE SVCS 1839830	\$343.49
02/05/2026	CARD ASSETS CC PAYMENT 043000095516788	\$3,808.87
02/11/2026	COMCAST-XFINITY CABLE SVCS 4251674	\$13,918.31
02/12/2026	COMCAST-XFINITY CABLE SVCS 4589974	\$329.23
02/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100359* 260213* Triton Property Management\2013	\$2,896.39
02/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100360* 260213* Triton Property Management\2013	\$6,075.74
02/17/2026	IPFS877-674-3076 IPFSPMTFLS 278267	\$29,858.43
02/18/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX7403 PPDA	\$91.62
02/18/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX7512 PPDA	\$123.74
02/18/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX9089 PPDA	\$439.15
02/18/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX9315 PPDA	\$919.49
02/18/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX2035 PPDA	\$1,068.70
02/19/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX2254 PPDA	\$55.81
02/23/2026	EVERON PAYMENT 70189477	\$65.01
02/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100364* 260223* Triton Property Management\2021	\$6,169.54
16 item(s) totaling		\$94,499.29

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
100351	02/02/2026	\$358.45	100361*	02/24/2026	\$16,738.25
100355*	02/02/2026	\$569.05	100362	02/23/2026	\$11.90
100356	02/17/2026	\$200.00	100363	02/26/2026	\$33,333.33
100357	02/05/2026	\$33,333.33			

\* Indicates skipped check number

7 item(s) totaling \$84,544.31

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
02/02/2026	\$123,858.44	02/06/2026	\$155,459.44	02/12/2026	\$175,531.33
02/03/2026	\$151,712.67	02/09/2026	\$164,819.44	02/13/2026	\$180,211.33
02/04/2026	\$171,770.64	02/10/2026	\$167,419.44	02/17/2026	\$148,880.77
02/05/2026	\$139,858.44	02/11/2026	\$173,780.56	02/18/2026	\$148,318.07

**ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6683 (continued)**

---

**Daily Balances (continued)**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02/19/2026	\$148,262.26	02/23/2026	\$148,705.35	02/26/2026	\$95,064.23
02/20/2026	\$148,782.26	02/24/2026	\$127,877.56	02/27/2026	\$98,729.23

Lexington Lakes Condominium Association, Inc.  
 800 E. Independence Road #210  
 Lexington, VA 22407

DATE: 03/16/2026

100351

PAY TO THE ORDER OF: Bartlett's Bond Society  
 \$ 358.45 DOLLARS

MEMO: See Check for Reference ID

*J. B. B. B. B.*

#100351 \$358.45

Lexington Lakes Condominium Association, Inc.  
 800 E. Independence Road #210  
 Lexington, VA 22407

DATE: 01/16/2026

100355

PAY TO THE ORDER OF: Bartlett's Bond Society  
 \$ 1269.05 DOLLARS

MEMO: See Check for Reference ID

*J. B. B. B. B.*

#100355 \$569.05

Lexington Lakes Condominium Association, Inc.  
 800 E. Independence Road #210  
 Lexington, VA 22407

DATE: 01/23/2026

100356

PAY TO THE ORDER OF: Cash  
 \$ 200.00 DOLLARS

MEMO: See Check for Reference ID

*J. B. B. B. B.*

#100356 \$200.00

Lexington Lakes Condominium Association, Inc.  
 800 E. Independence Road #210  
 Lexington, VA 22407

DATE: 01/22/2026

100357

PAY TO THE ORDER OF: Lexington Lakes  
 \$ 33,333.33 DOLLARS

MEMO: See Check for Reference ID

*J. B. B. B. B.*

#100357 \$33,333.33

Lexington Lakes Condominium Association, Inc.  
 800 E. Independence Road #210  
 Lexington, VA 22407

DATE: 02/13/2025

100361

PAY TO THE ORDER OF: A Better Landscape Company  
 \$ 16,738.25 DOLLARS

MEMO: See Check for Reference ID

*J. B. B. B. B.*

#100361 \$16,738.25

Lexington Lakes Condominium Association, Inc.  
 800 E. Independence Road #210  
 Lexington, VA 22407

DATE: 02/23/2025

100362

PAY TO THE ORDER OF: Liberty Post Office  
 \$ 11.90 DOLLARS

MEMO: See Check for Reference ID

*J. B. B. B. B.*

#100362 \$11.90

Lexington Lakes Condominium Association, Inc.  
 800 E. Independence Road #210  
 Lexington, VA 22407

DATE: 02/13/2026

100363

PAY TO THE ORDER OF: Lexington Lakes  
 \$ 33,333.33 DOLLARS

MEMO: See Check for Reference ID

*J. B. B. B. B.*

#100363 \$33,333.33

SouthState

DATE: 2-12-2026

NAME: Lexington Lakes

ACCOUNT NUMBER: \* 485396683

CHECKING DEPOSIT

NET DEPOSIT: \$ 520.00

#0000 \$520.00



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

## Statement Ending 02/27/2026




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
01/31/2026	<b>Beginning Balance</b>	<b>\$10,100.00</b>
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
02/27/2026	<b>Ending Balance</b>	<b>\$10,100.00</b>



Online at: [www.mymerrill.com](http://www.mymerrill.com)

Account Number: 587-02993

24-Hour Assistance: (866) 4MLBUSINESS

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

\*\* Duplicate Copy \*\*

**Net Portfolio Value:**

**\$386,649.25**

**Your Financial Advisor:**

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



## WCMA<sup>®</sup> ACCOUNT

January 31, 2026 - February 27, 2026

	<i>This Statement</i>	<i>Year to Date</i>
<b>Opening Value (01/31)</b>	<b>\$319,162.17</b>	
Total Credits	67,460.10	67,722.18
Total Debits	-	-
Securities You Transferred In/Out	-	-
Market Gains/(Losses)	26.98	572.85
<b>Closing Value (02/27)</b>	<b>\$386,649.25</b>	

ASSETS	<i>February 27</i>	<i>January 30</i>
Cash/Money Accounts	73,004.33	38,544.23
Fixed Income	312,963.33	279,982.00
Equities	-	-
Mutual Funds	-	-
Options	-	-
Other	-	-
<i>Subtotal (Long Portfolio)</i>	<b>385,967.66</b>	318,526.23
Estimated Accrued Interest	681.59	635.94
<b>TOTAL ASSETS</b>	<b>\$386,649.25</b>	\$319,162.17

LIABILITIES		
Debit Balance	-	-
Short Market Value	-	-
<b>TOTAL LIABILITIES</b>	-	-
<b>NET PORTFOLIO VALUE</b>	<b>\$386,649.25</b>	\$319,162.17

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<sup>®</sup> ACCOUNT

January 31, 2026 - February 27, 2026

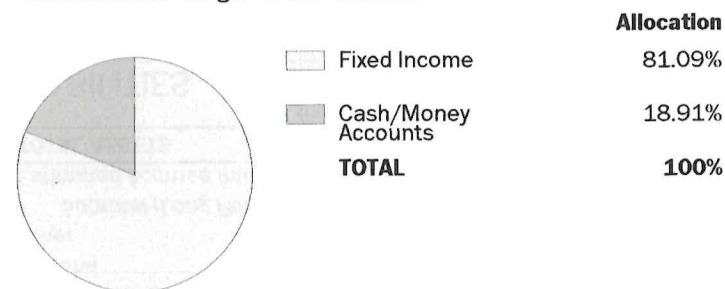
CASH FLOW	This Statement	Year to Date
<b>Opening Cash/Money Accounts</b>	<b>\$38,544.23</b>	
<b>CREDITS</b>		
Funds Received	66,666.66	66,666.66
Electronic Transfers	-	-
Other Credits	-	-
<i>Subtotal</i>	<b>66,666.66</b>	66,666.66
<b>DEBITS</b>		
Electronic Transfers	-	-
Margin Interest Charged	-	-
Other Debits	-	-
Visa Purchases	-	-
ATM/Cash Advances	-	-
Checks Written/Bill Payment	-	-
Advisory and other fees	-	-
<i>Subtotal</i>	-	-
<b>Net Cash Flow</b>	<b>\$66,666.66</b>	\$66,666.66

## OTHER TRANSACTIONS

Dividends/Interest Income	793.44	1,055.52
Security Purchases/Debits	(253,000.00)	(533,000.00)
Security Sales/Credits	220,000.00	254,000.00
<b>Closing Cash/Money Accounts</b>	<b>\$73,004.33</b>	

## 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 31, 2026 - February 27, 2026

Money Account Description	Opening Balance	Average Deposit Balance	Current Yield%	Interest on Deposits	Closing Balance
Bank of America, N.A.	967	23,988	.00	0.20	<b>3,311</b>
<b>TOTAL ML Bank Deposit Program</b>	967			0.20	<b>3,311</b>

Money Account Description	Opening Balance	Average Deposit Balance	Current Yield%	Interest on Deposits	Closing Balance
Bank of America, N.A.	37,576	53,218	2.89	116.44	<b>69,692</b>
<b>TOTAL Preferred Deposit</b>	37,576			116.44	<b>69,692</b>

For Preferred Deposit, the Current Yield% and Est. Annual Yield% are estimated annualized rates that reflect the interest earned based on the daily balance and daily rate. For other bank deposit products, the Current Yield% and Est. Annual Yield% are estimated annualized rates based on the daily rate.

## ITEMS FOR ATTENTION

Security	Message	Date	Security	Message	Date
CD OCEANFIRST BANK NA	Maturing	03/20/26	CD BEAL BANK USA	Maturing	04/15/26
CD BEAL BANK USA	Maturing	03/25/26			

## YOUR WCMA ASSETS

CASH/MONEY ACCOUNTS Description	Quantity	Total Cost Basis	Estimated Market Price	Estimated Market Value	Estimated Annual Income	Est. Annual Yield%
CASH	1.33	1.33		<b>1.33</b>		
+ML BANK DEPOSIT PROGRAM +FDIC INSURED NOT SIPC COVERED	3,311.00	3,311.00	1.0000	<b>3,311.00</b>		
+PREFERRED DEPOSIT +FDIC INSURED NOT SIPC COVERED	69,692.00	69,692.00	1.0000	<b>69,692.00</b>	<b>2,014</b>	2.89
<b>TOTAL</b>		73,004.33		<b>73,004.33</b>	<b>2,014</b>	2.76



LEXINGTON LAKES CONDOMINIUM

Account Number:587-02993

24-Hour Assistance: (866) 4MLBUSINESS

## YOUR WCMA ASSETS

January 31, 2026 - February 27, 2026

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 OCEANFIRST BANK NA TOMS RIVER, NJ 03.800% MAR 20 2026 CUSIP: 67523TDT7 CURRENT YIELD 3.799%	02/09/26	33,000	33,000.00	100.0010	<b>33,000.33</b>	.33	24.05	<b>1,254</b>
CD BEAL BANK USA LAS VEGAS, NV 03.600% MAR 25 2026 CUSIP: 07371VQK6 CURRENT YIELD 3.600%	01/12/26	60,000	60,000.00	99.9860	<b>59,991.60</b>	(8.40)	218.96	<b>2,160</b>
CD BEAL BANK USA LAS VEGAS, NV 03.650% APR 15 2026 CUSIP: 07371VQZ3 CURRENT YIELD 3.650%	02/04/26	120,000	120,000.00	99.9820	<b>119,978.40</b>	(21.60)	192.00	<b>4,380</b>
CD BANKUNITED NA MIAMI LAKES, FL 03.750% MAY 04 2026 CUSIP: 066519B81 CURRENT YIELD 3.750%	02/02/26	100,000	100,000.00	99.9930	<b>99,993.00</b>	(7.00)	246.58	<b>3,750</b>
<b>TOTAL</b> YIELD 3.69%		<b>313,000</b>	<b>313,000.00</b>		<b>312,963.33</b>	(36.67)	<b>681.59</b>	<b>11,544</b>

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
<b>TOTAL</b> YIELD 3.51%	<b>386,004.33</b>	<b>385,967.66</b>	(36.67)	<b>681.59</b>	<b>13,558</b>

### 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		Quantity	Income	Income Year To Date
Date	Description	Transaction Type		
02/02	CD CROSS RIVER BANK FORT LEE, NJ 03.850% FEB 02 2026 PAY DATE 02/02/2026 CUSIP NUM: 227563NT6	Interest	326.99	
02/04	CD BEAL BANK USA	Interest	349.81	

LEXINGTON LAKES CONDOMINIUM

Account Number:587-02993

**YOUR WCMA TRANSACTIONS**

January 31, 2026 - February 27, 2026

**DIVIDENDS/INTEREST INCOME TRANSACTIONS** (continued)

Date	Description	Transaction Type	Quantity	Income	Income Year To Date
<b>Taxable Interest</b>					
LAS VEGAS, NV 03.800% FEB 04 2026 PAY DATE 02/04/2026 CUSIP NUM: 07371VPS0					
02/26	BANK DEPOSIT INT	Bank Interest		.20	
02/27	BANK DEPOSIT INTEREST	Bank Interest		.44	
	PREFERRED DEPOSIT	Income Total		116.00	
<b>Subtotal (Taxable Interest)</b>				<b>793.44</b>	<b>1,055.52</b>
<b>NET TOTAL</b>				<b>793.44</b>	<b>1,055.52</b>

**SECURITY TRANSACTIONS**

Settlement Date	Description	Transaction Type	Quantity	Transaction Amount	Commissions/ Trading Fees	(Debit)/ Credit	Accrued Interest Earned/(Paid)
<b>Purchases</b>							
02/03	CD BANKUNITED NA	Purchase	100,000.0000	(100,000.00)		(100,000.00)	
MIAMI LAKES, FL 03.750% MAY 04 2026 WHEN, AS, IF ISSUED. ISS YS ML/ML AFFILIATE FEE 0 2%. AFFLT MAY ACT AS PRI CUS NO 066519B81 UNIT PRICE 100.0000							
02/11	CD BEAL BANK USA	Purchase	120,000.0000	(120,000.00)		(120,000.00)	
LAS VEGAS, NV 03.650% APR 15 2026 WHEN, AS, IF ISSUED. ISS YS ML/ML AFFILIATE FEE 0 %. AFFLT MAY ACT AS PRIN CUS NO 07371VQZ3 UNIT PRICE 100.0000							
02/20	CD OCEANFIRST BANK NA	Purchase	33,000.0000	(33,000.00)		(33,000.00)	
TOMS RIVER, NJ 03.800% MAR 20 2026 WHEN, AS, IF ISSUED. ISS YS ML/ML AFFILIATE FEE 0 %. AFFLT MAY ACT AS PRIN CUS NO 67523TDT7 UNIT PRICE 100.0000							
<b>Subtotal (Purchases)</b>				<b>(253,000.00)</b>		<b>(253,000.00)</b>	
<b>Other Security Transactions</b>							
02/02	CD CROSS RIVER BANK	Redemption	-100,000.0000			100,000.00	
FORT LEE, NJ 03.850% FEB 02 2026 PAY DATE 02/02/2026							
02/04	CD BEAL BANK USA	Redemption	-120,000.0000			120,000.00	
LAS VEGAS, NV 03.800% FEB 04 2026 PAY DATE 02/04/2026							

+



LEXINGTON LAKES CONDOMINIUM

Account Number:587-02993

24-Hour Assistance: (866) 4MLBUSINESS

**YOUR WCMA TRANSACTIONS**

January 31, 2026 - February 27, 2026

**SECURITY TRANSACTIONS** (continued)

Settlement Date	Description	Transaction Type	Quantity	Transaction Amount	Commissions/Trading Fees	(Debit)/Credit	Accrued Interest Earned/(Paid)
<b>Other Security Transactions</b>							
<b>Subtotal (Other Security Transactions)</b>						<b>220,000.00</b>	
<b>TOTAL</b>				<b>(253,000.00)</b>		<b>(33,000.00)</b>	
<b>TOTAL SECURITY PURCHASES/(DEBITS)</b>						<b>(253,000.00)</b>	
<b>TOTAL SECURITY SALES/CREDITS</b>						<b>220,000.00</b>	

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

**REALIZED GAINS/(LOSSES)**

Description	Quantity	Acquired Date	Liquidation Date	Sale Amount	Cost Basis	Gains/(Losses) <sup>⊛</sup> This Statement	Year to Date
CD CROSS RIVER BK 3.85% 26	100000.0000	12/16/25	02/02/26	100,000.00	100,000.00	.00	
CD BEAL BANK USA 3.80% 26	120000.0000	12/29/25	02/04/26	120,000.00	120,000.00	.00	
<b>TOTAL</b>				<b>220,000.00</b>	<b>220,000.00</b>		

⊛ - Excludes transactions for which we have insufficient data

**UNSETTLED TRADES**

Trade Date	Settlement Date	Description	Symbol/Cusip	Transaction Type	Quantity	Price	Amount
02/26	03/11	CD BEAL BANK USA	07371VRW9	Purchase	34,000.0000	100.0000	(34,000.00)
<b>NET TOTAL</b>							<b>(34,000.00)</b>

**CASH/OTHER TRANSACTIONS**

Date	Description	Transaction Type	Quantity	Debit	Credit
<b>Funds Received</b>					
02/04	CHECK DEPOSIT	Funds Received			33,333.33
	Deposit Sub-Total				33,333.33

LEXINGTON LAKES CONDOMINIUM

Account Number:587-02993

**YOUR WCMA TRANSACTIONS**

January 31, 2026 - February 27, 2026

**CASH/OTHER TRANSACTIONS** (continued)

Date	Description	Transaction Type	Quantity	Debit	Credit
<b>Funds Received</b>					
02/25	CHECK DEPOSIT	Funds Received			33,333.33
	Deposit Sub-Total				33,333.33
	<b>Subtotal (Funds Received)</b>				<b>66,666.66</b>
	<b>NET TOTAL</b>				<b>66,666.66</b>

**YOUR WCMA MONEY ACCOUNT TRANSACTIONS**

Date	Description	Withdrawals	Deposits	Date	Description	Withdrawals	Deposits
02/02	ML BANK DEPOSIT PROGRAM		1.00	02/10	PREFERRED DEPOSIT	120,000.00	
02/03	ML BANK DEPOSIT PROGRAM		327.00	02/19	PREFERRED DEPOSIT	32,000.00	
02/05	ML BANK DEPOSIT PROGRAM		120,350.00	02/20	ML BANK DEPOSIT PROGRAM	1,000.00	
02/06	ML BANK DEPOSIT PROGRAM		33,333.00	02/26	ML BANK DEPOSIT PROGRAM	3,978.00	
02/09	ML BANK DEPOSIT PROGRAM	150,000.00		02/26	PREFERRED DEPOSIT		34,000.00
02/09	PREFERRED DEPOSIT		150,000.00	02/27	ML BANK DEPOSIT PROGRAM		3,311.00
	<b>NET TOTAL</b>						<b>34,344.00</b>



# Lexington Lakes Condominium Association, Inc.

Run Date: 03/13/2026  
Run Time: 02:53 PM

## GENERAL LEDGER DETAIL

As of: Start: 02/01/2026 | End: 02/28/2026

Account					Balance Forward	Debits	Credits	Ending Balance
1100 SouthState Operating 6683					\$85,861.62	\$157,106.89	\$180,648.98	\$62,319.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2026	AP 827499 External Che...	300312	IPFS-2 - IPFS		\$0.00	\$28,335.77		
2/2/2026	AP 841453 External Che...	300317	FPL*		\$0.00	\$123.74		
2/2/2026	AP 841454 External Che...	300318	FPL*		\$0.00	\$91.62		
2/2/2026	AP 841455 External Che...	300319	FPL*		\$0.00	\$439.15		
2/2/2026	AP 841456 External Che...	300320	FPL*		\$0.00	\$919.49		
2/2/2026	AP 841457 External Che...	300321	FPL*		\$0.00	\$1,068.70		
2/2/2026	AR 841809 Cash Receipt...	0141704...			\$4,120.00	\$0.00		
2/3/2026	AR 842333 Cash Receipt...	0141833...			\$52,030.00	\$0.00		
2/3/2026	AR 842334 Cash Receipt...	0141984...			\$4,160.00	\$0.00		
2/4/2026	GL 842440 Journal Entr...		Misc Deposit	Misc Deposit	\$5,841.46	\$0.00		
2/4/2026	AR 842972 Cash Receipt...	0142106...			\$14,560.00	\$0.00		
2/5/2026	AR 844432 Cash Receipt...	0142205...			\$5,230.00	\$0.00		
2/5/2026	GL 864928 Journal Entr...		Credit Card Payment	Credit Card ...	\$0.00	\$3,808.87		
2/6/2026	AR 845311 Cash Receipt...	0142326...			\$15,601.00	\$0.00		
2/9/2026	AP 845892 External Che...	300323	XF 71211 - Xfinity*		\$0.00	\$13,918.31		
2/9/2026	AR 846085 Cash Receipt...	0000005...			\$9,360.00	\$0.00		
2/10/2026	AR 846795 Cash Receipt...	4306614...			\$2,600.00	\$0.00		
2/10/2026	AR 848054 Cash Receipt...	063			\$520.00	\$0.00		
2/11/2026	AR 847025 Cash Receipt...	124			\$15,604.43	\$0.00		
2/11/2026	AR 847687 Cash Receipt...	0000001...			\$4,675.00	\$0.00		
2/12/2026	AR 848541 Cash Receipt...	0000000...			\$2,080.00	\$0.00		
2/13/2026	AR 849578 Cash Receipt...	0142633...			\$4,680.00	\$0.00		
2/13/2026	AP 849719 External Che...	100359	TPM J1 - Triton Prop...		\$0.00	\$2,896.39		
2/13/2026	AP 849720 External Che...	100360	Triton Property Mana...		\$0.00	\$6,075.74		
2/13/2026	AP 849721 External Che...	100361	A better Landscape C...		\$0.00	\$16,738.25		
2/13/2026	AP 849722 External Che...	100362	Superior Pool Servic...		\$0.00	\$11.90		
2/13/2026	AP 849723 External Che...	100363	Lexington - Lexington...		\$0.00	\$33,333.33		
2/16/2026	AP 852221 External Che...	300325	IPFS-2 - IPFS		\$0.00	\$29,858.43		
2/17/2026	AR 851507 Cash Receipt...	0142687...			\$4,680.00	\$0.00		
2/17/2026	GL 851529 Journal Entr...		Misc Deposit	Misc Deposit	\$2,500.00	\$0.00		
2/18/2026	AP 841458 External Che...	300322	FPL*		\$0.00	\$55.81		
2/18/2026	AR 852345 Cash Receipt...	0000009...			\$2,080.00	\$0.00		
2/20/2026	AR 853659 Cash Receipt...	0142877...			\$520.00	\$0.00		
2/23/2026	AP 854494 External Che...	100364	Triton Property Mana...		\$0.00	\$6,169.54		
2/23/2026	AP 854495 External Che...	100365	A better Landscape C...		\$0.00	\$8,573.25		
2/23/2026	AP 854496 External Che...	100366	Superior Pool Servic...		\$0.00	\$545.00		
2/23/2026	AR 854606 Cash Receipt...	0000002...			\$1,040.00	\$0.00		
2/24/2026	AP 854981 External Che...	100367	Superior Pool Servic...		\$0.00	\$285.62		
2/24/2026	AP 854982 External Che...	100368	UniqueRoot - Unique ...		\$0.00	\$875.00		
2/24/2026	AR 855046 Cash Receipt...	0142956...			\$1,040.00	\$0.00		
2/26/2026	AR 856343 Cash Receipt...	0143074...			\$520.00	\$0.00		
2/27/2026	AP 856861 External Che...	100369	Triton Property Mana...		\$0.00	\$3,077.17		
2/27/2026	AP 856862 External Che...	100370	A better Landscape C...		\$0.00	\$305.00		

<b>Account</b>					<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
2/27/2026	AP 856863	External Che...	100371	Best Level - Best Le...		\$0.00	\$500.00	
2/27/2026	AR 857498	Cash Receipt...	0143109...			\$3,665.00	\$0.00	
2/28/2026	AP 863466	External Che...	300329	City of St - City of...		\$0.00	\$80.50	
2/28/2026	AP 863467	External Che...	300330	City of St - City of...		\$0.00	\$28.00	
2/28/2026	AP 863468	External Che...	300331	City of St - City of...		\$0.00	\$169.84	
2/28/2026	AP 863469	External Che...	300332	City of St - City of...		\$0.00	\$9,734.04	
2/28/2026	AP 863470	External Che...	300333	City of St - City of...		\$0.00	\$12,236.28	
2/28/2026	GL 863843	Journal Entr...		Comcast Auto Pay	Comcast Auto...	\$0.00	\$329.23	
2/28/2026	GL 863844	Journal Entr...		Everon Auto Pay	Everon Auto ...	\$0.00	\$65.01	
<b>1102 SouthState Security Deposit 0627</b>					<b>\$10,100.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,100.00</b>
<b>1127 Merrill Lynch Reserves</b>					<b>\$352,544.92</b>	<b>\$34,126.77</b>	<b>\$0.00</b>	<b>\$386,671.69</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>		
2/1/2026	AP 848438	Enter Bill	Lexington - Lexington...		\$33,333.33	\$0.00		
2/28/2026	GL 864933	Journal Entr...	Interest ML	Interest ML	\$793.44	\$0.00		
<b>1151 Accounts Receivable</b>					<b>\$65,243.54</b>	<b>\$137,345.00</b>	<b>\$152,399.43</b>	<b>\$50,189.11</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>		
2/1/2026	AR 840997	Apply Charge...			\$137,280.00	\$0.00		
2/1/2026	AR 840998	Apply PrePai...			\$0.00	\$24,125.00		
2/2/2026	AR 841809	Cash Receipt...	0141704...		\$0.00	\$2,627.00		
2/3/2026	AR 842333	Cash Receipt...	0141833...		\$0.00	\$46,340.00		
2/3/2026	AR 842334	Cash Receipt...	0141984...		\$0.00	\$4,160.00		
2/4/2026	AR 842972	Cash Receipt...	0142106...		\$0.00	\$14,313.00		
2/5/2026	AR 844432	Cash Receipt...	0142205...		\$0.00	\$5,230.00		
2/6/2026	AR 845311	Cash Receipt...	0142326...		\$0.00	\$15,080.00		
2/9/2026	AR 846085	Cash Receipt...	0000005...		\$0.00	\$8,360.00		
2/10/2026	AR 846795	Cash Receipt...	0142491...		\$0.00	\$2,080.00		
2/10/2026	AR 848054	Cash Receipt...	063		\$0.00	\$520.00		
2/11/2026	AR 847025	Cash Receipt...	124		\$0.00	\$15,604.43		
2/11/2026	AR 847687	Cash Receipt...	0142548...		\$0.00	\$3,115.00		
2/12/2026	AR 848541	Cash Receipt...	0000000...		\$0.00	\$1,560.00		
2/13/2026	AR 849578	Cash Receipt...	0142633...		\$0.00	\$4,110.00		
2/17/2026	AR 851507	Cash Receipt...	0142687...		\$0.00	\$3,640.00		
2/19/2026	AR 852576	Adjustment			\$30.00	\$0.00		
2/19/2026	AR 852577	Adjustment			\$30.00	\$0.00		
2/20/2026	AR 853659	Cash Receipt...	0142877...		\$0.00	\$520.00		
2/24/2026	AR 854863	Adjustment			\$5.00	\$0.00		
2/27/2026	AR 857498	Cash Receipt...	0143109...		\$0.00	\$1,015.00		
<b>1166 Credit Risk Allowance</b>					<b>(\$7,680.30)</b>	<b>\$0.00</b>	<b>\$66.67</b>	<b>(\$7,746.97)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>		
2/1/2026	GL 851483	Journal Entr...	Accrue Bad Debt	Accrue Bad D...	\$0.00	\$66.67		
<b>1170 Prepaid Insurance</b>					<b>\$444,119.56</b>	<b>\$0.00</b>	<b>\$29,904.52</b>	<b>\$414,215.04</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>		
2/1/2026	GL 840537	Journal Entr...	Insurance Allocation	Insurance Al...	\$0.00	\$29,904.52		
<b>1176 Prepaid Termite Bond</b>					<b>\$8,703.70</b>	<b>\$0.00</b>	<b>\$870.37</b>	<b>\$7,833.33</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>		
2/1/2026	GL 840534	Journal Entr...	Allocate Termite Exp...	Allocate Ter...	\$0.00	\$870.37		
<b>1190 City of Stuart Utility Deposits</b>					<b>\$11,942.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,942.27</b>

<b>Account</b>				<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
<b>2100 Accounts Payable</b>				<b>(\$28,420.79)</b>	<b>\$176,445.87</b>	<b>\$156,578.88</b>	<b>(\$8,553.80)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	AP 827491 Enter Bill		IPFS-2 - IPFS		\$0.00	\$28,335.77	
2/1/2026	AP 827499 External Che...	300312	IPFS-2 - IPFS		\$28,335.77	\$0.00	
2/1/2026	AP 848438 Enter Bill		Lexington - Lexingto...		\$0.00	\$33,333.33	
2/1/2026	AP 854979 Enter Bill		Superior Pool Servic...		\$0.00	\$285.62	
2/1/2026	AP 854980 Enter Bill		UniqueRoot - Unique ...		\$0.00	\$875.00	
2/2/2026	AP 841453 External Che...	300317	FPL*		\$123.74	\$0.00	
2/2/2026	AP 841454 External Che...	300318	FPL*		\$91.62	\$0.00	
2/2/2026	AP 841455 External Che...	300319	FPL*		\$439.15	\$0.00	
2/2/2026	AP 841456 External Che...	300320	FPL*		\$919.49	\$0.00	
2/2/2026	AP 841457 External Che...	300321	FPL*		\$1,068.70	\$0.00	
2/2/2026	AP 853563 Enter Bill		Superior Pool Servic...		\$0.00	\$545.00	
2/3/2026	AP 856859 Enter Bill		A better Landscape C...		\$0.00	\$305.00	
2/6/2026	AP 853564 Enter Bill		Triton Property Mana...		\$0.00	\$46.64	
2/7/2026	AP 853565 Enter Bill		Triton Property Mana...		\$0.00	\$3,022.15	
2/9/2026	AP 845891 Enter Bill		XF 71211 - Xfinity*		\$0.00	\$13,918.31	
2/9/2026	AP 845892 External Che...	300323	XF 71211 - Xfinity*		\$13,918.31	\$0.00	
2/10/2026	AP 853562 Enter Bill		A better Landscape C...		\$0.00	\$8,573.25	
2/10/2026	AP 864009 Enter Bill		Gerstle, R - Gerstle...		\$0.00	\$2,500.00	
2/13/2026	AP 849719 External Che...	100359	TPM J1 - Triton Prop...		\$2,896.39	\$0.00	
2/13/2026	AP 849720 External Che...	100360	Triton Property Mana...		\$6,075.74	\$0.00	
2/13/2026	AP 849721 External Che...	100361	A better Landscape C...		\$16,738.25	\$0.00	
2/13/2026	AP 849722 External Che...	100362	Superior Pool Servic...		\$11.90	\$0.00	
2/13/2026	AP 849723 External Che...	100363	Lexington - Lexingto...		\$33,333.33	\$0.00	
2/13/2026	AP 853566 Enter Bill		Triton Property Mana...		\$0.00	\$3,100.75	
2/16/2026	AP 852220 Enter Bill		IPFS-2 - IPFS		\$0.00	\$29,858.43	
2/16/2026	AP 852221 External Che...	300325	IPFS-2 - IPFS		\$29,858.43	\$0.00	
2/18/2026	AP 841458 External Che...	300322	FPL*		\$55.81	\$0.00	
2/20/2026	AP 856860 Enter Bill		Best Level - Best Le...		\$0.00	\$500.00	
2/21/2026	AP 856858 Enter Bill		Triton Property Mana...		\$0.00	\$3,077.17	
2/23/2026	AP 854494 External Che...	100364	Triton Property Mana...		\$6,169.54	\$0.00	
2/23/2026	AP 854495 External Che...	100365	A better Landscape C...		\$8,573.25	\$0.00	
2/23/2026	AP 854496 External Che...	100366	Superior Pool Servic...		\$545.00	\$0.00	
2/24/2026	AP 854981 External Che...	100367	Superior Pool Servic...		\$285.62	\$0.00	
2/24/2026	AP 854982 External Che...	100368	UniqueRoot - Unique ...		\$875.00	\$0.00	
2/26/2026	AP 864005 Enter Bill		Triton Property Mana...		\$0.00	\$75.70	
2/27/2026	AP 856861 External Che...	100369	Triton Property Mana...		\$3,077.17	\$0.00	
2/27/2026	AP 856862 External Che...	100370	A better Landscape C...		\$305.00	\$0.00	
2/27/2026	AP 856863 External Che...	100371	Best Level - Best Le...		\$500.00	\$0.00	
2/28/2026	AP 863455 Enter Bill		FPL*		\$0.00	\$381.25	
2/28/2026	AP 863456 Enter Bill		FPL*		\$0.00	\$438.35	
2/28/2026	AP 863457 Enter Bill		FPL*		\$0.00	\$119.12	
2/28/2026	AP 863458 Enter Bill		City of St - City of...		\$0.00	\$80.50	
2/28/2026	AP 863459 Enter Bill		City of St - City of...		\$0.00	\$28.00	
2/28/2026	AP 863460 Enter Bill		City of St - City of...		\$0.00	\$169.84	
2/28/2026	AP 863461 Enter Bill		City of St - City of...		\$0.00	\$9,734.04	
2/28/2026	AP 863462 Enter Bill		City of St - City of...		\$0.00	\$12,236.28	
2/28/2026	AP 863463 Enter Bill		FPL*		\$0.00	\$89.05	

<b>Account</b>				<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
2/28/2026	AP 863464	Enter Bill	FPL*		\$0.00	\$1,172.89	
2/28/2026	AP 863465	Enter Bill	FPL*		\$0.00	\$648.80	
2/28/2026	AP 863466	External Che... 300329	City of St - City of...		\$80.50	\$0.00	
2/28/2026	AP 863467	External Che... 300330	City of St - City of...		\$28.00	\$0.00	
2/28/2026	AP 863468	External Che... 300331	City of St - City of...		\$169.84	\$0.00	
2/28/2026	AP 863469	External Che... 300332	City of St - City of...		\$9,734.04	\$0.00	
2/28/2026	AP 863470	External Che... 300333	City of St - City of...		\$12,236.28	\$0.00	
2/28/2026	AP 864004	Enter Bill	Triton Property Mana...		\$0.00	\$3,022.15	
2/28/2026	AP 864007	Enter Bill	new addr - Rosenbaum...		\$0.00	\$18.39	
2/28/2026	AP 864008	Enter Bill	new addr - Rosenbaum...		\$0.00	\$88.10	
<b>2101 Security Deposits</b>				<b>(\$2,200.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$2,200.00)</b>
<b>2105 Accrued Expenses</b>				<b>(\$29,297.43)</b>	<b>\$24,314.87</b>	<b>\$31,040.12</b>	<b>(\$36,022.68)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	GL 851481		Journal Entr...	Accrue Audit Fee	Accrue Audit...	\$0.00	\$450.00
2/1/2026	GL 864939		Journal Entr...	Reverse Accrual City...	Reverse Accr...	\$21,529.25	\$0.00
2/1/2026	GL 864946		Journal Entr...	Reverse accrued Supe...	Reverse accr...	\$285.62	\$0.00
2/4/2026	GL 842440		Journal Entr...	Nationwide - Insuran...	Misc Deposit	\$0.00	\$5,841.46
2/10/2026	AP 864009		Enter Bill	Gerstle, R - Gerstle...		\$2,500.00	\$0.00
2/17/2026	GL 851529		Journal Entr...	Nationwide Insurance...	Misc Deposit	\$0.00	\$2,500.00
2/28/2026	GL 864941		Journal Entr...	Accrue City of Stuar...	Accrue City ...	\$0.00	\$22,248.66
<b>2110 Refundable Damage Deposits</b>				<b>(\$7,900.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$7,900.00)</b>
<b>2115 Prepaid Owner Assessments</b>				<b>(\$30,347.00)</b>	<b>\$24,125.00</b>	<b>\$20,491.00</b>	<b>(\$26,713.00)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	AR 840998		Apply PrePai...		\$24,125.00	\$0.00	
2/2/2026	AR 841809	0000009...	Cash Receipt...		\$0.00	\$1,493.00	
2/3/2026	AR 842333	0141836...	Cash Receipt...		\$0.00	\$5,690.00	
2/4/2026	AR 842972	0142106...	Cash Receipt...		\$0.00	\$247.00	
2/6/2026	AR 845311	0000985...	Cash Receipt...		\$0.00	\$521.00	
2/9/2026	AR 846085	0058793...	Cash Receipt...		\$0.00	\$1,000.00	
2/10/2026	AR 846795	4306614...	Cash Receipt...		\$0.00	\$520.00	
2/11/2026	AR 847687	0000001...	Cash Receipt...		\$0.00	\$1,560.00	
2/12/2026	AR 848541	0142594...	Cash Receipt...		\$0.00	\$520.00	
2/13/2026	AR 849578	0000001...	Cash Receipt...		\$0.00	\$570.00	
2/17/2026	AR 851507	0142726...	Cash Receipt...		\$0.00	\$1,040.00	
2/18/2026	AR 852345	0000009...	Cash Receipt...		\$0.00	\$2,080.00	
2/23/2026	AR 854606	0000002...	Cash Receipt...		\$0.00	\$1,040.00	
2/24/2026	AR 855046	0142956...	Cash Receipt...		\$0.00	\$1,040.00	
2/26/2026	AR 856343	0143074...	Cash Receipt...		\$0.00	\$520.00	
2/27/2026	AR 857498	0000000...	Cash Receipt...		\$0.00	\$2,650.00	
<b>2120 Insurance Contracts Payable</b>				<b>(\$372,932.99)</b>	<b>\$58,194.20</b>	<b>\$0.00</b>	<b>(\$314,738.79)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	AP 827491		Enter Bill	IPFS-2 - IPFS	\$28,335.77	\$0.00	
2/16/2026	AP 852220		Enter Bill	IPFS-2 - IPFS	\$29,858.43	\$0.00	
<b>2125 Deferred Comcast Revenue</b>				<b>(\$128,920.00)</b>	<b>\$440.00</b>	<b>\$0.00</b>	<b>(\$128,480.00)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	GL 840535		Journal Entr...	Deferred Cable Incom...	Deferred Cab...	\$440.00	\$0.00
<b>3101 Reserves - General</b>				<b>(\$215,460.76)</b>	<b>\$0.00</b>	<b>\$33,333.33</b>	<b>(\$248,794.09)</b>

<b>Account</b>				<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	GL 840525		Journal Entr...		\$0.00	\$33,333.33	
<b>3199 Reserve Interest</b>				(\$137,084.16)	\$0.00	\$793.44	(\$137,877.60)
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/28/2026	GL 864933		Journal Entr... Interest ML	Interest ML	\$0.00	\$793.44	
<b>3300 Fund Balance</b>				(\$10,329.73)	\$0.00	\$0.00	(\$10,329.73)
<b>5010 Maintenance Assessment</b>				(\$137,280.00)	\$0.00	\$137,280.00	(\$274,560.00)
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	AR 840997		Apply Charge...		\$0.00	\$137,280.00	
<b>5015 Cable Rebate</b>				(\$440.00)	\$0.00	\$440.00	(\$880.00)
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	GL 840535		Journal Entr... Deferred Cable Incom...	Deferred Cab...	\$0.00	\$440.00	
<b>5025 Owner Interest</b>				(\$1,329.10)	\$0.00	\$0.00	(\$1,329.10)
<b>5040 Late Fees</b>				(\$65.00)	\$0.00	\$65.00	(\$130.00)
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/19/2026	AR 852576		Adjustment		\$0.00	\$30.00	
2/19/2026	AR 852577		Adjustment		\$0.00	\$30.00	
2/24/2026	AR 854863		Adjustment		\$0.00	\$5.00	
<b>6010 Management Fees</b>				\$15,016.43	\$12,222.22	\$0.00	\$27,238.65
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/7/2026	AP 853565		Enter Bill Triton Property Mana...		\$3,022.15	\$0.00	
2/13/2026	AP 853566		Enter Bill Triton Property Mana...		\$3,100.75	\$0.00	
2/21/2026	AP 856858		Enter Bill Triton Property Mana...		\$3,077.17	\$0.00	
2/28/2026	AP 864004		Enter Bill Triton Property Mana...		\$3,022.15	\$0.00	
<b>6025 Audit/Tax Prep Fees</b>				\$450.00	\$450.00	\$0.00	\$900.00
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	GL 851481		Journal Entr... Accrue Audit Fee	Accrue Audit...	\$450.00	\$0.00	
<b>6030 Legal Fees</b>				\$0.00	\$106.49	\$0.00	\$106.49
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/28/2026	AP 864007		Enter Bill new addr - Rosenbaum...		\$18.39	\$0.00	
2/28/2026	AP 864008		Enter Bill new addr - Rosenbaum...		\$88.10	\$0.00	
<b>6050 Office Supplies</b>				\$877.74	\$908.30	\$0.00	\$1,786.04
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/5/2026	GL 864928		Journal Entr... Credit Card Payment	Credit Card ...	\$908.30	\$0.00	
<b>6051 Postage</b>				\$705.91	\$1,176.68	\$0.00	\$1,882.59
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/5/2026	GL 864928		Journal Entr... Credit Card Payment	Credit Card ...	\$1,054.34	\$0.00	
2/6/2026	AP 853564		Enter Bill Triton Property Mana...		\$46.64	\$0.00	
2/26/2026	AP 864005		Enter Bill Triton Property Mana...		\$75.70	\$0.00	
<b>6080 Insurance</b>				\$29,904.53	\$29,904.52	\$0.00	\$59,809.05
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	GL 840537		Journal Entr... Insurance Allocation	Insurance Al...	\$29,904.52	\$0.00	
<b>6090 Bad Debt Expense</b>				\$66.67	\$66.67	\$0.00	\$133.34
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
2/1/2026	GL 851483		Journal Entr... Accrue Bad Debt	Accrue Bad D...	\$66.67	\$0.00	

<b>Account</b>				<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
<b>6201 Building Maintenance &amp; Supplies</b>				\$0.00	\$2,422.06	\$0.00	\$2,422.06
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 854980 Enter Bill		UniqueRoot - Unique ...		\$875.00	\$0.00	
2/5/2026	GL 864928 Journal Entr...		Credit Card Payment	Credit Card ...	\$1,547.06	\$0.00	
<b>6206 Drywall</b>				\$0.00	\$500.00	\$0.00	\$500.00
2/20/2026	AP 856860 Enter Bill		Best Level - Best Le...		\$500.00	\$0.00	
<b>6209 Maintenance Supplies</b>				\$362.95	\$167.29	\$0.00	\$530.24
2/5/2026	GL 864928 Journal Entr...		Credit Card Payment	Credit Card ...	\$167.29	\$0.00	
<b>6211 Christmas Lights &amp; Decoration</b>				\$558.73	\$0.00	\$0.00	\$558.73
<b>6222 Backflow/ Hydrant/Ext Inspections</b>				\$65.31	\$65.01	\$0.00	\$130.32
2/28/2026	GL 863844 Journal Entr...		Everon Auto Pay	Everon Auto ...	\$65.01	\$0.00	
<b>6225 Pest Control - Clubhouse Interior</b>				\$55.00	\$55.00	\$0.00	\$110.00
2/5/2026	GL 864928 Journal Entr...		Credit Card Payment	Credit Card ...	\$55.00	\$0.00	
<b>6226 Termite Bond</b>				\$870.37	\$870.37	\$0.00	\$1,740.74
2/1/2026	GL 840534 Journal Entr...		Allocate Termite Exp...	Allocate Ter...	\$870.37	\$0.00	
<b>6248 Lake Maintenance/Littoral Zones</b>				\$195.70	\$0.00	\$0.00	\$195.70
<b>6249 Pressure Washing</b>				\$378.59	\$14.68	\$0.00	\$393.27
2/5/2026	GL 864928 Journal Entr...		Credit Card Payment	Credit Card ...	\$14.68	\$0.00	
<b>6291 Pool Maintenance</b>				\$556.90	\$545.00	\$0.00	\$1,101.90
2/2/2026	AP 853563 Enter Bill		Superior Pool Servic...		\$545.00	\$0.00	
<b>6292 Pool Repairs</b>				\$0.00	\$285.62	\$285.62	\$0.00
2/1/2026	AP 854979 Enter Bill		Superior Pool Servic...		\$285.62	\$0.00	
2/1/2026	GL 864946 Journal Entr...		Reverse accrued Supe...	Reverse accr...	\$0.00	\$285.62	
<b>6361 Landscape Maintenance</b>				\$8,573.25	\$8,573.25	\$0.00	\$17,146.50
2/10/2026	AP 853562 Enter Bill		A better Landscape C...		\$8,573.25	\$0.00	
<b>6362 Landscape Replacement</b>				\$0.00	\$62.20	\$0.00	\$62.20
2/5/2026	GL 864928 Journal Entr...		Credit Card Payment	Credit Card ...	\$62.20	\$0.00	
<b>6382 Irrigation Supplies &amp; Repairs</b>				\$0.00	\$305.00	\$0.00	\$305.00
2/3/2026	AP 856859 Enter Bill		A better Landscape C...		\$305.00	\$0.00	
<b>6405 Electricity</b>				\$2,698.51	\$2,849.46	\$0.00	\$5,547.97
2/28/2026	AP 863455 Enter Bill		FPL*		\$381.25	\$0.00	
2/28/2026	AP 863456 Enter Bill		FPL*		\$438.35	\$0.00	
2/28/2026	AP 863457 Enter Bill		FPL*		\$119.12	\$0.00	

<b>Account</b>				<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
2/28/2026	AP 863463	Enter Bill	FPL*		\$89.05	\$0.00	
2/28/2026	AP 863464	Enter Bill	FPL*		\$1,172.89	\$0.00	
2/28/2026	AP 863465	Enter Bill	FPL*		\$648.80	\$0.00	
<b>6420 Water</b>				<b>\$17,216.71</b>	<b>\$40,091.30</b>	<b>\$21,622.73</b>	<b>\$35,685.28</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 864939	Journal Entr...	Reverse Accrual City...	Reverse Accr...	\$0.00	\$17,216.71	
2/28/2026	AP 863458	Enter Bill	City of St - City of...		\$80.50	\$0.00	
2/28/2026	AP 863459	Enter Bill	City of St - City of...		\$28.00	\$0.00	
2/28/2026	AP 863460	Enter Bill	City of St - City of...		\$169.84	\$0.00	
2/28/2026	AP 863461	Enter Bill	City of St - City of...		\$9,734.04	\$0.00	
2/28/2026	AP 863462	Enter Bill	City of St - City of...		\$12,236.28	\$0.00	
2/28/2026	GL 864940	Journal Entr...	Recl to Trash Pickup	Recl to Tras...	\$0.00	\$4,406.02	
2/28/2026	GL 864941	Journal Entr...	Accrue City of Stuar...	Accrue City ...	\$17,842.64	\$0.00	
<b>6435 Telephone/Internet</b>				<b>\$1,017.11</b>	<b>\$329.23</b>	<b>\$0.00</b>	<b>\$1,346.34</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2026	GL 863843	Journal Entr...	Comcast Auto Pay	Comcast Auto...	\$329.23	\$0.00	
<b>6440 Garbage Pick Up</b>				<b>\$4,312.54</b>	<b>\$8,812.04</b>	<b>\$4,312.54</b>	<b>\$8,812.04</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 864939	Journal Entr...	Reverse Accrual City...	Reverse Accr...	\$0.00	\$4,312.54	
2/28/2026	GL 864940	Journal Entr...	Recl to Trash Pickup	Recl to Tras...	\$4,406.02	\$0.00	
2/28/2026	GL 864941	Journal Entr...	Accrue City of Stuar...	Accrue City ...	\$4,406.02	\$0.00	
<b>6445 Cable TV</b>				<b>\$13,955.37</b>	<b>\$13,918.31</b>	<b>\$0.00</b>	<b>\$27,873.68</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/9/2026	AP 845891	Enter Bill	XF 71211 - Xfinity*		\$13,918.31	\$0.00	
<b>7001 Reserve Trans. - General</b>				<b>\$33,333.33</b>	<b>\$33,333.33</b>	<b>\$0.00</b>	<b>\$66,666.66</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840525	Journal Entr...			\$33,333.33	\$0.00	
<b>Total:</b>				<b>\$0.00</b>	<b>\$770,132.63</b>	<b>\$770,132.63</b>	<b>\$0.00</b>