

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 May 1, 2026 to May 31, 2026

Account number: 

IRVING LAKE ASSOCIATION, INC.

Account summary

Beginning balance on May 1, 2026	\$140,921.11
Deposits and other credits	50.00
Withdrawals and other debits	-3,617.88
Checks	-0.00
Service fees	-0.00
Ending balance on May 31, 2026	\$137,353.23

- # of deposits/credits: 1
- # of withdrawals/debits: 4
- # of items-previous cycle¹: 0
- # of days in cycle: 31
- Average ledger balance: \$138,794.90
- ¹Includes checks paid, deposited items and other debits



Take your security to the next level

Check your security meter level and watch it rise as you take action to help protect against fraud. See it in the Mobile Banking app and Online Banking.

To learn more, visit bofa.com/SecurityCenter or scan this code.

When you use the QRC feature, certain information is collected from your mobile device for business purposes. Mobile Banking requires that you download the Mobile Banking app and may not be available for select mobile devices. Message and data rates may apply.



SSM-01-25-2480 B | 7528643

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
05/28/26	Zelle payment from [REDACTED]	50.00
Total deposits and other credits		\$50.00

Withdrawals and other debits

Date	Description	Amount
05/15/26	Zelle payment to Schnauffer and Walker Professional Corp for *2025 Audit - [REDACTED]	-2,170.00
Card account # XXXX XXXX XXXX [REDACTED]		
05/06/26	PURCHASE 0506 AMAZON RETA* BJ30 SEATTLE WA	-50.87
05/12/26	CHECKCARD 0511 THE NACOL LAW FIR [REDACTED]	-1,356.50
05/13/26	CHECKCARD 0512 INTUIT *QBooks On 8338309255 CA 55432866132202116193896 RECURRING CKCD [REDACTED]	-40.51
Subtotal for card account # [REDACTED]		-\$1,447.88
Total withdrawals and other debits		-\$3,617.88

Service fees

The Monthly Fee on your primary Business Advantage Fundamentals Banking account was waived for the statement period ending 04/30/26. 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 not 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.

We are celebrating Small Business Month by focusing on YOU

Our Center for Business Empowerment is packed with tips and information you can use to start and grow your business.

What would you like the power to do?

Scan to learn more, or visit bofa.com/cbe.

When you use the QRC feature, certain information is collected from your mobile device for business purposes.



SSM-01-26-2367.B | 8715045

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
05/01	140,921.11	05/12	139,513.74	05/15	137,303.23
05/06	140,870.24	05/13	139,473.23	05/28	137,353.23

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PO BOX 171111
IRVING, TX 75017-1111

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

for April 1, 2026 to April 30, 2026

Account number 

IRVING LAKE ASSOCIATION, INC.

Account summary

Beginning balance on April 1, 2026	\$147,470.94
Deposits and other credits	523.75
Withdrawals and other debits	-7,073.58
Checks	-0.00
Service fees	-0.00
Ending balance on April 30, 2026	\$140,921.11

of deposits/credits: 7

of withdrawals/debits: 5

of items-previous cycle¹: 0

of days in cycle: 30

Average ledger balance: \$143,119.52

¹Includes checks paid, deposited items and other debits

The Business Advantage Unlimited Cash Rewards credit card Unlimited 1.5% cash back on all purchases. So simple.

Plus get a \$500 cash rewards bonus offer.

Apply today — there is no annual fee!

Scan this code or call 888.895.4909.

When you use the QRC feature, certain information is collected from your mobile device for business purposes.

To qualify for the cash rewards bonus, make at least \$5,000 in Net Purchases with your card that post to your account within 90 days from account opening. One \$500 cash rewards bonus allowed per company. Restrictions apply. Offer subject to change without notice.



SSM-11-25-0291.B | 8604607

IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

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Deposits and other credits

Date	Description	Amount
04/02/26	Zelle payment from [REDACTED]	316.25
04/06/26	Zelle payment from [REDACTED]	33.75
04/07/26	BKOFAMERICA MOBILE 04/07 3608617017 DEPOSIT *MOBILE TX	60.00
04/07/26	BKOFAMERICA MOBILE 04/07 3692495776 DEPOSIT *MOBILE TX	3.75
04/13/26	Zelle Scheduled payment from [REDACTED]	30.00
04/17/26	BKOFAMERICA MOBILE 04/17 3759039181 DEPOSIT *MOBILE TX	30.00
04/24/26	Zelle payment from [REDACTED]	50.00
Total deposits and other credits		\$523.75

Withdrawals and other debits

Date	Description	Amount
04/01/26	Zelle payment to Timberline Lawn And Landscape for "Cypress Park Mowing on 3-20-26" [REDACTED]	-216.50
04/01/26	Zelle payment to Schnauffer and Walker Professional Corp for "Retainer for ILA 2025 Review"; [REDACTED]	-1,550.00
04/14/26	Associations Ins DES:RECEIVABLE ID:700149 INDN:Irving Lake Associatio CO ID:0000005289 CCD	-5,125.00
Card account # XXXX XXXX XXXX 6517		
04/13/26	PURCHASE 0412 AMAZON RETA* B73R SEATTLE WA	-141.57
04/13/26	CHECKCARD 0412 INTUIT *OBooks On 8338309255 CA 55432866102204233734426 RECURRING CKCD [REDACTED]	-40.51
Subtotal for card account # [REDACTED]		-\$182.08
Total withdrawals and other debits		-\$7,073.58

BUSINESS ADVANTAGE

See the big picture at a glance

including your business accounts at other banks - right in your dashboard.

To learn more, scan or visit bankofamerica.com/ConnectedApps.

When you use the QRC feature, certain information is collected from your mobile device for business purposes. Mobile Banking requires that you download the Mobile Banking app and is only available for select mobile devices. Message and data rates may apply.



Service fees

The Monthly Fee on your primary Business Advantage Fundamentals Banking account was waived for the statement period ending 03/31/26. 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

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Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
04/01	145,704.44	04/07	146,118.19	04/17	140,871.11
04/02	146,020.69	04/13	145,966.11	04/24	140,921.11
04/06	146,054.44	04/14	140,841.11		

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

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

for March 1, 2026 to March 31, 2026

Account number: 

IRVING LAKE ASSOCIATION, INC.

Account summary

Beginning balance on March 1, 2026	\$146,173.37
Deposits and other credits	4,116.18
Withdrawals and other debits	-2,818.61
Checks	-0.00
Service fees	-0.00
Ending balance on March 31, 2026	\$147,470.94

of deposits/credits: 33

of withdrawals/debits: 6

of items-previous cycle¹: 0

of days in cycle: 31

Average ledger balance: \$146,723.73

¹Includes checks paid, deposited items and other debits

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Find more cash back deals from thousands of top brands. Check it out today!

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SSM-08-25-0441B | 8548559

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Deposits and other credits

Date	Description	Amount
03/02/26	BKOFAMERICA MOBILE 02/28 3872171421 DEPOSIT *MOBILE TX	150.00
03/02/26	Zelle payment from [REDACTED]	150.00
03/03/26	Zelle payment from [REDACTED]	150.00
03/04/26	Zelle payment from [REDACTED]	150.00
03/04/26	Zelle payment from [REDACTED]	3.75
03/06/26	BKOFAMERICA MOBILE 03/06 3732693805 DEPOSIT *MOBILE TX	183.50
03/06/26	BKOFAMERICA MOBILE 03/06 3732693397 DEPOSIT *MOBILE TX	150.00
03/06/26	CHECKCARD 0304 WALGREENS #4054 IRVING TX 0543684606400176385	12.44
03/10/26	Zelle payment from [REDACTED]	30.00
03/11/26	Zelle payment from [REDACTED]	153.75
03/13/26	BKOFAMERICA MOBILE 03/13 3630752766 DEPOSIT *MOBILE TX	449.64
03/13/26	BKOFAMERICA MOBILE 03/13 3737454877 DEPOSIT *MOBILE TX	298.49
03/13/26	BKOFAMERICA MOBILE 03/13 3881836671 DEPOSIT *MOBILE TX	150.00
03/13/26	BKOFAMERICA MOBILE 03/13 3881840205 DEPOSIT *MOBILE TX	150.00
03/13/26	Zelle payment from [REDACTED]	30.00
03/16/26	Zelle payment from [REDACTED]	153.75
03/16/26	Zelle payment from [REDACTED]	153.36
03/17/26	Zelle payment from [REDACTED]	153.75
03/23/26	BKOFAMERICA MOBILE 03/21 3681503326 DEPOSIT *MOBILE TX	150.00
03/23/26	BKOFAMERICA MOBILE 03/21 3741449227 DEPOSIT *MOBILE TX	150.00
03/23/26	BKOFAMERICA MOBILE 03/21 3886719915 DEPOSIT *MOBILE TX	60.00
03/23/26	BKOFAMERICA MOBILE 03/21 3662178830 DEPOSIT *MOBILE TX	30.00
03/23/26	BKOFAMERICA MOBILE 03/21 3632796774 DEPOSIT *MOBILE TX	30.00

continued on the next page

Available in English and Spanish

Make bank transfers in the Mobile Banking app

Use our app or Online Banking to send domestic wires or international wires in 140+ currencies to over 200 countries.

Scan the code or visit bofa.com/wiretransfers.



When you use the QRC feature, certain information is collected from your mobile device for business purposes. Mobile Banking requires that you download the Mobile Banking app and may not be available for select mobile devices. Message and data rates may apply. Fees or other costs may apply to wire transfers.

SSM-11-25-0293.B | 8604277

Deposits and other credits - continued

Date	Description	Amount
03/23/26	Zelle payment from [REDACTED] PLOSTOMA [REDACTED]	30.00
03/24/26	Zelle payment from [REDACTED] CHIRAYIL [REDACTED]	30.00
03/26/26	Zelle payment from [REDACTED] STEARS for [REDACTED] [REDACTED] TOZYCA [REDACTED]	153.75
03/30/26	BKOFAMERICA MOBILE 03/30 3635451198 DEPOSIT *MOBILE TX	150.00
03/30/26	BKOFAMERICA MOBILE 03/30 3664484720 DEPOSIT *MOBILE TX	150.00
03/30/26	BKOFAMERICA MOBILE 03/30 3745982641 DEPOSIT *MOBILE TX	150.00
03/30/26	BKOFAMERICA MOBILE 03/30 3687258502 DEPOSIT *MOBILE TX	30.00
03/30/26	Zelle payment from [REDACTED] SHELLEY for [REDACTED] [REDACTED] [REDACTED] [REDACTED]	30.00
03/31/26	Zelle payment from [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	150.00
03/31/26	Zelle payment from [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	150.00
Total deposits and other credits		\$4,116.18

Withdrawals and other debits

Date	Description	Amount
Card account # XXXX XXXX XXXX 6517		
03/02/26	CHECKCARD 0226 HOLIDAY INN EXPRE 9729100302 TX 52704876058385739758190 CKCD [REDACTED]	-171.25
03/02/26	CHECKCARD 0303 MICROSOFT*STOR MSBILL.INFO WA CKCD 5818 [REDACTED]	-140.71
03/04/26	WALGREENS STOR 03/04 #000351170 PURCHASE WALGREENS STORE IRVING TX	-15.67
03/04/26	OFFICE DEPOT 0 03/04 #000151198 PURCHASE OFFICE DEPOT 00 IRVING TX	-29.97
03/13/26	CHECKCARD 0312 INTUIT *OBooks On 8338309255 CA 55432866071203280443490 RECURRING CKCD 5734 [REDACTED]	-40.51
03/17/26	CHECKCARD 0316 THE NACOL LAW FIR 9726903333 TX 52653846075682270234919 CKCD [REDACTED]	-2,420.50
Subtotal for card account # [REDACTED]		-\$2,818.61
Total withdrawals and other debits		-\$2,818.61

Service fees

The Monthly Fee on your primary Business Advantage Fundamentals Banking account was waived for the statement period ending 02/27/26. 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
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Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
03/01	146,173.37	03/10	146,795.46	03/23	146,477.19
03/02	146,161.41	03/11	146,949.21	03/24	146,507.19
03/03	146,311.41	03/13	147,986.83	03/26	146,660.94
03/04	146,419.52	03/16	148,293.94	03/30	147,170.94
03/06	146,765.46	03/17	146,027.19	03/31	147,470.94

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Important Messages - Please Read

We want to make sure you stay up-to-date on changes, reminders, and other important details that could impact you.

PLEASE READ THIS DOCUMENT CAREFULLY. WE ARE AMENDING THE ARBITRATION PROVISION OF YOUR EXISTING DEPOSIT AGREEMENT AND DISCLOSURES FOR YOUR BUSINESS ACCOUNT.

THE AGREEMENT TO ARBITRATE REQUIRES (WITH LIMITED EXCEPTION) THAT ALL DISPUTES BETWEEN YOU AND US BE RESOLVED BY BINDING ARBITRATION WHENEVER EITHER PARTY CHOOSES TO SUBMIT A DISPUTE TO ARBITRATION OR EITHER PARTY REFERS A LAWSUIT FILED BY THE OTHER TO ARBITRATION. ADDITIONALLY, (1) YOU ARE ONLY PERMITTED TO PURSUE CLAIMS ON AN INDIVIDUAL BASIS, NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY CLASS OR REPRESENTATIVE ACTION OR PROCEEDING, AND (2) YOU MAY NOT BE ABLE TO HAVE ANY CLAIMS YOU HAVE AGAINST US RESOLVED BY A JURY OR IN A COURT OF LAW.

Business Deposit Accounts

Effective May 15, 2026, all business deposit accounts are subject to the amended Arbitration Agreement for Disputes Relating to Business Accounts that we have included.

Here is a summary of some of the changes you can expect once the amended provision becomes effective:

- Arbitration Election for Resolving Disputes: You or the Bank may file a lawsuit, but if either party elects to submit the dispute to arbitration, the matter must be resolved through binding arbitration.
- Arbitration Administration: Arbitrations will be administered solely by the American Arbitration Association ("AAA") (www.adr.org). If AAA is unable to handle the claim for any reason, a neutral arbitrator will be selected by mutual agreement or, if the parties cannot agree, by a court in accordance with the Federal Arbitration Act ("FAA"), pursuant to the AAA rules of procedure.
- Mass Arbitration: A new Mass Arbitration provision will apply to any claim(s) filed as a part of a "mass arbitration", defined as 25 or more arbitration claims involving the same or similar subject matter and/or issues of law or fact, and where representation of all claimants is the same or coordinated across the cases.
- Finality of Arbitration Rulings: Arbitration rulings will be final and binding and may be enforced by any court with jurisdiction. Appeals of arbitration rulings are not permitted, except as allowed under the FAA, 9 U.S.C. §§ 1-16.
- Small Claims Exception: You or the Bank may pursue a claim in a small claims court instead of arbitration, provided the claim falls within the court's jurisdiction and is filed on an individual basis.

Bank of America - Arbitration Agreement for Disputes Relating to Business Accounts

[This provision will apply to the Resolving Claims section of the Deposit Agreement and Disclosures ("Agreement")]

Arbitration Agreement for Disputes Relating to Business Accounts

This arbitration agreement requires that all disputes between you and us be resolved by binding arbitration whenever either party chooses to submit a dispute to arbitration or either party refers a lawsuit filed by the other to arbitration. By means of this arbitration agreement, each party waives the right to have any dispute heard in court whenever either party chooses to submit or refer such dispute to arbitration, subject to the limitations set forth further below in the Scope of Arbitration section. This arbitration agreement is entered into pursuant to the Federal Arbitration Act, 9 U.S.C. §§ 1-16 ("FAA") with respect to both substance and procedure. You and we agree that either of us may elect to proceed by arbitration, that the goal of proceeding in arbitration shall be to achieve effective, efficient, and less costly resolution between you and us, and that this arbitration agreement shall be interpreted and applied to achieve that goal.

YOU AND WE ARE WAIVING THE RIGHT TO HAVE OUR DISPUTE HEARD BEFORE A JUDGE OR OTHERWISE TO BE DECIDED BY A COURT. YOU AND WE ARE WAIVING ANY ABILITY TO ASSERT OR PARTICIPATE IN A CLASS, REPRESENTATIVE, OR CONSOLIDATED PROCEEDING, WHETHER IN COURT OR IN ARBITRATION, AND TO HAVE ANY CLAIMS HEARD BY A JURY. ALL DISPUTES, EXCEPT AS STATED BELOW, MUST BE RESOLVED BY BINDING ARBITRATION WHEN EITHER YOU OR WE REQUEST IT.

Continued on next page

Scope of Arbitration

Claims or disputed factual or legal issues between you and us that arise out of or relate in any way to this Agreement, the deposit account, or any aspect of the deposit relationship are subject to and must be decided by arbitration, unless arbitration is prohibited by law. This Agreement applies equally to you, as well as any persons acting on behalf of the business with respect to the deposit account or any aspect of the deposit relationship, including but not limited to administrators, executors, trustees, agents, nominees, custodians, or any persons with ownership interest in the business. Additionally, any claims or disputed factual or legal issue arising from or relating in any way to the advertising of our products relating to or under this Agreement, or the application for, or the denial, approval or establishment of your account are included. Claims or disputed factual or legal issues (whether in contract, tort, statutory or otherwise) that fall within the scope of this arbitration provision are subject to arbitration regardless of what legal claim or theory they are based on or whether they seek legal, equitable, or statutory remedies. Arbitration applies to any and all such claims or disputed factual or legal issues, whether they arose in the past, may currently exist, or may arise in the future. All such claims or disputed factual or legal issues are hereinafter referred to in this section as "Claims." To the extent permitted by law, the discovery exchanged between the Bank and you as to any Claim is presumptively limited to the exchange of documents directly relevant to the Claim, absent an order from the arbitrator that good cause exists to require the exchange of additional discovery. The only exception to arbitration of Claims is that both you and we have the right to pursue a Claim in a small claims court instead of arbitration, if the Claim is in that court's jurisdiction and proceeds on an individual basis, whereas Claims in other courts may be compelled into arbitration by either party.

Waiver of Class, Jury and Other Non-Individualized Relief

By accepting this arbitration agreement you GIVE UP YOUR RIGHT TO GO TO COURT except for matters that may be taken to a small claims court or as otherwise provided for in this agreement. Arbitration will proceed on an INDIVIDUAL BASIS, so class actions, consolidated actions, and similar proceedings will NOT be available to you.

Claims in arbitration will proceed only on an individual basis. Additionally, you may not join your Claims with other persons on other accounts in the arbitration; each person must arbitrate his or her own claims separately and individually. YOU AND WE ARE WAIVING THE RIGHT TO ASSERT OR PARTICIPATE IN A CLASS ACTION, OR ANY REPRESENTATIVE OR CONSOLIDATED PROCEEDING IN COURT OR IN ARBITRATION, AND ARE WAIVING THE RIGHT TO HAVE A JURY DECIDE ANY CLAIM, AS PERMITTED BY LAW. The arbitrator shall have no authority to entertain any Claim as a class action or on any other similar representative basis, nor shall the arbitrator have any authority to consolidate Claims brought by separate claimants (except for claimants on the same account). This means that the arbitrator also shall have no authority to make any award for the benefit of, or against, any person other than the individual who is the named party. If these terms prohibiting class, representative, or consolidation procedures are held to be legally unenforceable for any reason with respect to a Claim, then the Claim must be handled through litigation in court instead of by arbitration, subject to the parties' agreement to waive the right to have a jury decide any Claim.

For individual Claims filed as part of a "mass arbitration," as that term is defined herein, the additional requirements set forth in the "Mass Arbitration" section below shall apply.

Arbitrator

Arbitrations between us shall be administered by the American Arbitration Association ("AAA") (www.adr.org). The AAA shall apply its rules applicable to Commercial claims and disputes in effect at the time the arbitration is commenced and the Mass Arbitration Supplementary Rules to mass arbitration matters. A single arbitrator shall conduct proceedings under these rules, and a Process Arbitrator and single Merits Arbitrator shall conduct each mass arbitration case. If there is a conflict between the applicable AAA rules and procedures and this arbitration agreement, this arbitration agreement will control. In the event that AAA is unable to handle the Claim for any reason, then the matter shall be arbitrated instead by a neutral arbitrator selected by agreement of the parties (or, if the parties cannot agree, selected by a court in accordance with the FAA), pursuant to the AAA rules of procedure. The arbitrator will have the power to award to a party any damages or relief as permitted by the law and the agreement between you and us (including the limitations set forth below). All pleadings, information and documents exchanged,

Continued on next page

and the arbitrator's ruling shall be treated as confidential and have no precedential value. However, if either party seeks to confirm the arbitrator's decision in court, the parties agree that the documents necessary for such confirmation need not be filed under seal.

Authority of Arbitrator

The parties agree that, upon motion by either of us, any arbitrator shall have the power to decide dispositive issues of law prior to a full merits hearing, consistent with Federal Rules of Civil Procedure 12 and 56, and will decide the Claim in accordance with all applicable substantive law and recognized principles of equity. The arbitrator will determine whether the claimant has completed the steps necessary to initiate the suit. The arbitrator will construe the Claim under the applicable statutes of limitations provided for under the governing law. The arbitrator will honor all claims of privilege recognized by law. The arbitrator will have the power to award to a party any damages or relief as permitted by the law and the agreement between you and us (including the limitations set forth above). In addition, the arbitrator has the same power as a federal court to impose sanctions against any represented party or counsel for any violation of the standards of Federal Rule of Civil Procedure 11(b) or 28 U.S.C. § 1927.

Delegation of Authority to Arbitrator

All issues are for the arbitrator to decide, including the scope of his or her own jurisdiction, and the arbitrability of individual Claims, except that questions of whether the parties have entered into an agreement to arbitrate are for a court of competent jurisdiction to decide.

For disputes regarding the existence of this Agreement, or for any Claims that the arbitrator determines are not arbitrable, the parties consent to jurisdiction and venue in an appropriate court in the state where the deposit account is located.

Arbitration Demand Filing Requirements

In addition to the requirements set forth in the AAA rules, you agree that upon commencing a case with the AAA, you will provide your name, full account number, mailing address, telephone number, email address, a factual description of every disputed transaction for which you seek compensation (date, amount, and transaction type) and/or event (date, location, and individuals involved), explanation of the basis of your Claim, an itemized calculation of all alleged damages, and, if represented by counsel, a signed statement authorizing us to share information regarding your account and the Claim with them. You must personally sign the demand for arbitration (and your counsel must also sign the demand, if you are represented by counsel). By submitting an arbitration demand, you (and your counsel, if you are represented) represent that, as in court, you are complying with the requirements of Federal Rule of Civil Procedure 11(b). You agree and understand that failure to provide this information may result in dismissal of your Claim, though you have the right to refile once you provide the information described in this section.

Allocation of Fees

Each party will be responsible for the arbitration fees as allocated by the applicable AAA rules (www.adr.org).

Fee-shifting and Sanctions

The arbitrator is authorized to afford any relief or impose any sanctions available under the substantive standards established by Federal Rule of Civil Procedure 11, 28 U.S.C. § 1927, or any applicable state law on represented parties and their counsel. If the arbitrator finds that either the substance of your or our claim or the relief sought was frivolous, without sufficient reasonable inquiry and/or a good faith basis, or was brought for an improper purpose (as measured by the standards set forth in Federal Rule of Civil Procedure 11(b), and/or under 28 U.S.C. § 1927), the arbitrator may reallocate compensation, expenses, and administrative fees (which include filing and hearing fees) as justice requires, and as permitted by applicable law.

Mass Arbitration

You agree that these additional requirements ("Mass Arbitration Procedures") shall apply to your Claim if it is filed as part of a "mass arbitration," which means twenty-five (25) or more arbitration claims involving the same or similar subject matter and/or

issues of law or fact, and where representation of all claimants is the same or coordinated across the cases. You understand and agree that these procedures related to mass arbitrations will apply and that they are designed to (a) lead to the streamlined and cost-effective resolution of claims, consistent with the goal of this arbitration agreement; (b) ensure that large volume filings do not impose unnecessary burdens or impediments to the resolution and cost-effective adjudication of your Claim and similar claims; and (c) preserve the integrity of the arbitration process. You agree to these procedures even though they may delay the arbitration of your individual Claim. If at any point you are unsatisfied with the speed by which your matter is proceeding in mass arbitration, you are free to withdraw your arbitration demand and proceed in small claims court if the Claim is in that court's jurisdiction and proceeds on an individual basis.

Process Arbitrator Appointment

You and the Bank agree that before an arbitrator is assigned to determine the merit of your Claim, a "Process Arbitrator" will be appointed. The Process Arbitrator will have the authority to ensure these Mass Arbitration Procedures and the AAA rules are followed. The parties agree that the Process Arbitrator will be selected by the process set forth in AAA Mass Arbitration Supplementary Rules or any equivalent AAA rule then in effect, or consistent with the process set forth herein in the absence of any AAA rule. In short, each party will receive a list of proposed Process Arbitrators provided by the AAA and will meet and confer to identify a mutually-agreeable candidate. If the parties cannot agree, they will submit their preferences to the AAA, and the AAA will select a Process Arbitrator.

Process Arbitrator Authority

In addition to the authority outlined in the AAA Mass Arbitration Supplementary Rules, the parties agree that the Process Arbitrator shall be empowered to resolve any dispute regarding whether your Claim should be dismissed because, for example, you failed to comply with the Mass Arbitration Filing Requirements, any other requirements outlined in this agreement, or as permitted to address dismissal as would be permitted under the Federal Rules of Civil Procedure, including Federal Rule of Civil Procedure 12. You agree that if the Process Arbitrator finds you failed to comply with any requirement, your Claim will be dismissed, without prejudice to refile once the deficiencies are remedied. The Process Arbitrator will also have the power to decide whether, based on the information submitted in the Mass Arbitration Filing Requirements and/or pursuant to any alternative filing requirements then in effect, there are other threshold eligibility issues for your case to proceed, including but not limited to whether you had an account with the Bank, experienced the transaction, fee, or event at issue, or otherwise cannot pursue the claim due to a clear legal or factual deficiency, and to dismiss your Claim as appropriate. The Process Arbitrator shall have the power to determine whether or not a given dispute regarding these Mass Arbitration Filing Requirements and/or Procedures are within the Process Arbitrator's jurisdiction. The Process Arbitrator shall be authorized to afford any relief or impose any sanctions available under Federal Rule of Civil Procedure 11, 28 U.S.C. § 1927, or any applicable state law.

Mass Arbitration Procedure

Following the resolution of any disputes within the jurisdiction of the Process Arbitrator, if any, counsel for the claimants and counsel for the Bank shall each select fifteen (15) cases (per side) to proceed first in individual arbitration proceedings on the merits of each claim. Unless the parties otherwise agree, in no event shall any individual Merits Arbitrator be assigned more than five (5) cases. The parties agree that each side shall have the right to have fifteen (15) cases of their choosing proceed to final hearing, which shall occur within ninety (90) days of the selection of the cases (unless the parties agree to a different time period), before the process described in this section moves forward. After the first thirty (30) cases are resolved, counsel will meet and confer regarding ways to improve the efficiency of the proceedings, including whether to pursue settlement discussions or mediation or to change the number of cases filed in each stage. If the parties are unable to resolve the remaining cases after the conclusion of the initial thirty (30) proceedings and conferring in good faith, each side shall select another fifteen (15) cases per side to proceed to individual arbitration proceedings, which shall occur within ninety (90) days of the selection of the cases (unless the parties agree to a different time period). Each of these thirty (30) cases shall be assigned to a different Merits Arbitrator, though if the parties otherwise agree, a single Merits Arbitrator may be assigned up to five (5) cases. After this second set of thirty (30) cases are resolved, counsel will again meet and confer regarding ways to improve the efficiency of the proceedings, including whether to pursue settlement discussions or mediation or change the number of cases

filed in each stage. If the parties do not reach a global resolution after the second set of cases are resolved, on either party's motion, the Process Arbitrator can decide to expedite the proceedings by forgoing more rounds of case selection and instead assigning Merits Arbitrators to all of the remaining cases at once. If no motion is made, this Mass Arbitration Procedure shall continue with thirty (30) cases in each set of proceedings, consistent with the parameters identified above. You and the Bank agree to engage in these Mass Arbitration Procedures in good faith, which includes an agreement to pay the parties' respective case fee if your case is selected. Any dispute regarding any aspect of the specific Mass Arbitration Procedures outlined in this section shall be resolved by the Process Arbitrator.

Mass Arbitration Fees

No AAA per case fee shall be assessed in connection with any case until the case is selected to proceed to individual arbitration proceedings as part of the process identified in this section.

Interpretation and Enforcement of Mass Arbitration Procedure

Any dispute regarding the interpretation or enforcement of these Mass Arbitration Procedures shall be decided by the Process Arbitrator or, in cases that have been released to merits proceedings, the Merits Arbitrator. Their decisions regarding the Mass Arbitration Procedures shall be considered interlocutory in nature and not subject to immediate judicial review. If any terms of these Mass Arbitration Procedures are found to be legally unenforceable for any reason, then the proceedings shall otherwise continue in arbitration in accordance with AAA's Mass Arbitration Supplementary Rules, or any equivalent AAA rule then in effect.

Survival and Severability of Terms

These arbitration provisions shall survive changes in this Agreement and termination of the account or the relationship between you and us, including the bankruptcy of any party and any sale or assignment of your account, or amounts owed on your account, to another person or entity. If any part of this Agreement is deemed invalid or unenforceable, the other terms shall remain in force, except that there can be no arbitration of a class or representative Claim. This arbitration provision may not be amended, severed or waived, except as provided in this Agreement or in a written agreement between you and us.

Effect of Arbitration Award; Appeal

The arbitration ruling will be considered final and binding, and enforceable by any court having jurisdiction. No party may seek an appeal of the arbitration ruling, except as provided under the FAA.

Jurisdiction and Venue

Any action or proceeding regarding a personal or business account or this Agreement must be brought in the state in which the financial center that maintains your account is located. You submit to the personal jurisdiction of that state. Note that any action or proceeding will be governed by and interpreted in accordance with the Governing Law section of this Agreement.

If a Claim is submitted to arbitration and the state where that financial center is located is not reasonably convenient for you, then you and we will attempt to agree on another location. If you and we are unable to agree on another location, then the location will be determined by the Administrator or arbitrator.

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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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When you use the QRC feature, certain information is collected from your mobile device for business purposes. You must be enrolled in Online Banking or Mobile Banking to participate in the BankAmeriDeals® program and have either an eligible Bank of America® debit or credit card or Merrill credit card. Earned cash back will be credited into an eligible consumer deposit or credit account within 30 days following redemption. Data connection required. Wireless carrier fees may apply. For SafeBalance Banking® for Family Banking accounts, the parent owner can participate in BankAmeriDeals but their child using the account cannot. Mobile Banking requires that you download the Mobile Banking app and may not be available for select mobile devices. Message and data rates may apply.



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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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Bank of America, N.A. Member FDIC and  Equal Housing Lender

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		

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 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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Explore your deals at bankofamerica.com/deals.

When you use the QRC feature, certain information is collected from your mobile device for business purposes. You must be enrolled in Online Banking or Mobile Banking to participate in the BankAmeriDeals® program and have either an eligible Bank of America® debit or credit card or Merrill credit card. Earned cash back will be credited into an eligible consumer deposit or credit account within 30 days following redemption. Data connection required. Wireless carrier fees may apply. For SafeBalance Banking® for Family Banking accounts, the parent owner can participate in BankAmeriDeals but their child using the account cannot. Mobile Banking requires that you download the Mobile Banking app and may not be available for select mobile devices. Message and data rates may apply.



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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Bank of America, N.A. Member FDIC and  Equal Housing Lender

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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Help prevent check fraud

Consider writing fewer checks. Instead, pay bills using our Mobile app or Online Banking. You can also set up automatic payments directly with utility companies and other service providers.

Scan the code to learn more or visit: bofa.com/HelpPreventFraud



When you use the QRC feature, certain information is collected from your mobile device for business purposes. Mobile Banking requires that you download the Mobile Banking app and may not be available for select mobile devices. Message and data rates may apply. Moving from checks to digital payments does not guarantee you are protected from all fraud and scams. Please see bofa.com/security for information on other steps you can take to help further protect your accounts.

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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. Cont	158.75
01/12/26	Zelle payment from [REDACTED] for ILA past due 2025-1229 Lakeshore Dr. Cont	150.00
01/12/26	Zelle payment from [REDACTED] for ILA past due 2025-1229 Lakeshore Dr. Cont	150.00
01/14/26	Zelle payment from [REDACTED] for ILA past due 2025-1229 Lakeshore Dr. Cont	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

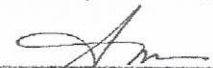
IRVING LAKE ASSOCIATION, INC.
PO BOX 171111
IRVING TX 75017-1111

12-29-25 1457
SERIAL TX 17792

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 1180005

For: ILA Review Balance Payment 

[REDACTED]


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

1-20-26 1458
SERIAL TX 17792

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

BANK OF AMERICA

ACH RT 1180005

For: Tax 2025 

[REDACTED]

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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



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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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
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Angel Pilarski
Treasurer
ILA.Treasurer@gmail.com

Hanna Beauchamp
Secretary
ILA.Secretary@gmail.com