

Irving Lake Association, Inc.

Balance Sheet

As of February 28, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Bank of America checking	147,421.80
Parking	61.20
Refund	-128.54
Total Bank Accounts	\$147,354.46
Total Current Assets	\$147,354.46
Fixed Assets	
Accumulated Depreciation	-5,595.94
Machinery & Equipment	7,006.42
Total Fixed Assets	\$1,410.48
TOTAL ASSETS	\$148,764.94
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Balance Equity	-80,000.00
Retained Earnings	220,907.30
Net Revenue	7,857.64
Total Equity	\$148,764.94
TOTAL LIABILITIES AND EQUITY	\$148,764.94

Cash Flow Statement

Irving Lake Association

February 1-28, 2026

FULL NAME	TOTAL
OPERATING ACTIVITIES	
Net Income	-3,827.35
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	1,500.00
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	\$1,500.00
Net cash provided by operating activities	-\$2,327.35
INVESTING ACTIVITIES	
FINANCING ACTIVITIES	
NET CASH INCREASE FOR PERIOD	-\$2,327.35
Cash at beginning of period	\$149,681.81
CASH AT END OF PERIOD	\$147,354.46

Irving Lake Association, Inc.

Profit Loss
February 2026

	TOTAL
Revenue	
Homeowners Dues	1,500.00
Total Revenue	\$1,500.00
GROSS PROFIT	\$1,500.00
Expenditures	
Dues and Subscriptions	-1,500.00
Legal Expense & Filing Fees	4,511.00
Office Supplies	216.44
Postage and Delivery	528.00
QuickBooks Payments Fees	40.51
Supplies	31.40
Total Expenditures	\$3,827.35
NET OPERATING REVENUE	\$ -2,327.35
NET REVENUE	\$ -2,327.35

P.O. Box 15284
Wilmington, DE 19850

Customer service information

☎ 1.888.BUSINESS (1.888.287.4637)

✉ bankofamerica.com

✉ Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

IRVING LAKE ASSOCIATION, INC.
PO BOX 171111
IRVING, TX 75017-1111

Your Business Advantage Fundamentals™ Banking Preferred Rewards for Bus Platinum Honors

for February 1, 2026 to February 28, 2026

Account number: 

IRVING LAKE ASSOCIATION, INC.

Account summary

Beginning balance on February 1, 2026	\$149,899.15
Deposits and other credits	1,800.00
Withdrawals and other debits	-5,525.78
Checks	-0.00
Service fees	-0.00
Ending balance on February 28, 2026	\$146,173.37

of deposits/credits: 12

of withdrawals/debits: 9

of items-previous cycle¹: 2

of days in cycle: 28

Average ledger balance: \$147,777.62

¹Includes checks paid, deposited items and other debits

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SSM-08-25-0441B | 8548559

IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

How to Contact Us - You may call us at the telephone number listed on the front of this statement.

Updating your contact information - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking.

Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

Electronic transfers: In case of errors or questions about your electronic transfers - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will provisionally credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

Reporting other problems - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you and you agree to not make a claim against us, for the problems or unauthorized transactions.

Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Deposits and other credits

Date	Description	Amount
02/02/26	Zelle payment from [REDACTED]	150.00
02/02/26	Zelle payment from [REDACTED]	150.00
02/02/26	Zelle payment from [REDACTED]	150.00
02/06/26	BKOFAMERICA MOBILE 02/06 3713852935 DEPOSIT *MOBILE TX	150.00
02/12/26	BKOFAMERICA MOBILE 02/12 3858437775 DEPOSIT *MOBILE TX	150.00
02/12/26	BKOFAMERICA MOBILE 02/12 3717789289 DEPOSIT *MOBILE TX	150.00
02/12/26	BKOFAMERICA MOBILE 02/12 3858439623 DEPOSIT *MOBILE TX	150.00
02/12/26	BKOFAMERICA MOBILE 02/12 3717787159 DEPOSIT *MOBILE TX	150.00
02/12/26	BKOFAMERICA MOBILE 02/12 3717788995 DEPOSIT *MOBILE TX	150.00
02/12/26	BKOFAMERICA MOBILE 02/12 3656900974 DEPOSIT *MOBILE TX	150.00
02/23/26	BKOFAMERICA MOBILE 02/21 3867101283 DEPOSIT *MOBILE TX	150.00
02/26/26	Zelle payment from [REDACTED]	150.00
Total deposits and other credits		\$1,800.00

Withdrawals and other debits

Date	Description	Amount
Card account [REDACTED]		
02/05/26	OFFICE DEPOT 0 02/05 #000836020 PURCHASE OFFICE DEPOT 00 IRVING TX	-138.53
02/05/26	USPS PO 484366 02/05 #000023653 PURCHASE USPS PO 484366001 IRVING TX	-312.00
02/05/26	USPS PO 484366 02/05 #000054672 PURCHASE USPS PO 484366001 IRVING TX	-216.00
02/06/26	PURCHASE 0205 Amazon.com*L06BT9 8663218851 WA	-31.40
02/10/26	OFFICE DEPOT 0 02/10 #000160170 PURCHASE OFFICE DEPOT 00 IRVING TX	-77.91
02/13/26	CHECKCARD 0212 INTUIT *QBooks On 8338309255 CA 55432866043203379227890 [REDACTED]	-40.51
02/13/26	CHECKCARD 0212 THE NACOL LAW FIR 9726903333 TX 52653846043646407266655 CKCD [REDACTED]	-4,511.00

continued on the next page

Did you know your business may have credit scores?

Check your business credit scores for free and gain access to valuable information about your business's credit health.

To learn more, visit bankofamerica.com/BusinessCreditScore.

Access to Dun & Bradstreet business credit score information in Business Advantage 360 is solely for educational purposes and available only to U.S.-based Bank of America, N.A. Small Business clients with an open and active Small Business account, who have Dun & Bradstreet business credit scores and have properly enrolled to access this information through Business Advantage 360. Bank of America and other lenders may use other credit scores and additional information to make credit decisions.

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Withdrawals and other debits - continued

Date	Description	Amount
02/18/26	CHECKCARD 0217 INTUIT *QBooks Li 8338309255 CA 55432866048205222960689 [REDACTED]	-25.83
02/27/26	OFFICE DEPOT 0 02/27 #000125547 PURCHASE OFFICE DEPOT 00 IRVING TX	-172.60
Subtotal for card account [REDACTED]		-\$5,525.78
Total withdrawals and other debits		-\$5,525.78

Service fees

The Monthly Fee on your primary Business Advantage Fundamentals Banking account was waived for the statement period ending 01/30/26. A check mark below indicates the requirement(s) you have met to qualify for the Monthly Fee waiver on the account.

- ✓ \$500+ in new net purchases on a linked Business debit card has been met
- ✓ \$5,000+ combined average monthly balance in linked business accounts has been met
- ✓ Become a member of Preferred Rewards for Business has been met

For information on Small Business products and services or to link an existing account, please call 1.888.BUSINESS. For more information about the Preferred Rewards for Business program and which fees can be waived based on account eligibility and enrollment, see the Business Schedule of Fees located at bankofamerica.com/businessfeesataglance.

Daily ledger balances

Date	Balance (\$)	Date	Balance (\$)	Date	Balance (\$)
02/01	149,899.15	02/10	149,723.31	02/23	146,195.97
02/02	150,349.15	02/12	150,623.31	02/26	146,345.97
02/05	149,682.62	02/13	146,071.80	02/27	146,173.37
02/06	149,801.22	02/18	146,045.97		

Irving Lake Association, Inc.

Balance Sheet

As of January 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Bank of America checking	149,749.15
Parking	61.20
Refund	-128.54
Total Bank Accounts	\$149,681.81
Total Current Assets	\$149,681.81
Fixed Assets	
Accumulated Depreciation	-5,595.94
Machinery & Equipment	7,006.42
Total Fixed Assets	\$1,410.48
TOTAL ASSETS	\$151,092.29
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Balance Equity	-80,000.00
Retained Earnings	220,907.30
Net Revenue	10,184.99
Total Equity	\$151,092.29
TOTAL LIABILITIES AND EQUITY	\$151,092.29

Statement of Cash Flows

Irving Lake Association

January 1-31, 2026

FULL NAME	TOTAL
OPERATING ACTIVITIES	
Net Income	29,191.49
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	-19,006.50
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	-\$19,006.50
Net cash provided by operating activities	\$10,184.99
INVESTING ACTIVITIES	
FINANCING ACTIVITIES	
NET CASH INCREASE FOR PERIOD	\$10,184.99
Cash at beginning of period	\$139,496.82
CASH AT END OF PERIOD	\$149,681.81

Irving Lake Association, Inc.

Profit Loss

January 2026

	TOTAL
Revenue	
Homeowner Dues Interest	18.75
Homeowner Dues Late Fees	960.00
Homeowners Dues	10,526.54
Unapplied Cash Payment Revenue	-9,613.52
Total Revenue	\$1,891.77
GROSS PROFIT	\$1,891.77
Expenditures	
computer software	37.31
Dues and Subscriptions	-22,050.00
Legal Expense & Filing Fees	10,000.00
Office Supplies	85.18
Professional Services	3,410.00
Supplies	223.27
Taxes-Real Estate	1.02
Total Expenditures	\$ -8,293.22
NET OPERATING REVENUE	\$10,184.99
NET REVENUE	\$10,184.99

P.O. Box 15284
Wilmington, DE 19850

IRVING LAKE ASSOCIATION, INC.
PO BOX 171111
IRVING, TX 75017-1111

Customer service information

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-  bankofamerica.com
-  Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

Your Business Advantage Fundamentals™ Banking Preferred Rewards for Bus Platinum Honors

for January 1, 2026 to January 31, 2026

Account number: 

IRVING LAKE ASSOCIATION, INC.

Account summary

Beginning balance on January 1, 2026	\$151,013.91
Deposits and other credits	12,657.02
Withdrawals and other debits	-10,360.76
Checks	-3,411.02
Service fees	-0.00
Ending balance on January 31, 2026	\$149,899.15

of deposits/credits: 77

of withdrawals/debits: 9

of items-previous cycle¹: 3

of days in cycle: 31

Average ledger balance: \$145,674.89

¹Includes checks paid, deposited items and other debits

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Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

Electronic transfers: In case of errors or questions about your electronic transfers - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
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Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Deposits and other credits

Date	Description		Amount
01/02/26	BKOFAMERICA MOBILE 01/03 3612222348 DEPOSIT	*MOBILE TX	150.00
01/02/26	BKOFAMERICA MOBILE 01/03 3612222888 DEPOSIT	*MOBILE TX	150.00
01/02/26	BKOFAMERICA MOBILE 01/03 3829068153 DEPOSIT	*MOBILE TX	150.00
01/02/26	BKOFAMERICA MOBILE 01/03 3829067163 DEPOSIT	*MOBILE TX	150.00
01/02/26	BKOFAMERICA MOBILE 01/03 3687968695 DEPOSIT	*MOBILE TX	150.00
01/02/26	BKOFAMERICA MOBILE 01/03 3631117024 DEPOSIT	*MOBILE TX	150.00
01/02/26	BKOFAMERICA MOBILE 01/03 3663908987 DEPOSIT	*MOBILE TX	150.00
01/02/26	Zelle payment from [REDACTED]		150.00
01/05/26	BKOFAMERICA MOBILE 01/06 3689574343 DEPOSIT	*MOBILE TX	300.00
01/05/26	BKOFAMERICA MOBILE 01/06 3689573083 DEPOSIT	*MOBILE TX	150.00
01/05/26	BKOFAMERICA MOBILE 01/06 3831500691 DEPOSIT	*MOBILE TX	150.00
01/05/26	BKOFAMERICA MOBILE 01/06 3664705409 DEPOSIT	*MOBILE TX	150.00
01/05/26	Zelle payment from [REDACTED]		150.00
01/05/26	Zelle payment from [REDACTED]		150.00
01/05/26	Zelle payment from [REDACTED]		150.00
01/05/26	Zelle payment from [REDACTED]		150.00
01/06/26	Zelle payment from [REDACTED]		158.75
01/06/26	Zelle payment from [REDACTED]		150.00
01/07/26	Zelle payment from [REDACTED]		308.75
01/07/26	Zelle payment from [REDACTED]		158.75
01/07/26	BKOFAMERICA MOBILE 01/07 3665071685 DEPOSIT	*MOBILE TX	150.00
01/08/26	Zelle payment from [REDACTED]		308.75
01/08/26	BKOFAMERICA MOBILE 01/08 3635605120 DEPOSIT	*MOBILE TX	150.00

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Deposits and other credits - continued

Date	Description	Amount
01/08/26	BKOFAMERICA MOBILE 01/08 3690952969 DEPOSIT *MOBILE TX	150.00
01/08/26	BKOFAMERICA MOBILE 01/08 3635605270 DEPOSIT *MOBILE TX	150.00
01/08/26	BKOFAMERICA MOBILE 01/08 3833565315 DEPOSIT *MOBILE TX	150.00
01/08/26	BKOFAMERICA MOBILE 01/08 3635605744 DEPOSIT *MOBILE TX	150.00
01/08/26	BKOFAMERICA MOBILE 01/08 3635605426 DEPOSIT *MOBILE TX	150.00
01/08/26	BKOFAMERICA MOBILE 01/08 3613714578 DEPOSIT *MOBILE TX	150.00
01/08/26	Zelle payment from [REDACTED]	150.00
01/08/26	Zelle payment from [REDACTED]	150.00
01/09/26	Zelle payment from [REDACTED]	750.00
01/12/26	Zelle payment from [REDACTED] for ILA past due 2025-1229 Lakeshore Dr, Condo [REDACTED]	158.75
01/12/26	Zelle payment from [REDACTED] for ILA past due 2025-1229 Lakeshore Dr, Condo [REDACTED]	150.00
01/12/26	Zelle payment from [REDACTED] for ILA past due 2026-01-13 Lakeshore Dr, Condo [REDACTED]	150.00
01/14/26	Zelle payment from [REDACTED] for ILA past due 2026-01-13 Lakeshore Dr, Condo [REDACTED]	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3644119900 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3668306747 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3842833923 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3644120506 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3842834115 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3842836437 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3644119000 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3668306813 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3668306537 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3644120296 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3842836101 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/19 3842834397 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/20 3616920834 DEPOSIT *MOBILE TX	150.00
01/20/26	BKOFAMERICA MOBILE 01/20 3844418289 DEPOSIT *MOBILE TX	150.00
01/21/26	BKOFAMERICA MOBILE 01/22 3846693135 DEPOSIT *MOBILE TX	300.00
01/22/26	BKOFAMERICA MOBILE 01/22 3647097664 DEPOSIT *MOBILE TX	150.00
01/22/26	BKOFAMERICA MOBILE 01/22 3847806573 DEPOSIT *MOBILE TX	150.00
01/22/26	BKOFAMERICA MOBILE 01/22 3847808103 DEPOSIT *MOBILE TX	150.00
01/22/26	BKOFAMERICA MOBILE 01/22 3647095894 DEPOSIT *MOBILE TX	150.00
01/22/26	BKOFAMERICA MOBILE 01/22 3617610444 DEPOSIT *MOBILE TX	150.00
01/22/26	BKOFAMERICA MOBILE 01/22 3617609790 DEPOSIT *MOBILE TX	150.00

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Deposits and other credits - continued

Date	Description	Amount
01/22/26	BKOFAMERICA MOBILE 01/22 3669286997 DEPOSIT *MOBILE TX	150.00
01/22/26	BKOFAMERICA MOBILE 01/22 3647096920 DEPOSIT *MOBILE TX	150.00
01/22/26	BKOFAMERICA MOBILE 01/22 3847794105 DEPOSIT *MOBILE TX	150.00
01/23/26	Zelle payment from [REDACTED]	150.00
01/26/26	Zelle payment from [REDACTED]	150.00
01/27/26	Zelle payment from [REDACTED]	150.00
01/27/26	Zelle payment from [REDACTED]	13.27
01/28/26	Zelle payment from [REDACTED]	150.00
01/28/26	Zelle payment from [REDACTED]	150.00
01/29/26	Zelle payment from [REDACTED]	150.00
01/30/26	BKOFAMERICA MOBILE 01/30 3702227011 DEPOSIT *MOBILE TX	150.00
01/30/26	BKOFAMERICA MOBILE 01/30 3702232321 DEPOSIT *MOBILE TX	150.00
01/30/26	BKOFAMERICA MOBILE 01/30 3702240673 DEPOSIT *MOBILE TX	150.00
01/30/26	BKOFAMERICA MOBILE 01/30 3702234157 DEPOSIT *MOBILE TX	150.00
01/30/26	BKOFAMERICA MOBILE 01/30 3702230971 DEPOSIT *MOBILE TX	150.00
01/30/26	BKOFAMERICA MOBILE 01/30 3702236287 DEPOSIT *MOBILE TX	150.00
01/30/26	BKOFAMERICA MOBILE 01/30 3702238249 DEPOSIT *MOBILE TX	150.00
01/30/26	BKOFAMERICA MOBILE 01/30 3702228781 DEPOSIT *MOBILE TX	150.00
01/30/26	Zelle payment from [REDACTED]	150.00
01/30/26	Zelle payment from [REDACTED]	150.00
Total deposits and other credits		\$12,657.02

Withdrawals and other debits

Date	Description	Amount
Card account [REDACTED]		
01/05/26	THE NACOL LAW 01/05 #000002261 PURCHASE THE NACOL LAW FI DALLAS TX	-10,000.00
01/08/26	WALGREENS STOR 01/08 #000247905 PURCHASE WALGREENS STORE IRVING TX	-40.26
01/12/26	CHECKCARD 0108 PARKPLACE DAL 17 DALLAS TX 52032676009095885047788 CKCD 7523 [REDACTED]	-15.00
01/13/26	WALGREENS STOR 01/13 #000912100 PURCHASE WALGREENS STORE IRVING TX	-4.86
Subtotal for card account [REDACTED]		-\$10,060.12

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Withdrawals and other debits - continued

Date	Description	Amount
Card account [REDACTED]		
01/05/26	OFFICE DEPOT 0 01/05 #000925295 PURCHASE OFFICE DEPOT 00 IRVING TX	-178.15
01/12/26	CHECKCARD 0112 INTUIT *QBooks On 8338309255 CA 55432866012203061261014	-37.31
01/22/26	OFFICE DEPOT 0 01/22 #000818498 PURCHASE OFFICE DEPOT 00 IRVING TX	-85.18
Subtotal for card account [REDACTED]		-\$300.64
Total withdrawals and other debits		-\$10,360.76

Checks

Date	Check #	Amount	Date	Check #	Amount
01/02/26	1457	-3,410.00	01/23/26	1458	-1.02
Total checks					-\$3,411.02
Total # of checks					2

Service fees

The Monthly Fee on your primary Business Advantage Fundamentals Banking account was waived for the statement period ending 12/31/25. A check mark below indicates the requirement(s) you have met to qualify for the Monthly Fee waiver on the account.

- ✓ \$500+ in new net purchases on a linked Business debit card has been met
- ✓ \$5,000+ combined average monthly balance in linked business accounts has been met
- ✓ Become a member of Preferred Rewards for Business has been met

For information on Small Business products and services or to link an existing account, please call 1.888.BUSINESS. For more information about the Preferred Rewards for Business program and which fees can be waived based on account eligibility and enrollment, see the Business Schedule of Fees located at bankofamerica.com/businessfeesataglance.

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
01/01	151,013.91	01/12	143,676.94	01/23	147,635.88
01/02	148,803.91	01/13	143,672.08	01/26	147,785.88
01/05	139,975.76	01/14	143,822.08	01/27	147,949.15
01/06	140,284.51	01/20	145,922.08	01/28	148,249.15
01/07	140,902.01	01/21	146,222.08	01/29	148,399.15
01/08	142,520.50	01/22	147,486.90	01/30	149,899.15
01/09	143,270.50				

Check images

Account number: [REDACTED]
Check number: 1457 | Amount: \$3,410.00

Check number: 1458 | Amount: \$1.02

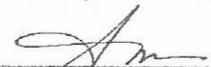
IRVING LAKE ASSOCIATION, INC.
PO BOX 171111
IRVING TX 75017-1111

12-29-25 Date
1457
382110 TX
1792

Pay To The Order Of: Schnauffer & Walker, P.C. \$ 3,410.00
Three Thousand Four Hundred Ten & 00/100 Dollars

BANK OF AMERICA

ACH RT 1180205

For: ILA Review Balance Payment 

[REDACTED]

IRVING LAKE ASSOCIATION, INC.
PO BOX 171111
IRVING TX 75017-1111

1-20-26 Date
1458
382110 TX
1792

Pay To The Order Of: Irving Independent School District \$ 1.02
One & 02/100 Dollars

BANK OF AMERICA

ACH RT 1180205

For: Tax 2025 

[REDACTED]

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P.O. Box 171111, Irving, Texas 75017-1111
www.lakevilbig.com

**Year End Finance Report
January–December 2025
January 8, 2026**

Overall Financial Position

- **Beginning of Year Balance (Jan 2025):** \$290,478.23
- **End of Year Balance (Dec 2025):** \$148,605.64
- **Net Change for 2025:** –\$141,872.59

The ILA experienced a significant decrease in cash reserves during 2025, primarily driven by large one-time expenses related to dredging, park repairs, legal services, insurance, and CD redemption.

Income Highlights

Major income sources throughout the year included:

- **Membership dues** (current, past, and advance 2026 payments)
- **Accrued interest and investment value changes**
- **Deposits and reimbursements**
- **Boat sticker sales**
- **Home transfer fees**

Notable income periods:

- **February:** \$25,081.21 (strong deposits and investment income)
- **April:** \$7,172.82 (mix of deposits, interest, and investments)
- **September:** \$3,829.79 (past membership dues)
- **December:** Significant inflow from **2026 membership dues**

Investment income (interest + market value changes) played an important role early in the year but declined in impact later as balances fell.

Expense Highlights

Most expenses were **planned, high-cost operational and capital items**, including:

Major One-Time or High-Impact Expenses

- **CD Redemption:** \$40,000 (February – *prior to current BOD*)
- **Dredging:** \$42,000 (May)
- **Park Repairs:**
 - June–September
- **Legal & Professional Fees:**
 - Tax attorney
 - Attorney General retainer
 - CPA services
- **Insurance:**
 - ILA liability insurance
 - 2026 Board of Directors insurance

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2025 Board of Directors

Steve Martin
President
ILA.President.2@gmail.com

Daniel Hernandez
Vice President
ILA.1st.vice.president@gmail.com

Peter Kang
Vice President
ILA.2nd.vice.president@gmail.com

Angel Pilarski
Treasurer
ILA.Treasurer@gmail.com

Hanna Beauchamp
Secretary
ILA.Secretary@gmail.com



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www.lakevilbig.com

Ongoing Administrative Costs

- Accounting software (monthly)
- Website hosting (annually)
- USPS and office-related expenses (as needed)
- Water testing and park maintenance-mowing (as needed)

Monthly Trends & Observations

- **January–April:** Relatively stable balances with investment income offsetting modest expenses.
- **May–June:** Sharp decline due to dredging and park repair deposits.
- **July–September:** Continued spending on legal and park-related costs, partially offset by past-due membership payments.
- **October–November:** Lower activity months with routine expenses.
- **December:** Balance increased due to advance **2026 membership dues**, helping stabilize year-end finances.

Key Takeaways for the Board & Members

- The 2025 deficit reflects **intentional use of reserves** for infrastructure, legal compliance, and long-term maintenance—not operational instability.
- Large capital and legal expenses appear **non-recurring**, suggesting 2026 may show improved cash stability.
- Advance membership payments in December helped strengthen the year-end balance.
- Continued attention to:
 - Membership collections
 - Legal and professional cost control
 - Rebuilding reserves

Thank you for your continued support!

2025 Board of Directors

Steve Martin
President
ILA.President.2@gmail.com

Daniel Hernandez
Vice President
ILA.1st.vice.president@gmail.com

Peter Kang
Vice President
ILA.2nd.vice.president@gmail.com

Angel Pilarski
Treasurer
ILA.Treasurer@gmail.com

Hanna Beauchamp
Secretary
ILA.Secretary@gmail.com

Statement of Activity

Irving Lake Association

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Discounts Given	-13.52
Donation	102.96
Government Grants	-0.14
Homeowner Dues Interest	815.71
Homeowner Dues Late Fees	9,726.29
Homeowners Dues	40,059.86
Homeowners Dues-Refunds	60.10
Homeowners Transfers	800.00
Sales	28,738.75
Trailer Storage Fees	960.00
Uncategorized Revenue	27.30
Total for Income	\$81,277.31
Gross Profit	
\$81,277.31	
Expenses	
Advertising and Promotions	1,208.07
Bank Service Charges	75.50
Charitable Contributions	96.01
computer software	412.69
Fidelity brkd CD 1 yr at Wells	42,000.00
Homeowners Events Expense	2,025.47
Insurance-Directors & Officers	1,796.00
Insurance-General Liability	8,782.00
Legal Expense & Filing Fees	1,244.00
Licenses and Permits	75.00
Office Supplies	2,180.76
Postage and Delivery	444.00
Printing and Reproduction	10.00
Professional Services	44,423.10
Repairs and Maintenance	\$19,200.00
Dredging	99,160.00
Mowing	784.21
Tree and Limb Removal	14,800.00
Total for Repairs and Maintenance	\$133,944.21
Supplies	299.81
Taxes-Real Estate	29.00
Uncategorized Expenditure	65.00
Utilities	150.00
Website Costs	811.16
Total for Expenses	\$240,071.78
Net Operating Income	-\$158,794.47

Statement of Activity
Irving Lake Association
January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Other Income	
Interest Income	2,430.93
Other Miscellaneous Income	173,859.64
Total for Other Income	\$176,290.57
Net Other Income	\$176,290.57
Net Income	\$17,496.10

Irving Lake Association, Inc.

Balance Sheet

As of December 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Bank of America checking	139,579.16
Parking	46.20
Refund	-128.54
Total Bank Accounts	\$139,496.82
Total Current Assets	\$139,496.82
Fixed Assets	
Accumulated Depreciation	-5,595.94
Machinery & Equipment	7,006.42
Total Fixed Assets	\$1,410.48
TOTAL ASSETS	\$140,907.30
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Balance Equity	-80,000.00
Retained Earnings	221,054.86
Net Revenue	-147.56
Total Equity	\$140,907.30
TOTAL LIABILITIES AND EQUITY	\$140,907.30

Cash Flow Statement 2025

Irving Lake Association

January 1-December 31, 2025

FULL NAME	TOTAL
OPERATING ACTIVITIES	
Net Income	17,496.10
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	-17,652.66
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	-\$17,652.66
Net cash provided by operating activities	-\$156.56
INVESTING ACTIVITIES	
FINANCING ACTIVITIES	
Opening Balance Equity	-80,000.00
Retained Earnings	-67,084.13
Net cash provided by financing activities	-\$147,084.13
NET CASH INCREASE FOR PERIOD	-\$147,240.69
Cash at beginning of period	\$286,737.51
CASH AT END OF PERIOD	\$139,496.82

Irving Lake Association, Inc.

Profit Loss

January - December 2025

	TOTAL
Revenue	
Discounts Given	-13.52
Donation	102.96
Government Grants	-0.14
Homeowner Dues Interest	1,381.96
Homeowner Dues Late Fees	9,912.86
Homeowners Dues	39,657.53
Special Assessment	388.81
Total Homeowners Dues	40,046.34
Homeowners Dues-Refunds	60.10
Homeowners Transfers	1,000.00
Sales	283.75
Trailer Storage Fees	990.00
Unapplied Cash Payment Revenue	9,630.68
Uncategorized Revenue	27.30
Total Revenue	\$63,422.29
GROSS PROFIT	\$63,422.29
Expenditures	
Advertising and Promotions	1,208.07
Bank Service Charges	75.50
Charitable Contributions	96.01
computer software	412.69
Fidelity brkd CD 1 yr at Wells	42,000.00
Homeowners Events Expense	2,025.47
Insurance-Directors & Officers	1,796.00
Insurance-General Liability	8,782.00
Legal Expense & Filing Fees	1,118.20
Licenses and Permits	75.00
Office Supplies	2,180.76
Postage and Delivery	444.00
Printing and Reproduction	10.00
Professional Services	44,423.10
Repairs and Maintenance	19,200.00
Dredging	99,160.00
Mowing	784.21
Tree and Limb Removal	14,800.00
Total Repairs and Maintenance	133,944.21
Supplies	299.81
Taxes-Real Estate	29.00
Uncategorized Expenditure	65.00

Irving Lake Association, Inc.

Profit Loss

January - December 2025

	TOTAL
Website Costs	811.16
Total Expenditures	\$239,945.98
NET OPERATING REVENUE	\$ -176,523.69
Other Revenue	
Interest Income	2,516.49
Other Miscellaneous Income	173,859.64
Total Other Revenue	\$176,376.13
NET OTHER REVENUE	\$176,376.13
NET REVENUE	\$ -147.56