



*Unparalleled Property Services*

## **Cypress Falls at the Woodlands Homeowners Association, Inc.**

02/28/2026

### **Financial Statements**

Included Reports:

Balance Sheet  
Income Statement  
General Ledger

**For Management Purposes Only**

*Prepared by:*  
Castle Management, LLC.  
12270 SW 3rd Street, Suite 200  
Plantation FL 33325

North Port FL 34289

Castle Management, LLC.  
 12270 SW 3rd Street, Suite 200  
 Plantation FL 33325

		Operating	Reserve	SPA	Total
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
100093	Western Alliance Bank - Oper w/ICS	630,183.52	0.00	0.00	630,183.52
100128	Western Alliance Capital Contributions	188,499.52	0.00	0.00	188,499.52
120011	Due (To)/From Reserves	(67,504.91)	0.00	0.00	(67,504.91)
	<b>TOTAL CURRENT ASSETS</b>	<b>751,178.13</b>	<b>0.00</b>	<b>0.00</b>	<b>751,178.13</b>
<b>SPECIAL ASSESSMENT CASH</b>					
100111	Western Alliance Bank - SPA	0.00	0.00	9,523.98	9,523.98
	<b>TOTAL SPECIAL ASSESSMENT CASH</b>	<b>0.00</b>	<b>0.00</b>	<b>9,523.98</b>	<b>9,523.98</b>
<b>RESERVE CASH</b>					
102136	Western Alliance Bank - Rsv w/ICS	0.00	184,636.29	0.00	184,636.29
103000	Reserve CD's	0.00	676,851.30	0.00	676,851.30
120020	Due (To) / From Operating	0.00	67,504.91	0.00	67,504.91
	<b>TOTAL RESERVE CASH</b>	<b>0.00</b>	<b>928,992.50</b>	<b>0.00</b>	<b>928,992.50</b>
<b>ACCOUNTS RECEIVABLE</b>					
110010	Accounts Receivable	27,680.43	0.00	0.00	27,680.43
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>27,680.43</b>	<b>0.00</b>	<b>0.00</b>	<b>27,680.43</b>
<b>OTHER ASSETS</b>					
120048	Due From Other	2,092.90	0.00	0.00	2,092.90
140000	Prepaid Expenses	92,432.24	0.00	0.00	92,432.24
150000	Prepaid Insurance	61,294.08	0.00	0.00	61,294.08
151011	Deposits - Utilities	235.00	0.00	0.00	235.00
	<b>TOTAL OTHER ASSETS</b>	<b>156,054.22</b>	<b>0.00</b>	<b>0.00</b>	<b>156,054.22</b>
	<b>TOTAL ASSETS</b>	<b>934,912.78</b>	<b>928,992.50</b>	<b>9,523.98</b>	<b>1,873,429.26</b>

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		Operating	Reserve	SPA	Total
<b>LIABILITIES &amp; FUND BALANCES</b>					
<b>NON-RESERVE LIABILITIES</b>					
210012	Owner Refunds	1,000.00	0.00	0.00	1,000.00
210031	Accrued Expenses	82,905.86	0.00	0.00	82,905.86
210415	Preserve Maintenance Accrual	18,853.34	0.00	0.00	18,853.34
220000	Prepaid Assessments	105,333.70	0.00	0.00	105,333.70
220005	Prepaid Assessments - Prior Owner	2,153.49	0.00	0.00	2,153.49
230100	Insurance Loan Payable	58,550.18	0.00	0.00	58,550.18
234001	Deferred Comcast Incentive Revenue	35,165.46	0.00	0.00	35,165.46
240301	Homeowners Deposit	1,200.00	0.00	0.00	1,200.00
250100	Deferred Assessments	318,427.88	0.00	0.00	318,427.88
	<b>TOTAL NON-RESERVE LIABILITIES</b>	623,589.91	0.00	0.00	623,589.91
<b>SPECIAL ASSESSMENT - HURRICANE</b>					
260110	Hurricane Assessment Spending	0.00	0.00	(27,708.00)	(27,708.00)
260118	Special Assessment	0.00	0.00	36,815.45	36,815.45
260121	Special Assessment Interest Earned	0.00	0.00	416.53	416.53
	<b>TOTAL SPECIAL ASSESSMENT - HURRICANE</b>	0.00	0.00	9,523.98	9,523.98
<b>SPECIAL ASSESSMENT - AMENITY</b>					
260126	Special Assessment Amenity Center	112,706.43	0.00	0.00	112,706.43
260138	Amenity Center Assessment - Spending	(185,113.91)	0.00	0.00	(185,113.91)
	<b>TOTAL SPECIAL ASSESSMENT - AMENITY</b>	(72,407.48)	0.00	0.00	(72,407.48)
<b>RESERVE CONTRACT LIABILITIES</b>					
300100	Common Area Reserve	0.00	726,664.02	0.00	726,664.02
300101	Common Area Reserve Spending	0.00	(33,771.16)	0.00	(33,771.16)
300301	Single Family Reserve	0.00	94,550.59	0.00	94,550.59
300401	Paired Villa Reserve	0.00	63,224.78	0.00	63,224.78
300500	Garden Villa Reserve	0.00	76,454.92	0.00	76,454.92
300510	Garden Villa Reserve Spending	0.00	(10,410.00)	0.00	(10,410.00)
	<b>TOTAL RESERVE CONTRACT LIABILITIES</b>	0.00	916,713.15	0.00	916,713.15
<b>RESERVE FUND</b>					
309994	Reserve Interest Common Area	0.00	4,997.09	0.00	4,997.09
309996	Reserve Interest Single Family	0.00	205.82	0.00	205.82
309997	Reserve Interest Paired Villa	0.00	131.35	0.00	131.35
309998	Reserve Interest Garden Villa	0.00	169.74	0.00	169.74
309999	Reserve Interest Unallocated	0.00	6,775.35	0.00	6,775.35
	<b>TOTAL RESERVE FUND</b>	0.00	12,279.35	0.00	12,279.35
<b>CAPITAL CONTRIBUTION FUND</b>					
350055	Capital Contribution - Income	238,839.52	0.00	0.00	238,839.52
350062	Capital Contribution - Expenses	(10,891.00)	0.00	0.00	(10,891.00)
	<b>TOTAL CAPITAL CONTRIBUTION FUND</b>	227,948.52	0.00	0.00	227,948.52
<b>OPERATING FUND</b>					
360000	Fund Balance	105,789.17	0.00	0.00	105,789.17
	Current Surplus/(Deficit)	49,992.66	0.00	0.00	49,992.66
	<b>TOTAL OPERATING FUND</b>	155,781.83	0.00	0.00	155,781.83

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	Operating	Reserve	SPA	Total
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u>934,912.78</u></b>	<b><u>928,992.50</u></b>	<b><u>9,523.98</u></b>	<b><u>1,873,429.26</u></b>

2CA Cypress Falls at the Woodlands Homeowners Association, Inc.  
Income Statement  
02/28/2026

North Port FL 34289

Castle Management, LLC.  
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Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
<b>Revenues</b>								
400100 Assessments	318,427.88	318,425	2.88	636,855.76	636,850	5.76	3,821,103	3,184,247.24
400400 Late Fee Income	0.00	0	0.00	390.00	0	390.00	0	(390.00)
400500 Room Rental	0.00	0	0.00	200.00	0	200.00	0	(200.00)
401120 Interest - Cash Accounts	26.45	0	26.45	69.33	0	69.33	0	(69.33)
420132 Social Income	0.00	3,942	(3,942.00)	1,046.23	7,884	(6,837.77)	47,300	46,253.77
420150 Comcast Incentive Revenue	857.69	0	857.69	1,715.38	0	1,715.38	0	(1,715.38)
420900 Miscellaneous	120.00	0	120.00	120.00	0	120.00	0	(120.00)
<b>Total Revenue</b>	<b>319,432.02</b>	<b>322,367</b>	<b>(2,934.98)</b>	<b>640,396.70</b>	<b>644,734</b>	<b>(4,337.30)</b>	<b>3,868,403</b>	<b>3,228,006.30</b>
<b>Administrative Expenses</b>								
520115 Postage, Mail, and Invoice Processing	172.36	333	160.64	222.77	666	443.23	4,000	3,777.23
520119 Office Supplies	341.38	1,000	658.62	1,363.37	2,000	636.63	12,000	10,636.63
520130 Social Management	766.96	667	(99.96)	880.44	1,334	453.56	8,000	7,119.56
520131 Website & Technology	2,062.00	417	(1,645.00)	2,062.00	834	(1,228.00)	5,000	2,938.00
530000 Social Expense	7,445.00	3,942	(3,503.00)	11,334.16	7,884	(3,450.16)	47,300	35,965.84
530100 Accounting Fees	1,040.00	1,500	460.00	1,040.00	3,000	1,960.00	18,000	16,960.00
530110 Legal Fees General	1,610.00	2,917	1,307.00	1,610.00	5,834	4,224.00	35,000	33,390.00
530115 Other Professional Fees	0.00	2,083	2,083.00	0.00	4,166	4,166.00	25,000	25,000.00
540113 License and Fees	0.00	725	725.00	0.00	1,450	1,450.00	8,700	8,700.00
600000 Management Fees & Payroll	34,302.24	38,333	4,030.76	68,373.79	76,666	8,292.21	460,000	391,626.21
<b>Total Administrative Expenses</b>	<b>47,739.94</b>	<b>51,917</b>	<b>4,177.06</b>	<b>86,886.53</b>	<b>103,834</b>	<b>16,947.47</b>	<b>623,000</b>	<b>536,113.47</b>
<b>Insurance</b>								
510100 Insurance	12,258.82	11,993	(265.82)	24,517.64	23,986	(531.64)	143,916	119,398.36
<b>Total Insurance</b>	<b>12,258.82</b>	<b>11,993</b>	<b>(265.82)</b>	<b>24,517.64</b>	<b>23,986</b>	<b>(531.64)</b>	<b>143,916</b>	<b>119,398.36</b>
<b>Amenity/Pool</b>								
702009 Janitorial Contract	3,934.95	3,525	(409.95)	6,794.30	7,050	255.70	42,300	35,505.70
702014 Janitorial Supplies	421.74	417	(4.74)	421.74	834	412.26	5,000	4,578.26
702150 Holiday Decorations	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00
702178 Pest Control Clubhouse	375.00	208	(167.00)	625.00	416	(209.00)	2,500	1,875.00
712500 Pool Service Contract	2,812.50	3,200	387.50	6,012.50	6,400	387.50	38,400	32,387.50
712550 Pool Maintenance & Repairs	1,397.15	1,167	(230.15)	2,292.15	2,334	41.85	14,000	11,707.85
<b>Total Amenity/Pool Expenses</b>	<b>8,941.34</b>	<b>8,684</b>	<b>(257.34)</b>	<b>16,145.69</b>	<b>17,368</b>	<b>1,222.31</b>	<b>104,200</b>	<b>88,054.31</b>
<b>Common Area</b>								
701100 Lake Maintenance	2,920.46	3,083	162.54	5,840.92	6,166	325.08	37,000	31,159.08
701101 Preserve Maintenance	3,166.67	3,167	0.33	6,333.34	6,334	0.66	38,000	31,666.66

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
702011 Preventative Maintenance	0.00	667	667.00	0.00	1,334	1,334.00	8,000	8,000.00
702015 Repairs and Maintenance - Common	2,100.97	9,583	7,482.03	4,323.51	19,166	14,842.49	115,000	110,676.49
703000 Fountain/Aeration Maintenance	600.00	600	0.00	1,200.00	1,200	0.00	7,200	6,000.00
706035 Fire Alarm Inspection	0.00	458	458.00	0.00	916	916.00	5,500	5,500.00
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Total Common Area Expenses	8,788.10	17,558	8,769.90	17,697.77	35,116	17,418.23	210,700	193,002.23
<b>Gate</b>								
704210 Gate Repairs and Maintenance	0.00	833	833.00	639.00	1,666	1,027.00	10,000	9,361.00
704240 Access Control Monitoring	3,972.00	250	(3,722.00)	4,684.50	500	(4,184.50)	3,000	(1,684.50)
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Total Gate Expenses	3,972.00	1,083	(2,889.00)	5,323.50	2,166	(3,157.50)	13,000	7,676.50
<b>Landscaping</b>								
700100 Landscape Maintenance - Common	33,744.00	33,744	0.00	67,488.00	67,488	0.00	404,926	337,438.00
700103 Landscape Maintenance - Homes	50,068.00	50,068	0.00	100,136.00	100,136	0.00	600,818	500,682.00
700120 Landscape / Plant Replacement - Common	4,950.00	2,500	(2,450.00)	4,950.00	5,000	50.00	30,000	25,050.00
700122 Landscape / Plant Replacement - Homes	0.00	2,500	2,500.00	0.00	5,000	5,000.00	30,000	30,000.00
700129 Mulch - Homes	0.00	8,333	8,333.00	0.00	16,666	16,666.00	100,000	100,000.00
700130 Mulch Common	0.00	3,333	3,333.00	0.00	6,666	6,666.00	40,000	40,000.00
700150 Sod Replacement - Homes	0.00	4,167	4,167.00	0.00	8,334	8,334.00	50,000	50,000.00
700210 Palm Tree Trimming over 12 feet	0.00	5,000	5,000.00	0.00	10,000	10,000.00	60,000	60,000.00
701000 Irrigation Services and Repairs	35,621.51	12,500	(23,121.51)	45,837.01	25,000	(20,837.01)	150,000	104,162.99
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Total Landscaping Expenses	124,383.51	122,145	(2,238.51)	218,411.01	244,290	25,878.99	1,465,744	1,247,332.99
<b>Utilities</b>								
705010 Electricity	12,947.55	10,417	(2,530.55)	23,274.16	20,834	(2,440.16)	125,000	101,725.84
705030 Water & Sewer	3,144.42	1,650	(1,494.42)	6,879.90	3,300	(3,579.90)	19,800	12,920.10
705050 Cable/Internet - Clubhouse and Gates	1,078.62	1,167	88.38	2,137.18	2,334	196.82	14,000	11,862.82
705055 Bulk Cable	54,619.00	54,427	(192.00)	107,130.70	108,854	1,723.30	653,120	545,989.30
705060 Waste Removal	272.38	292	19.62	525.56	584	58.44	3,500	2,974.44
705070 Telephone with transfer to Ring Central	438.32	833	394.68	1,280.24	1,666	385.76	10,000	8,719.76
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Total Utilities	72,500.29	68,786	(3,714.29)	141,227.74	137,572	(3,655.74)	825,420	684,192.26
<b>Pest Control Villas and Quads</b>								
702170 Pest Control Garden Villas	1,248.65	1,333	84.35	2,497.30	2,666	168.70	16,000	13,502.70
702173 Pest Control Paired Villas	2,079.85	2,100	20.15	4,159.70	4,200	40.30	25,200	21,040.30
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Total Pest Control Villas and Quads	3,328.50	3,433	104.50	6,657.00	6,866	209.00	41,200	34,543.00
<b>Reserves</b>								

2CA Cypress Falls at the Woodlands Homeowners Association, Inc.  
 Income Statement  
 02/28/2026

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 Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
900100 Pooled Reserve Common Funding	27,911.42	27,911	(0.42)	55,822.84	55,822	(0.84)	334,937	279,114.16
900301 Pooled Reserve Single Family Funding	3,418.33	3,418	(0.33)	6,836.66	6,836	(0.66)	41,020	34,183.34
900401 Pooled Reserve Paired Villa Funding	3,236.50	3,237	0.50	6,473.00	6,474	1.00	38,838	32,365.00
900500 Pooled Reserve Garden Villa Funding	2,202.33	2,202	(0.33)	4,404.66	4,404	(0.66)	26,428	22,023.34
<b>Total Reserves</b>	<b>36,768.58</b>	<b>36,768</b>	<b>(0.58)</b>	<b>73,537.16</b>	<b>73,536</b>	<b>(1.16)</b>	<b>441,223</b>	<b>367,685.84</b>
<b>Total Expenses</b>	<b>318,681.08</b>	<b>322,367</b>	<b>3,685.92</b>	<b>590,404.04</b>	<b>644,734</b>	<b>54,329.96</b>	<b>3,868,403</b>	<b>3,277,998.96</b>
<b>Net Income/(Loss)</b>	<b>750.94</b>	<b>0</b>	<b>750.94</b>	<b>49,992.66</b>	<b>0</b>	<b>49,992.66</b>	<b>0</b>	<b>(49,992.66)</b>

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
100093	Western Alliance Bank - Oper w/ICS			Beginning Balance			982,700.33
		ACK 2CA99-010061	02/01/2026	First Insurance Fund		11,828.32	
		ACK 2CA99-010096	02/01/2026	Comcast		145.81	
		ACK 2CA99-010097	02/01/2026	Alliance Assoc. Bank		5,419.74	
		ACK 2CA99-010100	02/01/2026	Castle Payroll		14,503.62	
		ACK 2CA99-010103	02/01/2026	Castle Management, I		3,000.00	
		ACK 2CA99-010105	02/01/2026	Florida Power & Ligh		63.21	
		ACK 2CA99-010106	02/01/2026	Verizon Wireless		331.36	
		ACK 2CA99-010109	02/01/2026	Castle Management, I		49.99	
		ACK 2CA99-010110	02/01/2026	Castle Management, I		54.88	
		ACK 2CA99-010111	02/01/2026	Castle Management, I		39.48	
		ACK 2CA99-010112	02/01/2026	Comcast		306.95	
		RCP 04417138	02/02/2026	RM Cash Proc Post	2,500.00		
		RCP 04421155	02/02/2026	Lockbox	1,832.49		
		RCP 04421556	02/02/2026	Payabli Online Pymts	1,469.04		
		RCP 04422457	02/03/2026	Lockbox	1,945.35		
		ACK 2CA99-010062	02/04/2026	Castle Payroll		14,492.93	
		RCP 04427351	02/04/2026	Lockbox	5,469.34		
		ACK 2CA99-010063	02/05/2026	Signet Pool		2,808.00	
		RCP 04428678	02/05/2026	Lockbox	474.52		
		ACK 2CA99-010064	02/06/2026	Paul Whittaker		1,247.19	
		ACK 2CA99-010065	02/06/2026	Ruth Bennett		1,238.91	
		ACK 2CA99-010066	02/06/2026	C Quam as Surv Tee		1,423.56	
		ACK 2CA99-010067	02/06/2026	G.L. BERG		550.00	
				ENTERTAINMENT			
		ACK 2CA99-010068	02/06/2026	Signet Pool		3,675.00	
		ACK 2CA99-010069	02/06/2026	Cintas Fire Protection		733.00	
		RCP 04430706	02/06/2026	Payabli Online Pymts	156.84		
		RCP 04430885	02/07/2026	Payabli Online Pymts	168.47		
		ACK 2CA99-010083	02/09/2026	Accurate Electronics		628.75	
		AVD 2CA99-010053	02/09/2026	VOID CHECK 2CA99 10053	11.96		
		AVD 2CA99-010054	02/09/2026	VOID CHECK 2CA99 10054	38.45		
		RCP 04430459	02/09/2026	RM Cash Proc Post	2,500.00		
		RCP 04431714	02/09/2026	Lockbox	827.26		
		ACK 2CA99-010084	02/10/2026	Mainscape, Inc.		98,025.01	
		ACK 2CA99-010085	02/10/2026	Royal Palm Commercial C		4,359.95	
		ACK 2CA99-010086	02/10/2026	Insight Irrigation LLC		1,408.50	
		ACK 2CA99-010087	02/10/2026	Accurate Electronics		573.75	
		ACK 2CA99-010088	02/10/2026	Signet Pool		763.75	
		ACK 2CA99-010089	02/10/2026	Cintas Fire Protection		860.00	
		ACK 2CA99-010090	02/10/2026	Fitness Machine Technici		507.50	
		RCP 04432877	02/10/2026	Lockbox	3,467.72		
		ACK 2CA99-010091	02/11/2026	COMCAST BULK		54,619.00	
		RCP 04435680	02/11/2026	Lockbox	2,879.08		
		RCP 04435996	02/11/2026	Payabli Online Pymts	176.37		
		RCP 04436904	02/12/2026	Lockbox	3,069.50		
		RCP 04437191	02/12/2026	Payabli Online Pymts	377.53		
		ACK 2CA99-010093	02/13/2026	Mainscape, Inc.		4,950.00	
		ACK 2CA99-010094	02/13/2026	Red Rhino Leak Detection		895.00	
		ACK 2CA99-010095	02/13/2026			85.85	
		RCP 04437425	02/13/2026	RM Cash Proc Post	80.00		
		RCP 04437907	02/13/2026	Lockbox	474.52		
		RCP 04438358	02/14/2026	Payabli Online Pymts	176.37		
		ACK 2CA99-010098	02/17/2026	Canon Financial Svcs		885.20	
		ACK 2CA99-010099	02/17/2026	Home Team Pest		100.00	
		RCP 04440517	02/17/2026	Lockbox	1,599.93		
		RCP 04441649	02/18/2026	Lockbox	157.94		
		ACK 2CA99-010101	02/19/2026	Royal Tide Property Wash		23,854.47	
		ACK 2CA99-010102	02/19/2026	Mainscape, Inc.		20,000.00	
		RCP 04442652	02/19/2026	Lockbox	176.37		
		RCP 04442904	02/19/2026	Payabli Online Pymts	1,000.00		
		ACK 2CA99-010104	02/23/2026	MJ Productions, Inc		1,800.00	
		RCP 04443567	02/23/2026	RM Cash Proc Post	425.00		
		RCP 04444517	02/23/2026	Lockbox	2,101.98		
		RCP 04444465	02/24/2026	RM Cash Proc Post	4,092.03		
		RCP 04446604	02/24/2026	Lockbox	156.93		
		RCP 04446810	02/24/2026	Payabli Online Pymts	176.37		
		ACK 2CA99-010107	02/25/2026	Paul Pavlakis		900.00	
		ACK 2CA99-010108	02/25/2026	Home Team Pest		575.00	
		RCP 04447751	02/25/2026	Payabli Online Pymts	882.38		

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
	RCP	04448363	02/26/2026	Lockbox	1,384.79		
	RCP	04448590	02/26/2026	Payabli Online Pymts	3,023.49		
	RCP	04448157	02/27/2026	RM Cash Proc Post	2,500.00		
	RCP	04448834	02/27/2026	RM Cash Proc Post	1,396.86		
	RCP	04448890	02/27/2026	RM Cash Proc Post	1,454.66		
	RCP	04453257	02/27/2026	Lockbox	2,788.59		
	RCP	04453536	02/27/2026	Payabli Online Pymts	7,294.17		
	ACK	2CA99-010114	02/28/2026	C Quam as Surv Tee		1,247.19	
	ACK	2CA99-010115	02/28/2026	Castle Management, L		520.00	
	ACK	2CA99-010116	02/28/2026	Edward Borowski		9.90	
	ACK	2CA99-010117	02/28/2026	SpectrumVolP		510.56	
	ACK	2CA99-010118	02/28/2026	Signet Pool		3,925.00	
	ACK	2CA99-010119	02/28/2026	RGB Internet Systems		2,062.00	
	ACK	2CA99-010120	02/28/2026	Castle Payroll		765.00	
	ACK	2CA99-010165	02/28/2026	Comcast		285.91	
	ACK	2CA99-010166	02/28/2026	Comcast		52,511.70	
	ACK	2CA99-010167	02/28/2026	Comcast		236.89	
	ACK	2CA99-010168	02/28/2026	Constant Contact, In		99.00	
	ACK	2CA99-010169	02/28/2026	Castle Management, I		38.45	
	ACK	2CA99-010170	02/28/2026	Castle Management, I		11.96	
	ACK	2CA99-010173	02/28/2026	Comcast		54,619.00	
	ACK	2CA99-010174	02/28/2026	Comcast		358.86	
	ACK	2CA99-010175	02/28/2026	Comcast		267.00	
	ACK	2CA99-010176	02/28/2026	Constant Contact, In		99.00	
	ACK	2CA99-010177	02/28/2026	Florida Power & Ligh		1,628.80	
	ACK	2CA99-010178	02/28/2026	Florida Power & Ligh		3,917.02	
	ACK	2CA99-010179	02/28/2026	Florida Power & Ligh		44.99	
	ACK	2CA99-010180	02/28/2026	Florida Power & Ligh		44.85	
	ACK	2CA99-010181	02/28/2026	Florida Power & Ligh		6,703.73	
	ACK	2CA99-010182	02/28/2026	Florida Power & Ligh		43.98	
	ACK	2CA99-010183	02/28/2026	Florida Power & Ligh		45.79	
	ACK	2CA99-010184	02/28/2026	North Port Solid Was		272.38	
	ACK	2CA99-010185	02/28/2026	North Port Utilities		6,663.38	
	ACK	2CA99-010186	02/28/2026	North Port Utilities		183.26	
	ACK	2CA99-010187	02/28/2026	North Port Utilities		33.26	
	ACK	2CA99-010189	02/28/2026	Castle Management, I		520.00	
	ACK	2CA99-010190	02/28/2026	A&D Pool		3,412.50	
	AVD	2CA99-010050	02/28/2026	VOID CHECK 2CA99 10050	3,705.22		
	AVD	2CA99-010051	02/28/2026	VOID CHECK 2CA99 10051	30.26		
	AVD	2CA99-010058	02/28/2026	VOID CHECK 2CA99 10058	3,800.00		
	Interest	JBR	2ca99-022826	02/28/2026	Bank Reconciliation	26.45	
				Account Total	66,268.23	418,785.04	-352,516.81
				Ending Balance			630,183.52
100108	Western Alliance Oper ICS #621 (Prior)			Beginning Balance			0.00
	RCP	04448890	02/27/2026	RM Cash Proc Post		40.00	
	JE	00852840	02/28/2026	RC Gate Clicker	40.00		
				Account Total	40.00	40.00	0.00
				Ending Balance			0.00
100111	Western Alliance Bank - SPA			Beginning Balance			9,523.63
	Interest	JBR	2ca30-022826	02/28/2026	Bank Reconciliation	0.35	
				Account Total	0.35	0.00	0.35
				Ending Balance			9,523.98
100128	Western Alliance Capital Contributions			Beginning Balance			188,499.52
				Ending Balance			188,499.52
102136	Western Alliance Bank - Rsv w/ICS			Beginning Balance			192,441.18
	Interest	ACK	2CA26-020005	02/28/2026	Precision Gate &	8,103.08	
		JBR	2ca26-022826	02/28/2026	Bank Reconciliation	298.19	
				Account Total	298.19	8,103.08	-7,804.89
				Ending Balance			184,636.29
103000	Reserve CD's			Beginning Balance			675,004.38
		JE	00852833	02/28/2026	Feb CDAR Interest	1,846.92	

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Account Total	1,846.92	0.00	1,846.92
				Ending Balance			676,851.30
110010	Accounts Receivable			Beginning Balance			57,596.64
	RCP	04417138	02/02/2026	RM Cash Proc Post		2,500.00	
	RCP	04421155	02/02/2026	Lockbox		1,396.86	
	RCP	04421556	02/02/2026	Payabli Online Pymts		1,469.04	
	RCP	04422457	02/03/2026	Lockbox		1,600.00	
	RCG	04422950	02/04/2026	RM Charges	14.75		
	RCP	04427351	02/04/2026	Lockbox		207.54	
	RCP	04430706	02/06/2026	Payabli Online Pymts		156.84	
	RCP	04430885	02/07/2026	Payabli Online Pymts		168.47	
	RCG	04430457	02/09/2026	RM Charges	2,500.00		
	RCP	04430459	02/09/2026	RM Cash Proc Post		2,500.00	
	RCP	04431714	02/09/2026	Lockbox		352.74	
	RCP	04432877	02/10/2026	Lockbox		529.64	
	RMC	04433710	02/10/2026	RM Credits		14.75	
	RCP	04435680	02/11/2026	Lockbox		2,854.08	
	RCP	04435996	02/11/2026	Payabli Online Pymts		176.37	
	RCP	04436904	02/12/2026	Lockbox		1,600.46	
	RCP	04437191	02/12/2026	Payabli Online Pymts		377.53	
	RCP	04438358	02/14/2026	Payabli Online Pymts		176.37	
	RCP	04440517	02/17/2026	Lockbox		1,599.93	
	RCP	04441649	02/18/2026	Lockbox		157.94	
	RCP	04442652	02/19/2026	Lockbox		176.37	
	RCG	04444032	02/23/2026	RM Charges	176.37		
	RCR	04444028	02/23/2026	RM Credits		176.37	
	RCG	04444463	02/24/2026	RM Charges	2,500.00		
	RCP	04444465	02/24/2026	RM Cash Proc Post		4,092.03	
	RCP	04446604	02/24/2026	Lockbox		156.93	
	RCP	04446810	02/24/2026	Payabli Online Pymts		176.37	
	RCP	04447751	02/25/2026	Payabli Online Pymts		882.38	
	RCP	04448363	02/26/2026	Lockbox		1,384.79	
	RCP	04448590	02/26/2026	Payabli Online Pymts		3,023.49	
	RCG	04448156	02/27/2026	RM Charges	2,500.00		
	RCP	04448157	02/27/2026	RM Cash Proc Post		2,500.00	
	RCP	04448834	02/27/2026	RM Cash Proc Post		1,396.86	
	RCP	04448890	02/27/2026	RM Cash Proc Post		1,414.66	
	RCP	04453257	02/27/2026	Lockbox		1,365.03	
	RCP	04453536	02/27/2026	Payabli Online Pymts		3,023.49	
				Account Total	7,691.12	37,607.33	-29,916.21
				Ending Balance			27,680.43
120011	Due (To)/From Reserves			Beginning Balance			-30,736.33
	JE	00851616	02/28/2026	Feb Maint/Resv		36,768.58	
	JE	00852832	02/28/2026	Jan Due to/frm Resv	67,504.91		
	JE	00852838	02/28/2026	Feb Due to/frm Resv		67,504.91	
				Account Total	67,504.91	104,273.49	-36,768.58
				Ending Balance			-67,504.91
120020	Due (To) / From Operating			Beginning Balance			30,736.33
	JE	00851616	02/28/2026	Feb Maint/Resv	36,768.58		
	JE	00852832	02/28/2026	Jan Due to/frm Resv		67,504.91	
	JE	00852838	02/28/2026	Feb Due to/frm Resv	67,504.91		
				Account Total	104,273.49	67,504.91	36,768.58
				Ending Balance			67,504.91
120048	Due From Other			Beginning Balance			2,092.90
				Ending Balance			2,092.90
140000	Prepaid Expenses			Beginning Balance			44,441.74
	REV	00848593	02/01/2026	Feb Event		1,600.00	
	JE	00852835	02/28/2026	Feb PPD Exp		5,028.50	
	March Comcast	JE	00852837	Rc Bulk Comcast	54,619.00		
				Account Total	54,619.00	6,628.50	47,990.50
				Ending Balance			92,432.24
150000	Prepaid Insurance			Beginning Balance			73,552.90
	JE	00851622	02/28/2026	Mthly PPD Ins		12,258.82	
				Account Total	0.00	12,258.82	-12,258.82
				Ending Balance			61,294.08
151011	Deposits - Utilities			Beginning Balance			235.00

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Ending Balance			235.00
200000	Accounts Payable			Beginning Balance			0.00
	104693585	ACK 2CA99-010061	02/01/2026	First Insurance Fund	11,828.32		
	01/28/26 - 02/27/26	ACK 2CA99-010096	02/01/2026	Comcast	145.81		
	01/01/26-01/30/26	ACK 2CA99-010097	02/01/2026	Alliance Assoc. Bank	895.00		
	01/01/26-01/30/26	ACK 2CA99-010097	02/01/2026	Alliance Assoc. Bank	2,222.54		
	01/01/26-01/30/26	ACK 2CA99-010097	02/01/2026	Alliance Assoc. Bank	572.21		
	01/01/26-01/30/26	ACK 2CA99-010097	02/01/2026	Alliance Assoc. Bank	421.74		
	01/01/26-01/30/26	ACK 2CA99-010097	02/01/2026	Alliance Assoc. Bank	508.40		
	01/01/26-01/30/26	ACK 2CA99-010097	02/01/2026	Alliance Assoc. Bank	721.85		
	01/01/26-01/30/26	ACK 2CA99-010097	02/01/2026	Alliance Assoc. Bank	78.00		
	01/17/26-01/30/26	ACK 2CA99-010100	02/01/2026	Castle Payroll	14,503.62		
	Feb 26 MGT Fees	ACK 2CA99-010103	02/01/2026	Castle Management, I	3,000.00		
	12/22/25-01/23/26	ACK 2CA99-010105	02/01/2026	Florida Power & Ligh	63.21		
	12/16/25-01/15/26	ACK 2CA99-010106	02/01/2026	Verizon Wireless	331.36		
	Jan 26 Cell Fees	ACK 2CA99-010109	02/01/2026	Castle Management, I	49.99		
	Jan 26 Postage Invoice	ACK 2CA99-010110	02/01/2026	Castle Management, I	54.88		
	Jan 26 UPS Fees	ACK 2CA99-010111	02/01/2026	Castle Management, I	39.48		
	01/21/26 - 02/20/26	ACK 2CA99-010112	02/01/2026	Comcast	306.95		
	104693585	AVC 03820275	02/01/2026	First Insurance Fund		11,828.32	
	Feb 26 MGT Fees	AVC 03835110	02/02/2026	Castle Management, I		3,000.00	
	01/03/26-01/16/26	AVC 03821872	02/03/2026	Castle Payroll		14,492.93	
	Pool Service	AVC 3822414	02/03/2026	Signet Pool		90.00	
	Maintenance	AVC 3822415	02/03/2026	Signet Pool		2,718.00	
	13732	AVC 3824333	02/03/2026	Cintas Fire Protection		733.00	
	Repairs & Maintenance	AVC 3825663	02/03/2026	Accurate Electronics		628.75	
	Janitorial Services	AVC 3826594	02/03/2026	Royal Palm Commercial C		952.00	
	REPLACEMENTS	AVC 3826626	02/03/2026	Fitness Machine Technici		507.50	
	13732	AVC 3826627	02/03/2026	Cintas Fire Protection		860.00	
	01/03/26-01/16/26	ACK 2CA99-010062	02/04/2026	Castle Payroll	14,492.93		
	12/16/25-01/15/26	AVC 03836821	02/04/2026	Verizon Wireless		331.36	
	Social Expense	AVC 3824250	02/04/2026	G.L. BERG		550.00	
				ENTERTAINMENT			
	Pool Maintenance & Repairs	AVC 3824258	02/04/2026	Signet Pool		3,675.00	
	VOID REPAIRS	AVC 3826653	02/04/2026	Accurate Electronics		573.75	
		ACK 2CA99-010063	02/05/2026	Signet Pool	90.00		
		ACK 2CA99-010063	02/05/2026	Signet Pool	2,718.00		
	01/28/26 - 02/27/26	AVC 03831365	02/05/2026	Comcast		145.81	
	OPER REFUND	ACK 2CA99-010064	02/06/2026	Paul Whittaker	1,247.19		
	OPER REFUND	ACK 2CA99-010065	02/06/2026	Ruth Bennett	1,238.91		
	OPER REFUND	ACK 2CA99-010066	02/06/2026	C Quam as Surv Ttee	1,423.56		
		ACK 2CA99-010067	02/06/2026	G.L. BERG	550.00		
				ENTERTAINMENT			
		ACK 2CA99-010068	02/06/2026	Signet Pool	3,675.00		
		ACK 2CA99-010069	02/06/2026	Cintas Fire Protection	733.00		
	OPER REFUND	AVC 03802966	02/06/2026	Paul Whittaker		1,247.19	
	OPER REFUND	AVC 03804629	02/06/2026	Ruth Bennett		1,238.91	
	OPER REFUND	AVC 03804682	02/06/2026	C Quam as Surv Ttee		1,423.56	
	02/01/26-02/28/26	AVC 03824670	02/06/2026	COMCAST BULK		54,619.00	
	01/21/26 - 02/20/26	AVC 03842505	02/06/2026	Comcast		306.95	
	Pool Maintenance & Repairs	AVC 3826686	02/06/2026	Signet Pool		288.75	
	Pool Maintenance & Repairs	AVC 3826688	02/06/2026	Signet Pool		475.00	
	Janitorial Contract	AVC 3826771	02/06/2026	Royal Palm Commercial C		3,407.95	
	Irrigation Maintenance	AVC 3826783	02/06/2026	Insight Irrigation LLC		1,408.50	
	Irrigation Repairs	AVC 3826787	02/06/2026	Mainscape, Inc.		3,997.51	
	Landscaping Services	AVC 3826788	02/06/2026	Mainscape, Inc.		60,737.50	
	Landscaping Services	AVC 3826788	02/06/2026	Mainscape, Inc.		23,074.00	
	Landscaping Services	AVC 3826788	02/06/2026	Mainscape, Inc.		10,216.00	
		ACK 2CA99-010083	02/09/2026	Accurate Electronics	628.75		
		ACR 00097627	02/09/2026	Castle Management, L	38.45		
		ACR 00097628	02/09/2026	Castle Management, L	11.96		
	Dec 25 Postage Invoice	AVD 2CA99-010053	02/09/2026	VOID CHECK 2CA99 10053		11.96	
	Dec 25 UPS Fees	AVD 2CA99-010054	02/09/2026	VOID CHECK 2CA99 10054		38.45	
		ACK 2CA99-010084	02/10/2026	Mainscape, Inc.	60,737.50		
		ACK 2CA99-010084	02/10/2026	Mainscape, Inc.	23,074.00		
		ACK 2CA99-010084	02/10/2026	Mainscape, Inc.	10,216.00		
		ACK 2CA99-010084	02/10/2026	Mainscape, Inc.	3,997.51		

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
	ACK	2CA99-010085	02/10/2026	Royal Palm Commercial C	952.00		
	ACK	2CA99-010085	02/10/2026	Royal Palm Commercial C	3,407.95		
	ACK	2CA99-010086	02/10/2026	Insight Irrigation LLC	1,408.50		
	ACK	2CA99-010087	02/10/2026	Accurate Electronics	573.75		
	ACK	2CA99-010088	02/10/2026	Signet Pool	475.00		
	ACK	2CA99-010088	02/10/2026	Signet Pool	288.75		
	ACK	2CA99-010089	02/10/2026	Cintas Fire Protection	860.00		
	ACK	2CA99-010090	02/10/2026	Fitness Machine Technici	507.50		
Jan 26 Cell Fees	AVC	03843524	02/10/2026	Castle Management, I		49.99	
Jan 26 Postage Invoice	AVC	03843565	02/10/2026	Castle Management, I		54.88	
LEAK REPAIRS	AVC	3829769	02/10/2026	Red Rhino Leak Detection		895.00	
71266	AVC	3829774	02/10/2026	Mainscape, Inc.		4,950.00	
02/01/26-02/28/26	ACK	2CA99-010091	02/11/2026	COMCAST BULK	54,619.00		
02/08/26	AVC	03829965	02/11/2026			85.85	
Jan 26 NSF Fees	AVC	03846872	02/11/2026	Castle Management, L		520.00	
	ACK	2CA99-010093	02/13/2026	Mainscape, Inc.	4,950.00		
	ACK	2CA99-010094	02/13/2026	Red Rhino Leak Detection	895.00		
02/08/26	ACK	2CA99-010095	02/13/2026		85.85		
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank		895.00	
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank		2,222.54	
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank		572.21	
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank		421.74	
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank		508.40	
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank		721.85	
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank		78.00	
12/22/25-01/23/26	AVC	03838234	02/13/2026	Florida Power & Ligh		63.21	
Jan 26 UPS Fees	AVC	03843666	02/13/2026	Castle Management, I		39.48	
Pest Control Clubhouse	AVC	3832105	02/13/2026	Home Team Pest		100.00	
718829	AVC	3832113	02/13/2026	Canon Financial Svcs		341.38	
718829	AVC	3832114	02/13/2026	Canon Financial Svcs		543.82	
Repairs & Maint	AVC	3833758	02/13/2026	Royal Tide Property Wash		23,854.47	
71774	AVC	3833793	02/16/2026	Mainscape, Inc.		20,000.00	
	ACK	2CA99-010098	02/17/2026	Canon Financial Svcs	543.82		
	ACK	2CA99-010098	02/17/2026	Canon Financial Svcs	341.38		
	ACK	2CA99-010099	02/17/2026	Home Team Pest	100.00		
01/17/26-01/30/26	AVC	03834038	02/18/2026	Castle Payroll		14,503.62	
2/25/26 performance	AVC	03835788	02/18/2026	MJ Productions, Inc		1,800.00	
Pest Control Clubhouse	AVC	3838986	02/18/2026	Home Team Pest		275.00	
Pest Control Clubhouse	AVC	3838987	02/18/2026	Home Team Pest		50.00	
Pest Control Clubhouse	AVC	3838988	02/18/2026	Home Team Pest		250.00	
	ACK	2CA99-010101	02/19/2026	Royal Tide Property Wash	23,854.47		
	ACK	2CA99-010102	02/19/2026	Mainscape, Inc.	20,000.00		
clubhouse door king	AVC	03846882	02/19/2026	Precision Gate &		8,103.08	
Social Expense	AVC	3839058	02/19/2026	Paul Pavlakis		900.00	
2/25/26 performance	ACK	2CA99-010104	02/23/2026	MJ Productions, Inc	1,800.00		
OPER REFUND	AVC	03836261	02/23/2026	C Quam as Surv Ttee		1,247.19	
mens coffee	AVC	03846941	02/24/2026	Edward Borowski		9.90	
Website Maintenance	AVC	3846886	02/24/2026	RGB Internet Systems		2,062.00	
9414269090	AVC	3846902	02/24/2026	SpectrumVolP		510.56	
Signage Repairs & Supplies	AVC	3846940	02/24/2026	Signet Pool		125.00	
Monthly Service	AVC	3846942	02/24/2026	Signet Pool		3,800.00	
	ACK	2CA99-010107	02/25/2026	Paul Pavlakis	900.00		
	ACK	2CA99-010108	02/25/2026	Home Team Pest	275.00		
	ACK	2CA99-010108	02/25/2026	Home Team Pest	50.00		
	ACK	2CA99-010108	02/25/2026	Home Team Pest	250.00		
clubhouse door king	ACK	2CA26-020005	02/28/2026	Precision Gate &	8,103.08		
OPER REFUND	ACK	2CA99-010114	02/28/2026	C Quam as Surv Ttee	1,247.19		
Jan 26 NSF Fees	ACK	2CA99-010115	02/28/2026	Castle Management, L	520.00		
mens coffee	ACK	2CA99-010116	02/28/2026	Edward Borowski	9.90		
	ACK	2CA99-010117	02/28/2026	SpectrumVolP	510.56		
	ACK	2CA99-010118	02/28/2026	Signet Pool	125.00		
	ACK	2CA99-010118	02/28/2026	Signet Pool	3,800.00		
	ACK	2CA99-010119	02/28/2026	RGB Internet Systems	2,062.00		
JAN 26 INSURANCE	ACK	2CA99-010120	02/28/2026	Castle Payroll	765.00		
12/12/25-01/11/26	ACK	2CA99-010165	02/28/2026	Comcast	285.91		
01/01/26-01/31/26	ACK	2CA99-010166	02/28/2026	Comcast	52,511.70		
8535100550845502	ACK	2CA99-010167	02/28/2026	Comcast	236.89		
CONSTANT CONTRACT	ACK	2CA99-010168	02/28/2026	Constant Contact, In	99.00		
DEC 25 COURIER FEES	ACK	2CA99-010169	02/28/2026	Castle Management, I	38.45		
DEC 25 POSTAGEFEES	ACK	2CA99-010170	02/28/2026	Castle Management, I	11.96		
02/01/26-02/28/26	ACK	2CA99-010173	02/28/2026	Comcast	54,619.00		
02/12/26-03/11/26	ACK	2CA99-010174	02/28/2026	Comcast	358.86		
01/17/26-02/16/26	ACK	2CA99-010175	02/28/2026	Comcast	267.00		

General Ledger  
2CA Cypress Falls Woodlands  
For Dates 02/01/2026 to 02/28/2026

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
CONTRACT-PLUS	ACK	2CA99-010176	02/28/2026	Constant Contact, In	99.00		
12/22/25-01/23/26	ACK	2CA99-010177	02/28/2026	Florida Power & Ligh	1,628.80		
12/22/25-01/23/26	ACK	2CA99-010178	02/28/2026	Florida Power & Ligh	3,917.02		
12/22/25-01/23/26	ACK	2CA99-010179	02/28/2026	Florida Power & Ligh	44.99		
12/22/25-01/23/26	ACK	2CA99-010180	02/28/2026	Florida Power & Ligh	44.85		
12/22/25-01/23/26	ACK	2CA99-010181	02/28/2026	Florida Power & Ligh	6,703.73		
12/22/25-01/23/26	ACK	2CA99-010182	02/28/2026	Florida Power & Ligh	43.98		
12/22/25-01/23/26	ACK	2CA99-010183	02/28/2026	Florida Power & Ligh	45.79		
75661-171570	ACK	2CA99-010184	02/28/2026	North Port Solid Was	272.38		
12/08/25-01/07/26	ACK	2CA99-010185	02/28/2026	North Port Utilities	6,663.38		
12/08/25-01/07/26	ACK	2CA99-010186	02/28/2026	North Port Utilities	183.26		
12/08/25-01/07/26	ACK	2CA99-010187	02/28/2026	North Port Utilities	33.26		
JAN 26 NSF FEES	ACK	2CA99-010189	02/28/2026	Castle Management, I	520.00		
Pool Maintenance & R	ACK	2CA99-010190	02/28/2026	A&D Pool	3,412.50		
	ACR	00098901	02/28/2026	North Port Utilities	3,705.22		
	ACR	00098903	02/28/2026	North Port Utilities	30.26		
	ACR	00099008	02/28/2026	A&D Pool	3,800.00		
JAN 26 INSURANCE	AVC	03849578	02/28/2026	Castle Payroll		765.00	
12/12/25-01/11/26	AVC	03857947	02/28/2026	Comcast		285.91	
01/01/26-01/31/26	AVC	03857948	02/28/2026	Comcast		52,511.70	
CONSTANT CONTRACT	AVC	03869992	02/28/2026	Constant Contact, In		99.00	
8535100550845502	AVC	03870002	02/28/2026	Comcast		236.89	
DEC 25 COURIER FEES	AVC	03870096	02/28/2026	Castle Management, I		38.45	
DEC 25 POSTAGEFEES	AVC	03870097	02/28/2026	Castle Management, I		11.96	
75661-171570	AVC	03874076	02/28/2026	North Port Solid Was		272.38	
12/08/25-01/07/26	AVC	03874260	02/28/2026	North Port Utilities		6,663.38	
12/08/25-01/07/26	AVC	03874486	02/28/2026	North Port Utilities		183.26	
12/08/25-01/07/26	AVC	03874551	02/28/2026	North Port Utilities		33.26	
12/22/25-01/23/26	AVC	03874559	02/28/2026	Florida Power & Ligh		3,917.02	
12/22/25-01/23/26	AVC	03874561	02/28/2026	Florida Power & Ligh		44.99	
12/22/25-01/23/26	AVC	03874563	02/28/2026	Florida Power & Ligh		44.85	
12/22/25-01/23/26	AVC	03874566	02/28/2026	Florida Power & Ligh		6,703.73	
12/22/25-01/23/26	AVC	03874569	02/28/2026	Florida Power & Ligh		1,628.80	
12/22/25-01/23/26	AVC	03874572	02/28/2026	Florida Power & Ligh		43.98	
12/22/25-01/23/26	AVC	03874575	02/28/2026	Florida Power & Ligh		45.79	
02/01/26-02/28/26	AVC	03874590	02/28/2026	Comcast		54,619.00	
02/12/26-03/11/26	AVC	03874592	02/28/2026	Comcast		358.86	
01/17/26-02/16/26	AVC	03874593	02/28/2026	Comcast		267.00	
CONTRACT-PLUS	AVC	03874597	02/28/2026	Constant Contact, In		99.00	
JAN 26 NSF FEES	AVC	03875537	02/28/2026	Castle Management, I		520.00	
Pool Maintenance & R	AVC	03875641	02/28/2026	A&D Pool		3,412.50	
11/07/2025-12/08/2025	AVD	2CA99-010050	02/28/2026	VOID CHECK 2CA99 10050		3,705.22	
11/07/2025-12/08/2025	AVD	2CA99-010051	02/28/2026	VOID CHECK 2CA99 10051		30.26	
Feburary Monthly Service	AVD	2CA99-010058	02/28/2026	VOID CHECK 2CA99 10058		3,800.00	
				Account Total	434,474.01	434,474.01	0.00
				Ending Balance			0.00
210011	Homeowner Pending Refunds			Beginning Balance			-3,909.66
		JE 00848587	02/06/2026	RC Homeowner Refunds	3,909.66		
	OPER REFUND	AVC 03836261	02/23/2026	C Quam as Surv Ttee	1,247.19		
		RTP 04443803	02/23/2026	Refund		1,247.19	
				Account Total	5,156.85	1,247.19	3,909.66
				Ending Balance			0.00
210012	Owner Refunds			Beginning Balance			-1,000.00
				Ending Balance			-1,000.00
210031	Accrued Expenses HomePest Contr			Beginning Balance			-166,189.33
		JE 00853117	02/01/2026	Rev Prior Accr Exp	50.00		
		REV 00848742	02/01/2026	Jan Accrued Expenses	158,202.21		
		JE 00853119	02/28/2026	Feb Accr Expenses		74,968.74	
				Account Total	158,252.21	74,968.74	83,283.47
				Ending Balance			-82,905.86
210415	Preserve Maintenance Accrual			Beginning Balance			-15,686.67
		JE 00851621	02/28/2026	Mthly Accr Preserve		3,166.67	
				Account Total	0.00	3,166.67	-3,166.67
				Ending Balance			-18,853.34

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
220000	Prepaid Assessments			Beginning Balance			-85,886.21
		RCP 04421155	02/02/2026	Lockbox		435.63	
		RCP 04422457	02/03/2026	Lockbox		345.35	
		RCP 04427351	02/04/2026	Lockbox		5,261.80	
		RCR 04423018	02/04/2026	RM Credits		14.75	
		RCP 04428678	02/05/2026	Lockbox		474.52	
		RCP 04431714	02/09/2026	Lockbox		474.52	
		RCP 04432877	02/10/2026	Lockbox		2,938.08	
		RMC 04433710	02/10/2026	RM Credits	14.75		
		RCP 04435680	02/11/2026	Lockbox		25.00	
		RCP 04436904	02/12/2026	Lockbox		1,469.04	
		RCP 04437907	02/13/2026	Lockbox		474.52	
		RCP 04442904	02/19/2026	Payabli Online Pymts		1,000.00	
		RCP 04444517	02/23/2026	Lockbox		2,101.98	
		RTP 04443803	02/23/2026	Refund	1,247.19		
		RCP 04453257	02/27/2026	Lockbox		1,423.56	
		RCP 04453536	02/27/2026	Payabli Online Pymts		4,270.68	
				Account Total	1,261.94	20,709.43	-19,447.49
				Ending Balance			-105,333.70
220005	Prepaid Assessments - Prior Owner			Beginning Balance			-2,153.49
				Ending Balance			-2,153.49
230100	Insurance Loan Payable 104693585	AVC 03820275	02/01/2026	Beginning Balance			-70,378.50
				First Insurance Fund	11,828.32		
				Account Total	11,828.32	0.00	11,828.32
				Ending Balance			-58,550.18
234001	Deferred Comcast Incentive Revenue			Beginning Balance			-36,023.15
		JE 00851614	02/28/2026	Mthly Cable Inc	857.69		
				Account Total	857.69	0.00	857.69
				Ending Balance			-35,165.46
240301	Homeowners Deposit			Beginning Balance			-1,200.00
				Ending Balance			-1,200.00
250100	Deferred Assessments			Beginning Balance			-636,855.76
		JE 00851616	02/28/2026	Feb Maint/Resv	318,427.88		
				Account Total	318,427.88	0.00	318,427.88
				Ending Balance			-318,427.88
260110	Hurricane Assessment Spending			Beginning Balance			27,708.00
				Ending Balance			27,708.00
260118	Special Assessment			Beginning Balance			-36,815.45
				Ending Balance			-36,815.45
260121	Special Assessment Interest Earned Interest			Beginning Balance			-416.18
		JBR 2ca30-022826	02/28/2026	Bank Reconciliation		0.35	
				Account Total	0.00	0.35	-0.35
				Ending Balance			-416.53
260126	Special Assessment Amenity Center			Beginning Balance			-112,706.43
				Ending Balance			-112,706.43
260138	Amenity Center Assessment - Spending			Beginning Balance			185,113.91
				Ending Balance			185,113.91
300100	Common Area Reserve			Beginning Balance			-698,752.60
		JE 00851616	02/28/2026	Feb Maint/Resv		27,911.42	
				Account Total	0.00	27,911.42	-27,911.42
				Ending Balance			-726,664.02
300101	Common Area Reserve Spending clubhouse door king			Beginning Balance			25,668.08
		AVC 03846882	02/19/2026	Precision Gate &	8,103.08		

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Account Total	8,103.08	0.00	8,103.08
				Ending Balance			33,771.16
300301	Single Family Reserve			Beginning Balance			-91,132.26
		JE 00851616	02/28/2026	Feb Maint/Resv		3,418.33	
				Account Total	0.00	3,418.33	-3,418.33
				Ending Balance			-94,550.59
300401	Paired Villa Reserve			Beginning Balance			-59,988.28
		JE 00851616	02/28/2026	Feb Maint/Resv		3,236.50	
				Account Total	0.00	3,236.50	-3,236.50
				Ending Balance			-63,224.78
300500	Garden Villa Reserve			Beginning Balance			-74,252.59
		JE 00851616	02/28/2026	Feb Maint/Resv		2,202.33	
				Account Total	0.00	2,202.33	-2,202.33
				Ending Balance			-76,454.92
300510	Garden Villa Reserve Spending			Beginning Balance			10,410.00
				Ending Balance			10,410.00
309994	Reserve Interest Common Area			Beginning Balance			-4,997.09
				Ending Balance			-4,997.09
309996	Reserve Interest Single Family			Beginning Balance			-205.82
				Ending Balance			-205.82
309997	Reserve Interest Paired Villa			Beginning Balance			-131.35
				Ending Balance			-131.35
309998	Reserve Interest Garden Villa			Beginning Balance			-169.74
				Ending Balance			-169.74
309999	Reserve Interest Unallocated Interest			Beginning Balance			-4,630.24
		JBR 2ca26-022826	02/28/2026	Bank Reconciliation		298.19	
		JE 00852833	02/28/2026	Feb CDAR Interest		1,846.92	
				Account Total	0.00	2,145.11	-2,145.11
				Ending Balance			-6,775.35
350055	Capital Contribution - Income			Beginning Balance			-231,339.52
		RCG 04430457	02/09/2026	RM Charges		2,500.00	
		RCG 04444463	02/24/2026	RM Charges		2,500.00	
		RCG 04448156	02/27/2026	RM Charges		2,500.00	
				Account Total	0.00	7,500.00	-7,500.00
				Ending Balance			-238,839.52
350062	Capital Contribution - Expenses			Beginning Balance			14,863.00
		JE 00852406	02/01/2026	RC Expenses		3,972.00	
				Account Total	0.00	3,972.00	-3,972.00
				Ending Balance			10,891.00
360000	Fund Balance			Beginning Balance			-105,789.17
				Ending Balance			-105,789.17
400100	Assessments			Beginning Balance			-318,427.88
		RCG 04422950	02/04/2026	RM Charges		14.75	
		RCR 04423018	02/04/2026	RM Credits	14.75		
	OPER REFUND	AVC 03802966	02/06/2026	Paul Whittaker	1,247.19		
	OPER REFUND	AVC 03804629	02/06/2026	Ruth Bennett	1,238.91		
	OPER REFUND	AVC 03804682	02/06/2026	C Quam as Surv Ttee	1,423.56		
		JE 00848587	02/06/2026	RC Homeowner Refunds		3,909.66	
		RCG 04444032	02/23/2026	RM Charges		176.37	
		RCR 04444028	02/23/2026	RM Credits	176.37		
		JE 00851616	02/28/2026	Feb Maint/Resv		318,427.88	
				Account Total	4,100.78	322,528.66	-318,427.88

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Ending Balance			-636,855.76
400400	Late Fee Income			Beginning Balance			-390.00
				Ending Balance			-390.00
400500	Room Rental			Beginning Balance			-200.00
				Ending Balance			-200.00
401120	Interest - Cash Accounts Interest	JBR 2ca99-022826	02/28/2026	Beginning Balance			-42.88
				Bank Reconciliation		26.45	
				Account Total	0.00	26.45	-26.45
				Ending Balance			-69.33
420132	Social Income			Beginning Balance			-1,046.23
				Ending Balance			-1,046.23
420150	Comcast Incentive Revenue			Beginning Balance			-857.69
		JE 00851614	02/28/2026	Mthly Cable Inc		857.69	
				Account Total	0.00	857.69	-857.69
				Ending Balance			-1,715.38
420900	Miscellaneous			Beginning Balance			0.00
		RCP 04437425	02/13/2026	RM Cash Proc Post		80.00	
		JE 00852840	02/28/2026	RC Gate Clicker		40.00	
				Account Total	0.00	120.00	-120.00
				Ending Balance			-120.00
510100	Insurance			Beginning Balance			12,258.82
		JE 00851622	02/28/2026	Mthly PPd Ins	12,258.82		
				Account Total	12,258.82	0.00	12,258.82
				Ending Balance			24,517.64
520115	Postage, Mail, and Invoice Processing			Beginning Balance			50.41
		ACR 00097627	02/09/2026	Castle Management, L		38.45	
		ACR 00097628	02/09/2026	Castle Management, L		11.96	
	Jan 26 Postage Invoice	AVC 03843565	02/10/2026	Castle Management, I	54.88		
	01/01/26-01/30/26	AVC 03831978	02/13/2026	Alliance Assoc. Bank	78.00		
	Jan 26 UPS Fees	AVC 03843666	02/13/2026	Castle Management, I	39.48		
	DEC 25 COURIER FEES	AVC 03870096	02/28/2026	Castle Management, I	38.45		
	DEC 25 POSTAGEFEES	AVC 03870097	02/28/2026	Castle Management, I	11.96		
				Account Total	222.77	50.41	172.36
				Ending Balance			222.77
520119	Office Supplies			Beginning Balance			1,021.99
		REV 00848742	02/01/2026	Jan Accrued Expenses		543.82	
		REV 00848742	02/01/2026	Jan Accrued Expenses		721.85	
	01/01/26-01/30/26	AVC 03831978	02/13/2026	Alliance Assoc. Bank	721.85		
	Feb 2026	AVC 3832113	02/13/2026	Canon Financial Svcs	341.38		
	INV 10.28.25	AVC 3832114	02/13/2026	Canon Financial Svcs	543.82		
				Account Total	1,607.05	1,265.67	341.38
				Ending Balance			1,363.37
520130	Social Management			Beginning Balance			113.48
		REV 00848742	02/01/2026	Jan Accrued Expenses		99.00	
	02/08/26	AVC 03829965	02/11/2026		85.85		
	01/01/26-01/30/26	AVC 03831978	02/13/2026	Alliance Assoc. Bank	572.21		
	mens coffee	AVC 03846941	02/24/2026	Edward Borowski	9.90		
	CONSTANT CONTRACT	AVC 03869992	02/28/2026	Constant Contact, In	99.00		
	CONTRACT-PLUS	AVC 03874597	02/28/2026	Constant Contact, In	99.00		
				Account Total	865.96	99.00	766.96
				Ending Balance			880.44
520131	Website & Technology			Beginning Balance			0.00
		REV 00848742	02/01/2026	Jan Accrued Expenses		527.80	
	Annual Website Fees	AVC 3846886	02/24/2026	RGB Internet Systems	2,062.00		
		JE 00853119	02/28/2026	Feb Accr Expenses	527.80		
				Account Total	2,589.80	527.80	2,062.00
				Ending Balance			2,062.00
530000	Social Expense			Beginning Balance			3,889.16
		REV 00848593	02/01/2026	Feb Event	1,600.00		

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
12/09/26 Deposit	AVC	3824250	02/04/2026	G.L. BERG ENTERTAINMENT	550.00		
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank	895.00		
2/25/26 performance music 02/14/25	AVC	03835788	02/18/2026	MJ Productions, Inc	1,800.00		
Beg Bal from Prior	JE	00852835	02/19/2026	Paul Pavlakis	900.00		
Felix & Fingers	JE	00852835	02/28/2026	Feb PPD Exp	800.00		
			02/28/2026	Feb PPD Exp	900.00		
				Account Total	7,445.00	0.00	7,445.00
				Ending Balance			11,334.16
530100				Accounting Fees			0.00
				Beginning Balance			0.00
Jan 26 NSF Fees	AVC	03846872	02/11/2026	Castle Management, L	520.00		
JAN 26 NSF FEES	AVC	03875537	02/28/2026	Castle Management, I	520.00		
				Account Total	1,040.00	0.00	1,040.00
				Ending Balance			1,040.00
530110				Legal Fees General			0.00
				Beginning Balance			0.00
	REV	00848742	02/01/2026	Jan Accrued Expenses		5,963.00	
	JE	00853119	02/28/2026	Feb Accr Expenses	7,573.00		
				Account Total	7,573.00	5,963.00	1,610.00
				Ending Balance			1,610.00
530115				Other Professional Fees			0.00
				Beginning Balance			0.00
	REV	00848742	02/01/2026	Jan Accrued Expenses		9,861.58	
	JE	00853119	02/28/2026	Feb Accr Expenses	9,861.58		
				Account Total	9,861.58	9,861.58	0.00
				Ending Balance			0.00
555125				Personnel Health Benefits			0.00
				Beginning Balance			0.00
JAN 26 INSURANCE	AVC	03849578	02/28/2026	Castle Payroll	765.00		
	JE	00852836	02/28/2026	RC Castle Payroll		765.00	
				Account Total	765.00	765.00	0.00
				Ending Balance			0.00
600000				Management Fees & Payroll			34,071.55
				Beginning Balance			34,071.55
	REV	00848742	02/01/2026	Jan Accrued Expenses		28,996.55	
Feb 26 MGT Fees	AVC	03835110	02/02/2026	Castle Management, I	3,000.00		
01/03/26-01/16/26	AVC	03821872	02/03/2026	Castle Payroll	14,492.93		
01/17/26-01/30/26	AVC	03834038	02/18/2026	Castle Payroll	14,503.62		
	JE	00852836	02/28/2026	RC Castle Payroll	765.00		
	JE	00853119	02/28/2026	Feb Accr Expenses	30,537.24		
				Account Total	63,298.79	28,996.55	34,302.24
				Ending Balance			68,373.79
700100				Landscape Maintenance - Common			33,744.00
				Beginning Balance			33,744.00
Feb 2026 Installment	AVC	3826788	02/06/2026	Mainscape, Inc.	10,216.00		
	JE	00853118	02/06/2026	Corr Feb Mainscape	33,744.00		
	JE	00853118	02/06/2026	Corr Feb Mainscape		10,216.00	
				Account Total	43,960.00	10,216.00	33,744.00
				Ending Balance			67,488.00
700103				Landscape Maintenance - Homes			50,068.00
				Beginning Balance			50,068.00
Feb 2026 Installment	AVC	3826788	02/06/2026	Mainscape, Inc.	60,737.50		
	JE	00853118	02/06/2026	Corr Feb Mainscape	50,068.00		
	JE	00853118	02/06/2026	Corr Feb Mainscape		60,737.50	
				Account Total	110,805.50	60,737.50	50,068.00
				Ending Balance			100,136.00
700120				Landscape / Plant Replacement - Common			0.00
				Beginning Balance			0.00
landscape install common	AVC	3829774	02/10/2026	Mainscape, Inc.	4,950.00		
				Account Total	4,950.00	0.00	4,950.00
				Ending Balance			4,950.00
701000				Irrigation Services and Repairs			10,215.50
				Beginning Balance			10,215.50
clocks & hoover pumps	AVC	3826783	02/06/2026	Insight Irrigation LLC	1,408.50		
Irrigation Repair	AVC	3826787	02/06/2026	Mainscape, Inc.	3,997.51		
Feb 2026 Installment	AVC	3826788	02/06/2026	Mainscape, Inc.	23,074.00		
	JE	00853118	02/06/2026	Corr Feb Mainscape	10,215.50		

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
	JE	00853118	02/06/2026	Corr Feb Mainscape		23,074.00	
Irrigation Wire Dwnpymt	AVC	3833793	02/16/2026	Mainscape, Inc.	20,000.00		
				Account Total	58,695.51	23,074.00	35,621.51
				Ending Balance			45,837.01
701100				Beginning Balance			2,920.46
	REV	00848742	02/01/2026	Jan Accrued Expenses		5,458.80	
	REV	00848742	02/01/2026	Jan Accrued Expenses		2,920.46	
	JE	00853119	02/28/2026	Feb Accr Expenses	11,299.72		
				Account Total	11,299.72	8,379.26	2,920.46
				Ending Balance			5,840.92
701101				Beginning Balance			3,166.67
	JE	00851621	02/28/2026	Mthly Accr Preserve	3,166.67		
				Account Total	3,166.67	0.00	3,166.67
				Ending Balance			6,333.34
702009				Beginning Balance			2,859.35
Window cleaning Int & Ext	AVC	3826594	02/03/2026	Royal Palm Commercial C	952.00		
Amenities Cleaning	AVC	3826771	02/06/2026	Royal Palm Commercial C	3,407.95		
	RCP	04443567	02/23/2026	RM Cash Proc Post		425.00	
				Account Total	4,359.95	425.00	3,934.95
				Ending Balance			6,794.30
702014				Beginning Balance			0.00
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank	421.74		
				Account Total	421.74	0.00	421.74
				Ending Balance			421.74
702015				Beginning Balance			2,222.54
Repairs and Maintenance - Common	REV	00848742	02/01/2026	Jan Accrued Expenses		23,854.00	
	REV	00848742	02/01/2026	Jan Accrued Expenses		2,222.54	
Semi an fire alarm test	AVC	3824333	02/03/2026	Cintas Fire Protection	733.00		
1st qtr 2026	AVC	3826626	02/03/2026	Fitness Machine Technici	507.50		
(4) fire backflow T & I	AVC	3826627	02/03/2026	Cintas Fire Protection	860.00		
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank	2,222.54		
Dec 2025	AVC	3833758	02/13/2026	Royal Tide Property Wash	23,854.47		
				Account Total	28,177.51	26,076.54	2,100.97
				Ending Balance			4,323.51
702170				Beginning Balance			1,248.65
Pest Control Garden Villas HomePest Contr	JE	00852835	02/28/2026	Feb PPD Exp	1,248.65		
				Account Total	1,248.65	0.00	1,248.65
				Ending Balance			2,497.30
702173				Beginning Balance			2,079.85
Pest Control Paired Villas HomePest Contr	JE	00852835	02/28/2026	Feb PPD Exp	2,079.85		
				Account Total	2,079.85	0.00	2,079.85
				Ending Balance			4,159.70
702178				Beginning Balance			250.00
Pest Control Clubhouse HomePest Contr	JE	00853117	02/01/2026	Rev Prior Accr Exp		50.00	
	REV	00848742	02/01/2026	Jan Accrued Expenses		250.00	
12 rodent stations	AVC	3832105	02/13/2026	Home Team Pest	100.00		
6 point advantage service	AVC	3838986	02/18/2026	Home Team Pest	275.00		
4 rodent stations	AVC	3838987	02/18/2026	Home Team Pest	50.00		
spider/fire ant protect	AVC	3838988	02/18/2026	Home Team Pest	250.00		
				Account Total	675.00	300.00	375.00
				Ending Balance			625.00
703000				Beginning Balance			600.00
Fountain/Aeration Maintenance	JE	00852834	02/28/2026	RC Fountain Maint	600.00		
				Account Total	600.00	0.00	600.00
				Ending Balance			1,200.00
704210				Beginning Balance			639.00
Gate Repairs and Maintenance	REV	00848742	02/01/2026	Jan Accrued Expenses		1,202.50	
trip charge 11/26/25	AVC	3825663	02/03/2026	Accurate Electronics	628.75		
11/26/2026 service call	AVC	3826653	02/04/2026	Accurate Electronics	573.75		
				Account Total	1,202.50	1,202.50	0.00

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Ending Balance			639.00
704240	Access Control Monitoring			Beginning Balance			712.50
	JE	00852406	02/01/2026	RC Expenses	3,972.00		
				Account Total	3,972.00	0.00	3,972.00
				Ending Balance			4,684.50
705010	Electricity			Beginning Balance			10,326.61
	REV	00848742	02/01/2026	Jan Accrued Expenses		13,819.53	
12/22/25-01/23/26	AVC	03838234	02/13/2026	Florida Power & Ligh	63.21		
12/22/25-01/23/26	AVC	03874559	02/28/2026	Florida Power & Ligh	3,917.02		
12/22/25-01/23/26	AVC	03874561	02/28/2026	Florida Power & Ligh	44.99		
12/22/25-01/23/26	AVC	03874563	02/28/2026	Florida Power & Ligh	44.85		
12/22/25-01/23/26	AVC	03874566	02/28/2026	Florida Power & Ligh	6,703.73		
12/22/25-01/23/26	AVC	03874569	02/28/2026	Florida Power & Ligh	1,628.80		
12/22/25-01/23/26	AVC	03874572	02/28/2026	Florida Power & Ligh	43.98		
12/22/25-01/23/26	AVC	03874575	02/28/2026	Florida Power & Ligh	45.79		
	JE	00853119	02/28/2026	Feb Accr Expenses	14,274.71		
				Account Total	26,767.08	13,819.53	12,947.55
				Ending Balance			23,274.16
705030	Water & Sewer			Beginning Balance			3,735.48
	ACR	00098901	02/28/2026	North Port Utilities		3,705.22	
	ACR	00098903	02/28/2026	North Port Utilities		30.26	
12/08/25-01/07/26	AVC	03874260	02/28/2026	North Port Utilities	6,663.38		
12/08/25-01/07/26	AVC	03874486	02/28/2026	North Port Utilities	183.26		
12/08/25-01/07/26	AVC	03874551	02/28/2026	North Port Utilities	33.26		
				Account Total	6,879.90	3,735.48	3,144.42
				Ending Balance			6,879.90
705050	Cable/Internet - Clubhouse and Gates			Beginning Balance			1,058.56
	REV	00848742	02/01/2026	Jan Accrued Expenses		522.80	
02/01/26-02/28/26	AVC	03824670	02/06/2026	COMCAST BULK	54,619.00		
01/21/26 - 02/20/26	AVC	03842505	02/06/2026	Comcast	306.95		
12/12/25-01/11/26	AVC	03857947	02/28/2026	Comcast	285.91		
01/01/26-01/31/26	AVC	03857948	02/28/2026	Comcast	52,511.70		
8535100550845502	AVC	03870002	02/28/2026	Comcast	236.89		
02/01/26-02/28/26	AVC	03874590	02/28/2026	Comcast	54,619.00		
02/12/26-03/11/26	AVC	03874592	02/28/2026	Comcast	358.86		
01/17/26-02/16/26	AVC	03874593	02/28/2026	Comcast	267.00		
Feb Comcast	JE	00852837	02/28/2026	Rc Bulk Comcast		54,619.00	
Jan Comcast	JE	00852837	02/28/2026	Rc Bulk Comcast		52,511.70	
March Comcast	JE	00852837	02/28/2026	Rc Bulk Comcast		54,619.00	
	JE	00852839	02/28/2026	RC Comcast	145.81		
				Account Total	163,351.12	162,272.50	1,078.62
				Ending Balance			2,137.18
705053	Cable TV - Clubhouse			Beginning Balance			0.00
01/28/26 - 02/27/26	AVC	03831365	02/05/2026	Comcast	145.81		
	JE	00852839	02/28/2026	RC Comcast		145.81	
				Account Total	145.81	145.81	0.00
				Ending Balance			0.00
705055	Bulk Cable			Beginning Balance			52,511.70
	REV	00848742	02/01/2026	Jan Accrued Expenses		52,511.70	
Feb Comcast	JE	00852837	02/28/2026	Rc Bulk Comcast	54,619.00		
Jan Comcast	JE	00852837	02/28/2026	Rc Bulk Comcast	52,511.70		
				Account Total	107,130.70	52,511.70	54,619.00
				Ending Balance			107,130.70
705060	Waste Removal			Beginning Balance			253.18
	REV	00848742	02/01/2026	Jan Accrued Expenses		506.36	
75661-171570	AVC	03874076	02/28/2026	North Port Solid Was	272.38		
	JE	00853119	02/28/2026	Feb Accr Expenses	506.36		
				Account Total	778.74	506.36	272.38
				Ending Balance			525.56
705070	Telephone with transfer to Ring Central			Beginning Balance			841.92
	REV	00848742	02/01/2026	Jan Accrued Expenses		331.36	
	REV	00848742	02/01/2026	Jan Accrued Expenses		510.56	
12/16/25-01/15/26	AVC	03836821	02/04/2026	Verizon Wireless	331.36		

General Ledger  
2CA Cypress Falls Woodlands  
For Dates 02/01/2026 to 02/28/2026

For All Accounts

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
Jan 26 Cell Fees	AVC	03843524	02/10/2026	Castle Management, I	49.99		
1.8.26 - 3.31.26	AVC	3846902	02/24/2026	SpectrumVoIP	510.56		
	JE	00853119	02/28/2026	Feb Accr Expenses	202.08		
	JE	00853119	02/28/2026	Feb Accr Expenses	186.25		
				Account Total	1,280.24	841.92	438.32
				Ending Balance			1,280.24
712500				Beginning Balance			3,200.00
Pool Service Contract	AVC	3846942	02/24/2026	Signet Pool	3,800.00		
MAR 2025	ACR	00099008	02/28/2026	A&D Pool		3,800.00	
Pool Maintenance & R	AVC	03875641	02/28/2026	A&D Pool	3,412.50		
	JE	00852834	02/28/2026	RC Fountain Maint		600.00	
				Account Total	7,212.50	4,400.00	2,812.50
				Ending Balance			6,012.50
712550				Beginning Balance			895.00
Pool Maintenance & Repairs	REV	00848742	02/01/2026	Jan Accrued Expenses		6,483.00	
	REV	00848742	02/01/2026	Jan Accrued Expenses		895.00	
12/17/25 chemicals	AVC	3822414	02/03/2026	Signet Pool	90.00		
12/04/2025 multi repairs	AVC	3822415	02/03/2026	Signet Pool	2,718.00		
12/31/25 repair	AVC	3824258	02/04/2026	Signet Pool	3,675.00		
stenner ferrule tubing	AVC	3826686	02/06/2026	Signet Pool	288.75		
valve & float replacement	AVC	3826688	02/06/2026	Signet Pool	475.00		
Deposit spa leak repair	AVC	3829769	02/10/2026	Red Rhino Leak Detection	895.00		
01/01/26-01/30/26	AVC	03831978	02/13/2026	Alliance Assoc. Bank	508.40		
2.17.25 resist pump	AVC	3846940	02/24/2026	Signet Pool	125.00		
				Account Total	8,775.15	7,378.00	1,397.15
				Ending Balance			2,292.15
900100				Beginning Balance			27,911.42
Pooled Reserve Common Funding	JE	00851616	02/28/2026	Feb Maint/Resv	27,911.42		
				Account Total	27,911.42	0.00	27,911.42
				Ending Balance			55,822.84
900301				Beginning Balance			3,418.33
Pooled Reserve Single Family Funding	JE	00851616	02/28/2026	Feb Maint/Resv	3,418.33		
				Account Total	3,418.33	0.00	3,418.33
				Ending Balance			6,836.66
900401				Beginning Balance			3,236.50
Pooled Reserve Paired Villa Funding	JE	00851616	02/28/2026	Feb Maint/Resv	3,236.50		
				Account Total	3,236.50	0.00	3,236.50
				Ending Balance			6,473.00
900500				Beginning Balance			2,202.33
Pooled Reserve Garden Villa Funding	JE	00851616	02/28/2026	Feb Maint/Resv	2,202.33		
				Account Total	2,202.33	0.00	2,202.33
				Ending Balance			4,404.66
				Entity Totals	1,987,237.16	1,987,237.16	0.00