



**YORKTOWN ASSOCIATION,  
INC,**

**FEBRUARY 2024**

**FINANCIAL STATEMENT**

# YORKTOWN ASSOCIATION, INC.

Run Date: 03/06/2025

Run Time: 01:22 PM

## FUND BALANCE SHEET

As of: 02/28/2025

### Assets

Account	Operating	Reserves	Total
<b>Asset</b>			
01010 Southstate Operating 0157	\$22,188.49	\$0.00	\$22,188.49
01015 Southstate Operating #2 8507	\$199.27	\$0.00	\$199.27
01050 Due To / From Operating	(\$116,533.29)	\$0.00	(\$116,533.29)
01110 Southstate Reserves 0613	\$0.00	\$124,476.25	\$124,476.25
01150 Due To / From Reserves	\$0.00	\$116,533.29	\$116,533.29
<b>Asset Total</b>	<b>(\$94,145.53)</b>	<b>\$241,009.54</b>	<b>\$146,864.01</b>
<b>Other Assets</b>			
01310 Accounts Receivable	\$68,795.90	\$0.00	\$68,795.90
01340 Late Fees/Interest Charges Receivable	\$600.00	\$0.00	\$600.00
01360 Miscellaneous Owner Receivables	\$250.00	\$0.00	\$250.00
01610 Prepaid Insurance	\$43,259.46	\$0.00	\$43,259.46
<b>Other Assets Total</b>	<b>\$112,905.36</b>	<b>\$0.00</b>	<b>\$112,905.36</b>
<b>Total Assets:</b>	<b>\$18,759.83</b>	<b>\$241,009.54</b>	<b>\$259,769.37</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liability</b>			
03010 Accounts Payable	\$477.50	\$0.00	\$477.50
03015 Credit Cards - Home Depot	(\$248.28)	\$0.00	(\$248.28)
03020 Insurance Payable	\$42,289.06	\$0.00	\$42,289.06
03310 Prepaid Owner Assessments	\$4,688.00	\$0.00	\$4,688.00
<b>Liability Total</b>	<b>\$47,206.28</b>	<b>\$0.00</b>	<b>\$47,206.28</b>
<b>Total Liabilities:</b>	<b>\$47,206.28</b>	<b>\$0.00</b>	<b>\$47,206.28</b>

### Equity

Account	Operating	Reserves	Total
<b>Equity</b>			
05010 Reserves General	\$0.00	\$239,736.37	\$239,736.37
05210 Reserve Interest	\$0.00	\$1,273.17	\$1,273.17
05510 Opening Balance Equity	(\$16,652.61)	\$0.00	(\$16,652.61)
05515 Unrestricted Net Assets	(\$16,027.53)	\$0.00	(\$16,027.53)
<b>Equity Total</b>	<b>(\$32,680.14)</b>	<b>\$241,009.54</b>	<b>\$208,329.40</b>
Current Year Net Income/(Loss)	\$4,233.69	\$0.00	\$4,233.69
<b>Total Equity:</b>	<b>(\$28,446.45)</b>	<b>\$241,009.54</b>	<b>\$212,563.09</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$18,759.83</b>	<b>\$241,009.54</b>	<b>\$259,769.37</b>

# YORKTOWN ASSOCIATION, INC.

## INCOME STATEMENT

Start: 02/01/2025 | End: 02/28/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
06310 Assessment Fees	38,480.00	38,480.00	0.00	76,960.00	76,960.00	0.00	461,760.00
06320 Late Fees	500.00	16.67	483.33	1,075.00	33.34	1,041.66	200.00
06340 Owner Interest	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
06350 Application	0.00	50.00	(50.00)	150.00	100.00	50.00	600.00
06360 Keys and Remotes	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
06365 Owner Collection Fees	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00
06370 Gate Clickers	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
06380 Laundry	0.00	716.67	(716.67)	0.00	1,433.34	(1,433.34)	8,600.00
<b>INCOME Total</b>	<b>38,980.00</b>	<b>39,325.84</b>	<b>(345.84)</b>	<b>78,135.00</b>	<b>78,651.68</b>	<b>(516.68)</b>	<b>471,910.00</b>
<b>Total Income</b>	<b>38,980.00</b>	<b>39,325.84</b>	<b>(345.84)</b>	<b>78,135.00</b>	<b>78,651.68</b>	<b>(516.68)</b>	<b>471,910.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>GENERAL ADMINISTRATIVE</b>							
07010 Management Fees	1,000.00	1,800.00	800.00	2,000.00	3,600.00	1,600.00	21,600.00
07020 Accounting	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
07160 Bad Debt Expense	0.00	8.33	8.33	0.00	16.66	16.66	100.00
07250 Bank Fee & Charges	0.00	6.25	6.25	15.00	12.50	(2.50)	75.00
07280 Insurance	21,629.73	19,030.00	(2,599.73)	43,259.46	38,060.00	(5,199.46)	228,360.00
07315 Business Administration	0.00	8.33	8.33	0.00	16.66	16.66	100.00
07320 Permits	0.00	41.67	41.67	0.00	83.34	83.34	500.00
07330 Office Expenses	10.20	20.00	9.80	19.96	40.00	20.04	240.00
07350 Legal Fees	0.00	416.67	416.67	422.50	833.34	410.84	5,000.00
07360 Security & Cameras	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
07435 Laundry Room	0.00	472.92	472.92	0.00	945.84	945.84	5,675.00
08625 Building Repairs	0.00	541.67	541.67	1,050.00	1,083.34	33.34	6,500.00
08630 Fire Alarm & Security	404.25	291.67	(112.58)	808.50	583.34	(225.16)	3,500.00
08635 Internet	180.26	170.83	(9.43)	363.14	341.66	(21.48)	2,050.00
08640 Mailing	0.00	37.50	37.50	0.00	75.00	75.00	450.00
08642 FPUC Utility	(914.41)	0.00	914.41	0.00	0.00	0.00	0.00
08645 Printing & Copying	0.00	10.00	10.00	0.00	20.00	20.00	120.00
<b>GENERAL ADMINISTRATIVE Total</b>	<b>22,310.03</b>	<b>23,105.84</b>	<b>795.81</b>	<b>47,938.56</b>	<b>46,211.68</b>	<b>(1,726.88)</b>	<b>277,270.00</b>

### INFRASTRUCTURE

08650 Roof Repair Infrastructure	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
08655 Structural Infrastructure	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
08660 Fire Pump & Equipment Infrastructu...	0.00	166.67	166.67	820.00	333.34	(486.66)	2,000.00
<b>INFRASTRUCTURE Total</b>	<b>0.00</b>	<b>583.33</b>	<b>583.33</b>	<b>820.00</b>	<b>1,166.66</b>	<b>346.66</b>	<b>7,000.00</b>

### UTILITIES

08905 Electricity	874.06	1,133.33	259.27	1,692.91	2,266.66	573.75	13,600.00
08910 Gas	1,891.57	803.33	(1,088.24)	1,891.57	1,606.66	(284.91)	9,640.00
08920 Water & Sewer	225.83	5,000.00	4,774.17	5,441.63	10,000.00	4,558.37	60,000.00
<b>UTILITIES Total</b>	<b>2,991.46</b>	<b>6,936.66</b>	<b>3,945.20</b>	<b>9,026.11</b>	<b>13,873.32</b>	<b>4,847.21</b>	<b>83,240.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>MAINTENANCE &amp; REPAIRS</b>							
09010 Lawn Maintenance	1,300.00	1,300.00	0.00	2,600.00	2,600.00	0.00	15,600.00
09015 Landscape Extras	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09016 Tree Trimming - Other	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09020 Cleaning Services	0.00	541.67	541.67	0.00	1,083.34	1,083.34	6,500.00
09025 Maintenance Services	0.00	1,083.33	1,083.33	304.37	2,166.66	1,862.29	13,000.00
09050 Miscellaneous Repair	2,500.00	0.00	(2,500.00)	2,500.00	0.00	(2,500.00)	0.00
09065 Pest Control	303.90	250.00	(53.90)	607.80	500.00	(107.80)	3,000.00
09070 AC Repair	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
09080 Elevator Maintenance	474.32	433.33	(40.99)	948.64	866.66	(81.98)	5,200.00
09081 Elevator Repairs	0.00	62.50	62.50	0.00	125.00	125.00	750.00
09085 Electrical Repair	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
09086 Plumbing Repairs	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
09087 Window & Door	0.00	16.67	16.67	0.00	33.34	33.34	200.00
09089 Parking Lot / Barrier Arm	0.00	33.33	33.33	0.00	66.66	66.66	400.00
09090 Trash Removal	0.00	62.50	62.50	0.00	125.00	125.00	750.00
09092 Heritage Square	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
09099 General Maintenance - Other	2,489.17	0.00	(2,489.17)	2,489.17	0.00	(2,489.17)	0.00
<b>MAINTENANCE &amp; REPAIRS Total</b>	<b>7,067.39</b>	<b>5,366.65</b>	<b>(1,700.74)</b>	<b>9,449.98</b>	<b>10,733.30</b>	<b>1,283.32</b>	<b>64,400.00</b>
<b>RESERVE</b>							
09910 General Reserves	3,333.33	3,333.33	0.00	6,666.66	6,666.66	0.00	40,000.00
<b>RESERVE Total</b>	<b>3,333.33</b>	<b>3,333.33</b>	<b>0.00</b>	<b>6,666.66</b>	<b>6,666.66</b>	<b>0.00</b>	<b>40,000.00</b>
<b>Total Expense</b>	<b>35,702.21</b>	<b>39,325.81</b>	<b>3,623.60</b>	<b>73,901.31</b>	<b>78,651.62</b>	<b>4,750.31</b>	<b>471,910.00</b>
<b>Net Income</b>	<b>3,277.79</b>	<b>0.03</b>	<b>3,277.76</b>	<b>4,233.69</b>	<b>0.06</b>	<b>4,233.63</b>	<b>0.00</b>

# YORKTOWN ASSOCIATION, INC.

Run Date: 03/06/2025  
Run Time: 01:22 PM

## AGED OWNER BALANCE

As of: 02/28/2025

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
144621			\$840.00	\$840.00	\$890.00	\$2,295.00	\$4,865.00
139657			\$169.00	\$0.00	\$50.00	\$571.00	\$790.00
139661			\$75.00	\$0.00	\$50.00	\$2,624.00	\$2,749.00
139662			\$840.00	\$840.00	\$840.00	\$4,465.00	\$6,985.00
172268			\$220.00	\$0.00	\$100.00	\$0.00	\$320.00
139684			\$840.00	\$840.00	\$840.00	\$15,272.00	\$17,792.00
139691			\$0.00	\$0.00	\$0.00	\$650.00	\$650.00
139678			\$840.00	\$815.00	\$815.00	\$15,418.90	\$17,888.90
139700			\$680.00	\$680.00	\$125.00	\$5,671.00	\$7,156.00
167007			\$50.00	\$0.00	\$50.00	\$0.00	\$100.00
139697			\$840.00	\$0.00	\$0.00	\$0.00	\$840.00
139694			\$840.00	\$0.00	\$0.00	\$0.00	\$840.00
139695			\$815.00	\$15.00	\$0.00	\$0.00	\$830.00
139669			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
166121			\$840.00	\$840.00	\$890.00	\$815.00	\$3,385.00
139673			\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
153289			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
143717			\$840.00	\$840.00	\$0.00	\$0.00	\$1,680.00
139666			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
139668			\$840.00	\$840.00	\$30.00	\$0.00	\$1,710.00
139656			\$840.00	\$25.00	\$0.00	\$0.00	\$865.00
139658			\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
<b>Community Total</b>			<b>\$10,609.00</b>	<b>\$6,575.00</b>	<b>\$4,680.00</b>	<b>\$47,781.90</b>	<b>\$69,645.90</b>

**Report Summary**

<b>Code</b>	<b>Account#</b>	<b>Current</b>	<b>Over 30</b>	<b>Over 60</b>	<b>Over 90</b>	<b>Total</b>
A1 - Assessment	01310	\$10,309.00	\$6,400.00	\$4,205.00	\$3,530.00	\$24,444.00
B1 - Beginning Balance	01310	\$0.00	\$0.00	\$100.00	\$44,251.90	\$44,351.90
01 - Late Fees	01340	\$300.00	\$175.00	\$125.00	\$0.00	\$600.00
PHNX - Phoenix Collection Fee	01360	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00
<b>Grand Total:</b>		<b>\$10,609.00</b>	<b>\$6,575.00</b>	<b>\$4,680.00</b>	<b>\$47,781.90</b>	<b>\$69,645.90</b>

<b>Account#</b>	<b>Account Description</b>	<b>Delinquency Amount</b>
01310	Accounts Receivable	\$68,795.90
01340	Late Fees/Interest Charges Receivable	\$600.00
01360	Miscellaneous Owner Receivables	\$250.00
Total:		\$69,645.90

**Total Number of Homes: 22**

# YORKTOWN ASSOCIATION, INC.

Run Date: 03/06/2025

Run Time: 01:22 PM

## PREPAID OWNERS

As of: 02/28/2025

<b>Owner</b>	<b>Address</b>	<b>Account #</b>	<b>Lot #</b>		<b>Prepaid Balance</b>
		139667		PP - General	\$266.00
				<b>Total</b>	<b>\$266.00</b>
		139675		PP - General	\$815.00
				<b>Total</b>	<b>\$815.00</b>
		139676		PP - General	\$595.00
				<b>Total</b>	<b>\$595.00</b>
		139679		PP - General	\$7.00
				<b>Total</b>	<b>\$7.00</b>
		139685		PP - General	\$815.00
				<b>Total</b>	<b>\$815.00</b>
		167315		PP - General	\$585.00
				<b>Total</b>	<b>\$585.00</b>
		139692		PP - General	\$815.00
				<b>Total</b>	<b>\$815.00</b>
		145714		PP - General	\$790.00
				<b>Total</b>	<b>\$790.00</b>
				PP - General	\$4,688.00
				<b>Total</b>	<b>\$4,688.00</b>

## AP Open Items

**YORKTOWN ASSOCIATION, INC.**

As of: 02/28/2025

Run Date: 03/06/2025

Run Time: 01:22 PM

<b>Vendor</b>		<b>Item #</b>	<b>Invoice</b>	<b>Date</b>	<b>Reference</b>	<b>Amount</b>
GAPAL	GABOR PAL	2036521	02212025	2/21/2025	reimb various items	<b>\$477.50</b>
						<b>\$477.50</b>

**YORKTOWN ASSOCIATION, INC.**  
**CHECK REGISTER - SUMMARY**  
START: 02/01/2025 | END: 02/28/2025

Run Date: 03/06/2025  
Run Time: 01:22 PM

**Total: \$0.00**

# YORKTOWN ASSOCIATION, INC.

Run Date: 03/06/2025

Run Time: 01:22 PM

## GENERAL LEDGER DETAIL

As of: Start: 02/01/2025 | End: 02/28/2025

Account	Balance Forward	Debits	Credits	Ending Balance
01010 Southstate Operating 0157	\$23,714.26	\$30,491.00	\$32,016.77	\$22,188.49
01015 Southstate Operating #2 8507	\$243.68	\$0.00	\$44.41	\$199.27
01050 Due To / From Operating	(\$113,199.96)	\$0.00	\$3,333.33	(\$116,533.29)
01110 Southstate Reserves 0613	\$124,414.21	\$62.04	\$0.00	\$124,476.25
01150 Due To / From Reserves	\$113,199.96	\$3,333.33	\$0.00	\$116,533.29
01310 Accounts Receivable	\$62,271.90	\$39,135.00	\$32,611.00	\$68,795.90
01340 Late Fees/Interest Charges Receivable	\$400.00	\$500.00	\$300.00	\$600.00
01360 Miscellaneous Owner Receivables	\$300.00	\$0.00	\$50.00	\$250.00
01610 Prepaid Insurance	\$64,889.19	\$0.00	\$21,629.73	\$43,259.46
03010 Accounts Payable	\$0.00	\$28,959.12	\$29,436.62	(\$477.50)
03015 Credit Cards - Home Depot	\$248.28	\$0.00	\$0.00	\$248.28
03020 Insurance Payable	(\$63,433.59)	\$21,144.53	\$0.00	(\$42,289.06)
03310 Prepaid Owner Assessments	(\$7,158.00)	\$5,528.00	\$3,058.00	(\$4,688.00)
05010 Reserves General	(\$236,403.04)	\$0.00	\$3,333.33	(\$239,736.37)
05210 Reserve Interest	(\$1,211.13)	\$0.00	\$62.04	(\$1,273.17)
05510 Opening Balance Equity	\$16,652.61	\$0.00	\$0.00	\$16,652.61
05515 Unrestricted Net Assets	\$16,027.53	\$0.00	\$0.00	\$16,027.53
06310 Assessment Fees	(\$38,480.00)	\$0.00	\$38,480.00	(\$76,960.00)
06320 Late Fees	(\$575.00)	\$0.00	\$500.00	(\$1,075.00)
06350 Application	(\$150.00)	\$0.00	\$0.00	(\$150.00)
06365 Owner Collection Fees	\$50.00	\$0.00	\$0.00	\$50.00
07010 Management Fees	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00
07250 Bank Fee & Charges	\$15.00	\$0.00	\$0.00	\$15.00
07280 Insurance	\$21,629.73	\$21,629.73	\$0.00	\$43,259.46
07330 Office Expenses	\$9.76	\$10.20	\$0.00	\$19.96
07350 Legal Fees	\$422.50	\$0.00	\$0.00	\$422.50
08625 Building Repairs	\$1,050.00	\$0.00	\$0.00	\$1,050.00
08630 Fire Alarm & Security	\$404.25	\$404.25	\$0.00	\$808.50
08635 Internet	\$182.88	\$180.26	\$0.00	\$363.14
08642 FPUC Utility	\$914.41	\$977.16	\$1,891.57	\$0.00
08660 Fire Pump & Equipment Infrastructure	\$820.00	\$0.00	\$0.00	\$820.00
08905 Electricity	\$818.85	\$874.06	\$0.00	\$1,692.91
08910 Gas	\$0.00	\$1,891.57	\$0.00	\$1,891.57
08920 Water & Sewer	\$5,215.80	\$225.83	\$0.00	\$5,441.63
09010 Lawn Maintenance	\$1,300.00	\$1,300.00	\$0.00	\$2,600.00
09025 Maintenance Services	\$304.37	\$0.00	\$0.00	\$304.37
09050 Miscellaneous Repair	\$0.00	\$2,500.00	\$0.00	\$2,500.00
09065 Pest Control	\$303.90	\$303.90	\$0.00	\$607.80
09080 Elevator Maintenance	\$474.32	\$474.32	\$0.00	\$948.64
09099 General Maintenance - Other	\$0.00	\$2,489.17	\$0.00	\$2,489.17
09910 General Reserves	\$3,333.33	\$3,333.33	\$0.00	\$6,666.66
<b>Total:</b>	<b>\$0.00</b>	<b>\$166,746.80</b>	<b>\$166,746.80</b>	<b>\$0.00</b>

**YORKTOWN ASSOCIATION, INC.**  
**BANK RECONCILIATION**  
 Statement Date: 2/28/2025

Run Date: 03/06/2025  
 Run Time: 01:22 PM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01010 - Southstate Operating 0157	
Bank Statement Balance	\$22,188.49	Account Balance	\$22,188.49
GL Account Balance	\$22,188.49	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$22,188.49
		- Statement Balance	\$22,188.49
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
				Totals	\$0.00
					\$0.00

**YORKTOWN ASSOCIATION, INC.**  
**BANK RECONCILIATION**  
Statement Date: 2/28/2025

Run Date: 03/06/2025  
Run Time: 01:22 PM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01015 - Southstate Operating #2 8507	
Bank Statement Balance	\$199.27	Account Balance	\$199.27
GL Account Balance	\$199.27	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$199.27
		- Statement Balance	\$199.27
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
<b>Totals</b>				\$0.00	\$0.00

**YORKTOWN ASSOCIATION, INC.**  
**BANK RECONCILIATION**  
Statement Date: 2/28/2025

Run Date: 03/06/2025  
Run Time: 01:22 PM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01110 - Southstate Reserves 0613	
Bank Statement Balance	\$124,476.25	Account Balance	\$124,476.25
GL Account Balance	\$124,476.25	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$124,476.25
		- Statement Balance	\$124,476.25
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
				<b>Totals</b>	<b>\$0.00</b>
					<b>\$0.00</b>



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

## Statement Ending 02/28/2025

YORKTOWN ASSOCIATION INC

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX0157

YORKTOWN ASSOCIATION INC  
OPERATING ACCOUNT  
C/O PHOENIX MANAGEMENT SERVICES INC  
6131 LAKE WORTH RD STE B  
GREENACRES FL 33463-3048

### Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602  
Winter Haven, FL 33883

### Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX0157	\$22,188.49

## ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157

### Account Summary

Date	Description	Amount
02/01/2025	Beginning Balance	\$23,714.26
	26 Credit(s) This Period	\$30,491.00
	19 Debit(s) This Period	\$32,016.77
02/28/2025	Ending Balance	\$22,188.49

### Deposits

Date	Description	Amount
02/13/2025	REMOTE CAPTURE DEPOSIT	\$565.00
		1 item(s) totaling \$565.00

### Other Credits

Date	Description	Amount
02/03/2025	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$1,470.00
02/04/2025	YORKTOWN ASSOCIA Settlement 000023118987650	\$815.00
02/04/2025	ClickPay STL ACH CP STL ACH 53273898	\$1,630.00
02/04/2025	ClickPay STL ACH CP STL ACH 53268915	\$3,915.00
02/05/2025	ClickPay STL ACH CP STL ACH 53354968	\$815.00
02/05/2025	ClickPay STL ACH CP STL ACH 53357898	\$815.00
02/05/2025	ClickPay STL CC CP STL CC 53321962	\$815.00
02/05/2025	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$3,040.00
02/06/2025	ClickPay STL ACH CP STL ACH 53409922	\$2,445.00
02/07/2025	ClickPay STL ACH CP STL ACH 53450162	\$815.00
02/10/2025	ClickPay STL ACH CP STL ACH 53486962	\$655.00
02/10/2025	YORKTOWN ASSOCIA Settlement 000023165830674	\$815.00
02/11/2025	YORKTOWN ASSOCIA Settlement 000023179899402	\$815.00
02/11/2025	ClickPay STL ACH CP STL ACH 53536753	\$1,645.00
02/11/2025	ClickPay STL ACH CP STL ACH 53533691	\$1,675.00
02/12/2025	ClickPay STL ACH CP STL ACH 53561466	\$655.00
02/13/2025	ClickPay STL ACH CP STL ACH 53582956	\$50.00
02/14/2025	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$815.00
02/14/2025	ClickPay STL ACH CP STL ACH 53605538	\$1,665.00
02/19/2025	ClickPay STL ACH CP STL ACH 53661933	\$36.00
02/19/2025	YORKTOWN ASSOCIA Settlement 000023231892154	\$815.00

Member FDIC  
NMLS# 403455



**ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157 (continued)**

**Other Credits (continued)**

Date	Description	Amount
02/19/2025	ClickPay STL ACH CP STL ACH 53659349	\$1,630.00
02/21/2025	ClickPay STL ACH CP STL ACH 53701326	\$1,235.00
02/27/2025	ClickPay STL ACH CP STL ACH 53797236	\$30.00
02/28/2025	YORKTOWN ASSOCIA Settlement 000023293841398	\$815.00
		25 item(s) totaling \$29,926.00

**Electronic Debits**

Date	Description	Amount
02/03/2025	KINGS III OF AME ACH 387446	\$179.55
02/04/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX0265 PPDA	\$874.06
02/04/2025	FPU DIRDEBIT	\$932.75
02/04/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100028* 250203* PHOENIX MANAGEMENT SERVICES\166	\$1,000.00
02/04/2025	FIRST INSURANCE INSURANCE 900-101270726	\$21,144.53
02/10/2025	ClickPay RTN ACH CP RTN ACH 53491838	\$655.00
02/12/2025	WPB UTILITIES PAYMENT XXXXXX4610	\$225.83
02/18/2025	COMCAST 8535114 561400926 3001246	\$180.26
02/20/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100030* 250219* MEYLER INC\168474118\120665251\	\$395.00
02/20/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100029* 250219* MATTHEW WOODY\168474127\1206161	\$441.67
02/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100033* 250220* NATIVE PEST MANAGEMENT\16861402	\$303.90
02/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100032* 250220* DELAWARE ELEVATOR OF FL INC\168	\$474.32
02/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100031* 250220* UNDERDOG UTILITY DETECTION LL\1	\$800.00
02/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100035* 250220* ARBOR TREE AND LANDSCAPE INC\16	\$1,500.00
02/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100034* 250220* JPG LANDSCAPE DESIGN LLC\168614	\$1,675.00
02/26/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100036* 250225* JW FIRE SECURITY LLC\168986419	\$224.70
02/26/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100037* 250225* DAMON CAPOZIO\168986466\1212538	\$1,000.00
02/28/2025	PROPRTYPAY ClickPay	\$3.70
02/28/2025	PROPRTYPAY ClickPay	\$6.50
		19 item(s) totaling \$32,016.77

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
02/03/2025	\$25,004.71	02/11/2025	\$21,108.37	02/20/2025	\$26,096.61
02/04/2025	\$7,413.37	02/12/2025	\$21,537.54	02/21/2025	\$22,578.39
02/05/2025	\$12,898.37	02/13/2025	\$22,152.54	02/26/2025	\$21,353.69
02/06/2025	\$15,343.37	02/14/2025	\$24,632.54	02/27/2025	\$21,383.69
02/07/2025	\$16,158.37	02/18/2025	\$24,452.28	02/28/2025	\$22,188.49
02/10/2025	\$16,973.37	02/19/2025	\$26,933.28		



This page left intentionally blank



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

## Statement Ending 02/28/2025

YORKTOWN ASSOCIATION INC

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX0613

YORKTOWN ASSOCIATION INC  
 RESERVE ACCOUNT  
 C/O PHOENIX MANAGEMENT SERVICES INC  
 6131 LAKE WORTH RD STE B  
 GREENACRES FL 33463-3048

### Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address [APSupport@associationprime.com](mailto:APSupport@associationprime.com)
-  Mailing Address P.O. Box 9602  
Winter Haven, FL 33883

### Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX0613	\$124,476.25

### ASSOCIATION MMA - XXXXXXXXXXXXXXX0613

#### Account Summary

Date	Description	Amount
02/01/2025	Beginning Balance	\$124,414.21
	1 Credit(s) This Period	\$62.04
	0 Debit(s) This Period	\$0.00
02/28/2025	Ending Balance	\$124,476.25

#### Interest Summary

Description	Amount
Interest Earned From 02/01/2025 Through 02/28/2025	
Annual Percentage Yield Earned	0.65%
Interest Days	28
Interest Earned	\$62.04
Interest Paid This Period	\$62.04
Interest Paid Year-to-Date	\$133.68
Minimum Balance	\$124,414.21
Average Available Balance	\$124,414.21

#### Other Credits

Date	Description	Amount
02/28/2025	INTEREST	\$62.04
		1 item(s) totaling \$62.04

#### Daily Balances

Date	Amount
02/28/2025	\$124,476.25

Member FDIC  
 NMLS# 403455



This page left intentionally blank



This page left intentionally blank



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

**Statement Ending 02/28/2025**

YORKTOWN ASSOCIATION INC

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX8507

YORKTOWN ASSOCIATION INC  
 OPERATING ACCOUNT 2  
 C/O PHOENIX MANAGEMENT SERVICES INC  
 6131 LAKE WORTH RD STE B  
 GREENACRES FL 33463-3048

**Managing Your Accounts**

- Association Prime (877) 417-2265, option 2
- Email Address APSupport@associationprime.com
- Mailing Address P.O Box 9602  
Winter Haven, FL 33883

**Summary of Accounts**

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX8507	\$199.27

**ASSOCIATION CHECKING - XXXXXXXXXXXXXXX8507**

**Account Summary**

Date	Description	Amount
02/01/2025	Beginning Balance	\$243.68
	0 Credit(s) This Period	\$0.00
	1 Debit(s) This Period	\$44.41
02/28/2025	Ending Balance	\$199.27

**Electronic Debits**

Date	Description	Amount
02/13/2025	FPUC/EZ-PAY UTILITY 0728556	\$44.41
		1 item(s) totaling \$44.41

**Daily Balances**

Date	Amount
02/13/2025	\$199.27

Member FDIC  
 NMLS# 403455



This page left intentionally blank



This page left intentionally blank

Yorktown Association, Inc.  
 Insurance Payable - GL 1610  
 2/28/2025

G/L #	Agent	Description	From	To	BEG BAL	Monthly	Pmts	Balance
7280	Plastridge	Prop, GL, D&O, WC, EXLB,	5/1/2024	5/1/2025	259,556.77	21,629.73	2.00	43,259.46
		EQPT, CRIME, W/H, EPLI						
	<b>Total</b>							

Yorktown Assn. Inc.  
Insurance Payable - GL 3020  
2/28/2025

Description	G/L #	From	To	Payment	Premium	Month	# Mo	Balance
First Insurance Funding	3020	5/1/2024	5/1/2025		259,556.77			259,556.77 *
Down Payment						25,104.51		234,452.26 *
			6/1/2024	1		22,801.34		211,650.92 *
			7/1/2024	2		21,350.15		190,300.77 *
			8/1/2024	3		21,144.53		169,156.24 *
			9/1/2024	4		21,144.53		148,011.71 *
			10/1/2024	5		21,144.53		126,867.18 *
			11/1/2024	6		21,144.53		105,722.65 *
			12/1/2024	7		21,144.53		84,578.12 *
			1/1/2025	8		21,144.53		63,433.59 *
			2/1/2025	9		21,144.53		42,289.06 *
			3/1/2025	10		21,144.53		21,144.53
			4/1/2025	11		21,144.53		0.00