



**YORKTOWN ASSOCIATION,
INC,**

MAY 2025

FINANCIAL STATEMENT

YORKTOWN ASSOCIATION, INC.

Run Date: 06/06/2025
Run Time: 10:23 AM

FUND BALANCE SHEET

As of: 05/31/2025

Assets

| Account | Operating | Reserves | Total |
|---|----------------------|---------------------|---------------------|
| Asset | | | |
| 01010 Southstate Operating 0157 | \$28,751.40 | \$0.00 | \$28,751.40 |
| 01015 Southstate Operating #2 8507 | \$66.04 | \$0.00 | \$66.04 |
| 01050 Due To / From Operating | (\$126,533.28) | \$0.00 | (\$126,533.28) |
| 01110 Southstate Reserves 0613 | \$0.00 | \$124,678.08 | \$124,678.08 |
| 01150 Due To / From Reserves | \$0.00 | \$126,533.28 | \$126,533.28 |
| Asset Total | (\$97,715.84) | \$251,211.36 | \$153,495.52 |
| Other Assets | | | |
| 01310 Accounts Receivable | \$81,333.90 | \$0.00 | \$81,333.90 |
| 01340 Late Fees/Interest Charges Receivable | \$925.00 | \$0.00 | \$925.00 |
| 01350 Legal Fees Receivable | \$645.00 | \$0.00 | \$645.00 |
| 01360 Miscellaneous Owner Receivables | \$450.00 | \$0.00 | \$450.00 |
| 01610 Prepaid Insurance | \$129,868.26 | \$0.00 | \$129,868.26 |
| Other Assets Total | \$213,222.16 | \$0.00 | \$213,222.16 |
| Total Assets: | \$115,506.32 | \$251,211.36 | \$366,717.68 |

Liabilities

| Account | Operating | Reserves | Total |
|---------------------------------|---------------------|---------------|---------------------|
| Liability | | | |
| 03010 Accounts Payable | \$13,396.78 | \$0.00 | \$13,396.78 |
| 03015 Credit Cards - Home Depot | (\$248.28) | \$0.00 | (\$248.28) |
| 03020 Insurance Payable | \$115,298.59 | \$0.00 | \$115,298.59 |
| 03310 Prepaid Owner Assessments | \$6,526.00 | \$0.00 | \$6,526.00 |
| Liability Total | \$134,973.09 | \$0.00 | \$134,973.09 |
| Total Liabilities: | \$134,973.09 | \$0.00 | \$134,973.09 |

Equity

| Account | Operating | Reserves | Total |
|---------------------------------------|----------------------|---------------------|---------------------|
| Equity | | | |
| 05010 Reserves General | \$0.00 | \$249,736.36 | \$249,736.36 |
| 05210 Reserve Interest | \$0.00 | \$1,475.00 | \$1,475.00 |
| 05510 Opening Balance Equity | (\$16,652.61) | \$0.00 | (\$16,652.61) |
| 05515 Unrestricted Net Assets | (\$16,027.53) | \$0.00 | (\$16,027.53) |
| Equity Total | (\$32,680.14) | \$251,211.36 | \$218,531.22 |
| Current Year Net Income/(Loss) | \$13,213.37 | \$0.00 | \$13,213.37 |
| Total Equity: | (\$19,466.77) | \$251,211.36 | \$231,744.59 |
| Total Liabilities & Equity | \$115,506.32 | \$251,211.36 | \$366,717.68 |

YORKTOWN ASSOCIATION, INC.

INCOME STATEMENT

Start: 05/01/2025 | End: 05/31/2025

Income

| Account | Current | | | Year to Date | | | Yearly |
|-----------------------------|------------------|------------------|---------------|-------------------|-------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| INCOME | | | | | | | |
| 06310 Assessment Fees | 38,480.00 | 38,480.00 | 0.00 | 192,400.00 | 192,400.00 | 0.00 | 461,760.00 |
| 06320 Late Fees | 325.00 | 16.67 | 308.33 | 2,400.00 | 83.35 | 2,316.65 | 200.00 |
| 06340 Owner Interest | 0.00 | 12.50 | (12.50) | 0.00 | 62.50 | (62.50) | 150.00 |
| 06350 Application | 645.00 | 50.00 | 595.00 | 795.00 | 250.00 | 545.00 | 600.00 |
| 06360 Keys and Remotes | 0.00 | 25.00 | (25.00) | 0.00 | 125.00 | (125.00) | 300.00 |
| 06365 Owner Collection Fees | 200.00 | 0.00 | 200.00 | 150.00 | 0.00 | 150.00 | 0.00 |
| 06370 Gate Clickers | 0.00 | 25.00 | (25.00) | 0.00 | 125.00 | (125.00) | 300.00 |
| 06380 Laundry | 0.00 | 716.67 | (716.67) | 0.00 | 3,583.35 | (3,583.35) | 8,600.00 |
| INCOME Total | 39,650.00 | 39,325.84 | 324.16 | 195,745.00 | 196,629.20 | (884.20) | 471,910.00 |
| Total Income | 39,650.00 | 39,325.84 | 324.16 | 195,745.00 | 196,629.20 | (884.20) | 471,910.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| GENERAL ADMINISTRATIVE | | | | | | | |
| 07010 Management Fees | 1,000.00 | 1,800.00 | 800.00 | 5,000.00 | 9,000.00 | 4,000.00 | 21,600.00 |
| 07020 Accounting | 0.00 | 166.67 | 166.67 | 0.00 | 833.35 | 833.35 | 2,000.00 |
| 07160 Bad Debt Expense | 0.00 | 8.33 | 8.33 | 0.00 | 41.65 | 41.65 | 100.00 |
| 07250 Bank Fee & Charges | 0.00 | 6.25 | 6.25 | 15.00 | 31.25 | 16.25 | 75.00 |
| 07280 Insurance | 12,217.21 | 19,030.00 | 6,812.79 | 98,736.13 | 95,150.00 | (3,586.13) | 228,360.00 |
| 07315 Business Administration | 0.00 | 8.33 | 8.33 | 0.00 | 41.65 | 41.65 | 100.00 |
| 07320 Permits | 0.00 | 41.67 | 41.67 | 0.00 | 208.35 | 208.35 | 500.00 |
| 07330 Office Expenses | 0.00 | 20.00 | 20.00 | 25.76 | 100.00 | 74.24 | 240.00 |
| 07350 Legal Fees | 2,970.87 | 416.67 | (2,554.20) | 3,393.37 | 2,083.35 | (1,310.02) | 5,000.00 |
| 07360 Security & Cameras | 0.00 | 83.33 | 83.33 | 0.00 | 416.65 | 416.65 | 1,000.00 |
| 07435 Laundry Room | 0.00 | 472.92 | 472.92 | 0.00 | 2,364.60 | 2,364.60 | 5,675.00 |
| 08625 Building Repairs | 0.00 | 541.67 | 541.67 | 1,050.00 | 2,708.35 | 1,658.35 | 6,500.00 |
| 08630 Fire Alarm & Security | 404.25 | 291.67 | (112.58) | 2,283.40 | 1,458.35 | (825.05) | 3,500.00 |
| 08635 Internet | 180.13 | 170.83 | (9.30) | 903.79 | 854.15 | (49.64) | 2,050.00 |
| 08640 Mailing | 0.00 | 37.50 | 37.50 | 0.00 | 187.50 | 187.50 | 450.00 |
| 08645 Printing & Copying | 0.00 | 10.00 | 10.00 | 0.00 | 50.00 | 50.00 | 120.00 |
| GENERAL ADMINISTRATIVE Total | 16,772.46 | 23,105.84 | 6,333.38 | 111,407.45 | 115,529.20 | 4,121.75 | 277,270.00 |

INFRASTRUCTURE

| | | | | | | | |
|---|-------------|---------------|---------------|---------------|-----------------|-----------------|-----------------|
| 08650 Roof Repair Infrastructure | 0.00 | 208.33 | 208.33 | 0.00 | 1,041.65 | 1,041.65 | 2,500.00 |
| 08655 Structural Infrastructure | 0.00 | 208.33 | 208.33 | 0.00 | 1,041.65 | 1,041.65 | 2,500.00 |
| 08660 Fire Pump & Equipment Infrastructu... | 0.00 | 166.67 | 166.67 | 820.00 | 833.35 | 13.35 | 2,000.00 |
| INFRASTRUCTURE Total | 0.00 | 583.33 | 583.33 | 820.00 | 2,916.65 | 2,096.65 | 7,000.00 |

UTILITIES

| | | | | | | | |
|------------------------|-----------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|
| 08905 Electricity | 867.00 | 1,133.33 | 266.33 | 4,289.85 | 5,666.65 | 1,376.80 | 13,600.00 |
| 08910 Gas | 912.64 | 803.33 | (109.31) | 4,838.09 | 4,016.65 | (821.44) | 9,640.00 |
| 08920 Water & Sewer | 5,981.44 | 5,000.00 | (981.44) | 20,654.97 | 25,000.00 | 4,345.03 | 60,000.00 |
| UTILITIES Total | 7,761.08 | 6,936.66 | (824.42) | 29,782.91 | 34,683.30 | 4,900.39 | 83,240.00 |

MAINTENANCE & REPAIRS

| Account | Current | | | Year to Date | | | Yearly |
|--|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 09010 Lawn Maintenance | 1,300.00 | 1,300.00 | 0.00 | 6,500.00 | 6,500.00 | 0.00 | 15,600.00 |
| 09015 Landscape Extras | 0.00 | 83.33 | 83.33 | 0.00 | 416.65 | 416.65 | 1,000.00 |
| 09016 Tree Trimming - Other | 0.00 | 83.33 | 83.33 | 0.00 | 416.65 | 416.65 | 1,000.00 |
| 09020 Cleaning Services | 0.00 | 541.67 | 541.67 | 0.00 | 2,708.35 | 2,708.35 | 6,500.00 |
| 09025 Maintenance Services | 0.00 | 1,083.33 | 1,083.33 | 304.37 | 5,416.65 | 5,112.28 | 13,000.00 |
| 09050 Miscellaneous Repair | 939.50 | 0.00 | (939.50) | 3,439.50 | 0.00 | (3,439.50) | 0.00 |
| 09065 Pest Control | 303.90 | 250.00 | (53.90) | 1,489.50 | 1,250.00 | (239.50) | 3,000.00 |
| 09070 AC Repair | 0.00 | 208.33 | 208.33 | 0.00 | 1,041.65 | 1,041.65 | 2,500.00 |
| 09075 Annual Fire Inspections | 0.00 | 0.00 | 0.00 | 220.00 | 0.00 | (220.00) | 0.00 |
| 09080 Elevator Maintenance | 948.64 | 433.33 | (515.31) | 2,371.60 | 2,166.65 | (204.95) | 5,200.00 |
| 09081 Elevator Repairs | 0.00 | 62.50 | 62.50 | 0.00 | 312.50 | 312.50 | 750.00 |
| 09085 Electrical Repair | 0.00 | 208.33 | 208.33 | 0.00 | 1,041.65 | 1,041.65 | 2,500.00 |
| 09086 Plumbing Repairs | 0.00 | 833.33 | 833.33 | 836.00 | 4,166.65 | 3,330.65 | 10,000.00 |
| 09087 Window & Door | 0.00 | 16.67 | 16.67 | 0.00 | 83.35 | 83.35 | 200.00 |
| 09089 Parking Lot / Barrier Arm | 0.00 | 33.33 | 33.33 | 0.00 | 166.65 | 166.65 | 400.00 |
| 09090 Trash Removal | 0.00 | 62.50 | 62.50 | 0.00 | 312.50 | 312.50 | 750.00 |
| 09092 Heritage Square | 0.00 | 166.67 | 166.67 | 0.00 | 833.35 | 833.35 | 2,000.00 |
| 09099 General Maintenance - Other | 0.00 | 0.00 | 0.00 | 8,693.65 | 0.00 | (8,693.65) | 0.00 |
| MAINTENANCE & REPAIRS Total | 3,492.04 | 5,366.65 | 1,874.61 | 23,854.62 | 26,833.25 | 2,978.63 | 64,400.00 |
| RESERVE | | | | | | | |
| 09910 General Reserves | 3,333.33 | 3,333.33 | 0.00 | 16,666.65 | 16,666.65 | 0.00 | 40,000.00 |
| RESERVE Total | 3,333.33 | 3,333.33 | 0.00 | 16,666.65 | 16,666.65 | 0.00 | 40,000.00 |
| Total Expense | 31,358.91 | 39,325.81 | 7,966.90 | 182,531.63 | 196,629.05 | 14,097.42 | 471,910.00 |
| Net Income | 8,291.09 | 0.03 | 8,291.06 | 13,213.37 | 0.15 | 13,213.22 | 0.00 |

YORKTOWN ASSOCIATION, INC.

Run Date: 06/06/2025
Run Time: 10:23 AM

AGED OWNER BALANCE

As of: 05/31/2025

| Account # | Lot | Name/Address | Current | Over 30 | Over 60 | Over 90 | Total |
|------------------------|-----|--------------|--------------------|-------------------|-----------------|--------------------|--------------------|
| 139657 | | | \$104.00 | \$0.00 | \$0.00 | \$621.00 | \$725.00 |
| 139661 | | | \$840.00 | \$125.00 | \$0.00 | \$2,674.00 | \$3,639.00 |
| 139678 | | | \$840.00 | \$840.00 | \$25.00 | \$18,703.90 | \$20,408.90 |
| 139684 | | | \$840.00 | \$840.00 | \$25.00 | \$18,607.00 | \$20,312.00 |
| 139691 | | | \$0.00 | \$0.00 | \$0.00 | \$515.00 | \$515.00 |
| 139700 | | | \$655.00 | \$655.00 | \$0.00 | \$6,701.00 | \$8,011.00 |
| 144621 | | | \$840.00 | \$840.00 | \$25.00 | \$5,680.00 | \$7,385.00 |
| 172268 | | | \$295.00 | \$0.00 | \$0.00 | \$100.00 | \$395.00 |
| 139656 | | | \$1,485.00 | \$760.00 | \$0.00 | \$0.00 | \$2,245.00 |
| 139658 | | | \$100.00 | \$0.00 | \$0.00 | \$0.00 | \$100.00 |
| 139662 | | | \$25.00 | \$0.00 | \$0.00 | \$0.00 | \$25.00 |
| 167007 | | | \$125.00 | \$0.00 | \$0.00 | \$50.00 | \$175.00 |
| 139668 | | | \$890.00 | \$840.00 | \$25.00 | \$2,525.00 | \$4,280.00 |
| 139669 | | | \$50.00 | \$0.00 | \$0.00 | \$0.00 | \$50.00 |
| 166121 | | | \$840.00 | \$840.00 | \$25.00 | \$4,200.00 | \$5,905.00 |
| 139673 | | | \$840.00 | \$125.00 | \$0.00 | \$0.00 | \$965.00 |
| 139679 | | | \$18.00 | \$0.00 | \$0.00 | \$0.00 | \$18.00 |
| 143717 | | | \$890.00 | \$840.00 | \$25.00 | \$2,495.00 | \$4,250.00 |
| 139686 | | | \$75.00 | \$0.00 | \$0.00 | \$0.00 | \$75.00 |
| 139694 | | | \$890.00 | \$75.00 | \$0.00 | \$0.00 | \$965.00 |
| 139697 | | | \$865.00 | \$815.00 | \$0.00 | \$1,230.00 | \$2,910.00 |
| 139696 | | | \$0.00 | \$299.00 | \$0.00 | \$0.00 | \$299.00 |
| Community Total | | | \$11,507.00 | \$7,894.00 | \$150.00 | \$64,101.90 | \$83,652.90 |

Report Summary

| Code | Account# | Current | Over 30 | Over 60 | Over 90 | Total |
|------------------------------------|-----------------|--------------------|-------------------|-----------------|--------------------|--------------------|
| A1 - Assessment | 01310 | \$10,387.00 | \$7,445.00 | \$0.00 | \$23,060.00 | \$40,892.00 |
| B1 - Beginning Balance | 01310 | \$0.00 | \$0.00 | \$0.00 | \$40,441.90 | \$40,441.90 |
| 01 - Late Fees | 01340 | \$275.00 | \$150.00 | \$150.00 | \$350.00 | \$925.00 |
| 05 - Attorney Fee | 01350 | \$645.00 | \$0.00 | \$0.00 | \$0.00 | \$645.00 |
| PHNX - Phoenix Collection Fee | 01360 | \$200.00 | \$0.00 | \$0.00 | \$250.00 | \$450.00 |
| 99 - Cancelled Sale - Estoppel Fee | 03030 | \$0.00 | \$299.00 | \$0.00 | \$0.00 | \$299.00 |
| Grand Total: | | \$11,507.00 | \$7,894.00 | \$150.00 | \$64,101.90 | \$83,652.90 |

| Account# | Account Description | Delinquency Amount |
|-----------------|---------------------------------------|---------------------------|
| 01310 | Accounts Receivable | \$81,333.90 |
| 01340 | Late Fees/Interest Charges Receivable | \$925.00 |
| 01350 | Legal Fees Receivable | \$645.00 |
| 01360 | Miscellaneous Owner Receivables | \$450.00 |
| 03030 | Exchange | \$299.00 |
| Total: | | \$83,652.90 |

Total Number of Homes: 22

YORKTOWN ASSOCIATION, INC.

Run Date: 06/06/2025

Run Time: 10:23 AM

PREPAID OWNERS

As of: 05/31/2025

| Owner | Address | Account # | Lot # | | Prepaid Balance |
|--------------|----------------|------------------|--------------|--------------|------------------------|
| | | 139666 | | PP - General | \$790.00 |
| | | | | Total | \$790.00 |
| | | 139667 | | PP - General | \$266.00 |
| | | | | Total | \$266.00 |
| | | 139675 | | PP - General | \$815.00 |
| | | | | Total | \$815.00 |
| | | 139676 | | PP - General | \$595.00 |
| | | | | Total | \$595.00 |
| | | 139681 | | PP - General | \$825.00 |
| | | | | Total | \$825.00 |
| | | 139685 | | PP - General | \$815.00 |
| | | | | Total | \$815.00 |
| | | 139692 | | PP - General | \$815.00 |
| | | | | Total | \$815.00 |
| | | 145714 | | PP - General | \$790.00 |
| | | | | Total | \$790.00 |
| | | 139690 | | PP - General | \$815.00 |
| | | | | Total | \$815.00 |
| | | | | PP - General | \$6,526.00 |
| | | | | Total | \$6,526.00 |

AP Open Items

YORKTOWN ASSOCIATION, INC.

As of: 05/31/2025

Run Date: 06/06/2025

Run Time: 10:23 AM

| Vendor | | Item # | Invoice | Date | Reference | Amount |
|--------|--------------------|---------|-----------------|-----------|---------------------|--------------------|
| AFCO | AFCO INSURANCE... | 2165022 | 05/05/20259-955 | 5/2025 | insurance payable | \$11,572.46 |
| BECPOL | BECKER & POLIAKOFF | 2177124 | 05/20/2025 | 5/20/2025 | Foreclosure Deposit | \$1,350.00 |
| DELAWA | DELAWARE ELEVAT... | 2177125 | 76014 | 5/1/2025 | Monthly Elevator | \$474.32 |
| | | | | | | \$13,396.78 |

YORKTOWN ASSOCIATION, INC.
CHECK REGISTER - SUMMARY
START: 05/01/2025 | END: 05/31/2025

Run Date: 06/06/2025
Run Time: 10:23 AM

Total: \$0.00

YORKTOWN ASSOCIATION, INC.

GENERAL LEDGER DETAIL

Run Date: 06/06/2025
Run Time: 10:23 AM

As of: Start: 05/01/2025 | End: 05/31/2025

| Account | | | | | Balance Forward | Debits | Credits | Ending Balance |
|---------------------------------|--------------------------------------|------------|---|---------------------------|-----------------|-------------|-------------|----------------|
| 01010 Southstate Operating 0157 | | | | | \$7,818.51 | \$36,020.00 | \$15,087.11 | \$28,751.40 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | | |
| 5/1/2025 | AR 2137044 - Cash Receipts - Lockbox | A232699302 | | | \$1,610.00 | \$0.00 | | |
| 5/1/2025 | AP 2138081 - External Check | 100056 | PHNX - PHOENIX MANAGEMENT SERVICES | May Management Fee | \$0.00 | \$1,000.00 | | |
| 5/2/2025 | AR 2140790 - Cash Receipts - Lockbox | 0000001215 | | | \$815.00 | \$0.00 | | |
| 5/5/2025 | AR 2140503 - Cash Receipts - Lockbox | A233827562 | | | \$815.00 | \$0.00 | | |
| 5/5/2025 | AP 2142146 - External Check | 100057 | PBFIRE - PALM BEACH FIRE EQUIPMENT CO | Annual Fire extinguishers | \$0.00 | \$262.15 | | |
| 5/5/2025 | AP 2142147 - External Check | 100058 | DELAWA - DELAWARE ELEVATOR OF FL., INC | Monthly Elevator | \$0.00 | \$474.32 | | |
| 5/5/2025 | AR 2142974 - Cash Receipts - Lockbox | 0000000001 | | | \$4,510.00 | \$0.00 | | |
| 5/6/2025 | AR 2142392 - Cash Receipts - Lockbox | A234029277 | | | \$7,990.00 | \$0.00 | | |
| 5/6/2025 | AR 2142393 - Cash Receipts - Lockbox | C233553848 | | | \$1,070.00 | \$0.00 | | |
| 5/6/2025 | AR 2142394 - Cash Receipts - Lockbox | L30708390 | | | \$1,630.00 | \$0.00 | | |
| 5/7/2025 | AR 2144338 - Cash Receipts - Lockbox | A234460981 | | | \$815.00 | \$0.00 | | |
| 5/7/2025 | AR 2144339 - Cash Receipts - Lockbox | C234038075 | | | \$815.00 | \$0.00 | | |
| 5/7/2025 | AP 2145706 - External Check | 100059 | NATIVE-LSH - NATIVE PEST MANAGEMENT | April Pest Control SVC | \$0.00 | \$30.00 | | |
| 5/8/2025 | AR 2146196 - Cash Receipts - Lockbox | A234564620 | | | \$655.00 | \$0.00 | | |
| 5/8/2025 | AR 2146197 - Cash Receipts - Lockbox | C234204466 | | | \$815.00 | \$0.00 | | |
| 5/8/2025 | AR 2146198 - Cash Receipts - Lockbox | L200 | | | \$4,940.00 | \$0.00 | | |
| 5/9/2025 | AR 2147950 - Cash Receipts - Lockbox | A234678899 | | | \$860.00 | \$0.00 | | |
| 5/12/2025 | AR 2150324 - Cash Receipts - Lockbox | A234764852 | | | \$840.00 | \$0.00 | | |
| 5/13/2025 | AR 2152804 - Cash Receipts - Lockbox | A234836436 | | | \$1,630.00 | \$0.00 | | |
| 5/14/2025 | AR 2158985 - Cash Receipts - Lockbox | 0000000001 | | | \$815.00 | \$0.00 | | |
| 5/15/2025 | AP 2161187 - External Check | 100060 | NATIVE-LSH - NATIVE PEST MANAGEMENT | Pest Control | \$0.00 | \$273.90 | | |
| 5/15/2025 | AP 2161188 - External Check | 100061 | BEPOL - BECKER & POLIAKOFF | Legal Fee | \$0.00 | \$975.05 | | |
| 5/15/2025 | AP 2161189 - External Check | 100062 | SBAPS - Stonebridge A.P.S. Assoc. Solutions Group | Collection Fees 201 | \$0.00 | \$645.82 | | |
| 5/15/2025 | AP 2161190 - External Check | 100063 | DELAWA - DELAWARE ELEVATOR OF FL., INC | Monthly Elevator | \$0.00 | \$474.32 | | |
| 5/16/2025 | AR 2159914 - Cash Receipts - Lockbox | A235086374 | | | \$2,130.00 | \$0.00 | | |
| 5/19/2025 | AR 2163096 - Cash Receipts - Lockbox | L166 | | | \$815.00 | \$0.00 | | |
| 5/19/2025 | AP 2165573 - External Check | 100064 | JPGL - JPG LANDSCAPE DESIGN LLC | May Lawn Maintenance | \$0.00 | \$1,300.00 | | |
| 5/19/2025 | AP 2165574 - External Check | 100065 | JWFS - JW FIRE & SECURITY, LLC | Fire Alarm Inspect SVC | \$0.00 | \$224.70 | | |
| 5/27/2025 | AP 2171983 - Print Check | 1005 | ACCEXP - ACCESS EXPERTS 24/7, INC. | DEPOSIT FOR REPAIRS | \$0.00 | \$939.50 | | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|--------------------------------------|---------------|--|---|--------------------|--------------------|-----------------------|
| 5/28/2025 | AR 2172791 - Cash Receipts - Lockbox | A235400538 | | | \$820.00 | \$0.00 | |
| 5/28/2025 | AR 2172792 - Cash Receipts - Lockbox | L32955831 | | | \$815.00 | \$0.00 | |
| 5/30/2025 | AR 2174974 - Cash Receipts - Lockbox | A235611768 | | | \$815.00 | \$0.00 | |
| 5/31/2025 | GL 2186129 - Journal Entry | | Amtrust NA Payment | Amtrust NA Payment | \$0.00 | \$411.00 | |
| 5/31/2025 | GL 2186130 - Journal Entry | | FPUC/EZ-Pay Utility 7344631 | FPU Utility | \$0.00 | \$868.23 | |
| 5/31/2025 | GL 2186131 - Journal Entry | | Kings III ACH | Kings III ACH | \$0.00 | \$179.55 | |
| 5/31/2025 | GL 2186132 - Journal Entry | | FPL Direct Debit | FPL Direct Debit | \$0.00 | \$867.00 | |
| 5/31/2025 | GL 2186133 - Journal Entry | | WPB Utilities | WPB Utilities | \$0.00 | \$5,981.44 | |
| 5/31/2025 | GL 2186135 - Journal Entry | | Comcast Direct Debit | Comcast Direct Debit | \$0.00 | \$180.13 | |
| 01015 Southstate Operating #2 8507 | | | | \$110.45 | \$0.00 | \$44.41 | \$66.04 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/31/2025 | GL 2186136 - Journal Entry | | FPUC/EZ-Pay Utility 7344631 | FPU Utility | \$0.00 | \$44.41 | |
| 01050 Due To / From Operating | | | | (\$123,199.95) | \$0.00 | \$3,333.33 | (\$126,533.28) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/16/2025 | GL 2161361 - Journal Entry | | Due to Reserves (Budgeted Monthly Funding) | Due to Reserves (Budgeted Monthly Funding) Jan 2025 | \$0.00 | \$3,333.33 | |
| 01110 Southstate Reserves 0613 | | | | \$124,611.51 | \$66.57 | \$0.00 | \$124,678.08 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/31/2025 | GL 2186139 - Journal Entry | | SS Bank Interest 0613 | SS Bank Interest 0613 | \$66.57 | \$0.00 | |
| 01150 Due To / From Reserves | | | | \$123,199.95 | \$3,333.33 | \$0.00 | \$126,533.28 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/16/2025 | GL 2161361 - Journal Entry | | Due to Reserves (Budgeted Monthly Funding) | Due to Reserves (Budgeted Monthly Funding) Jan 2025 | \$3,333.33 | \$0.00 | |
| 01310 Accounts Receivable | | | | \$75,918.90 | \$38,480.00 | \$33,065.00 | \$81,333.90 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/1/2025 | AR 2136793 - Apply Charges | | | | \$38,480.00 | \$0.00 | |
| 5/1/2025 | AR 2136794 - Apply PrePays | | | | \$0.00 | \$3,841.00 | |
| 5/1/2025 | AR 2137044 - Cash Receipts - Lockbox | A232699302 | | | \$0.00 | \$1,585.00 | |
| 5/2/2025 | AR 2140790 - Cash Receipts - Lockbox | 0000001215 | | | \$0.00 | \$815.00 | |
| 5/5/2025 | AR 2140503 - Cash Receipts - Lockbox | A233827562 | | | \$0.00 | \$815.00 | |
| 5/5/2025 | AR 2142974 - Cash Receipts - Lockbox | 0000000001 | | | \$0.00 | \$4,460.00 | |
| 5/6/2025 | AR 2142392 - Cash Receipts - Lockbox | A234029277 | | | \$0.00 | \$7,129.00 | |
| 5/6/2025 | AR 2142393 - Cash Receipts - Lockbox | C233553848 | | | \$0.00 | \$1,070.00 | |
| 5/6/2025 | AR 2142394 - Cash Receipts - Lockbox | L30708390 | | | \$0.00 | \$815.00 | |
| 5/7/2025 | AR 2144338 - Cash | A234460981 | | | \$0.00 | \$815.00 | |

| Account | | | Balance Forward | Debits | Credits | Ending Balance |
|--|---|----------------------------|-------------------------------|------------------|-----------------|-----------------|
| 5/7/2025 | Receipts - Lockbox AR 2144339 - Cash | C234038075 | | \$0.00 | \$815.00 | |
| 5/8/2025 | Receipts - Lockbox AR 2146196 - Cash | A234564620 | | \$0.00 | \$655.00 | |
| 5/8/2025 | Receipts - Lockbox AR 2146197 - Cash | C234204466 | | \$0.00 | \$790.00 | |
| 5/8/2025 | Receipts - Lockbox AR 2146198 - Cash | L200 | | \$0.00 | \$3,260.00 | |
| 5/9/2025 | Receipts - Lockbox AR 2147950 - Cash | A234678899 | | \$0.00 | \$860.00 | |
| 5/12/2025 | Receipts - Lockbox AR 2150324 - Cash | A234764852 | | \$0.00 | \$815.00 | |
| 5/13/2025 | Receipts - Lockbox AR 2152804 - Cash | A234836436 | | \$0.00 | \$1,580.00 | |
| 5/14/2025 | Receipts - Lockbox AR 2158985 - Cash | 0000000001 | | \$0.00 | \$25.00 | |
| 5/16/2025 | Receipts - Lockbox AR 2159914 - Cash | A235086374 | | \$0.00 | \$1,980.00 | |
| 5/19/2025 | Receipts - Lockbox AR 2163096 - Cash | L166 | | \$0.00 | \$790.00 | |
| 5/28/2025 | Receipts - Lockbox AR 2172792 - Cash | L32955831 | | \$0.00 | \$25.00 | |
| 5/31/2025 | GL 2186141 - Journal Entry | Reclass AR to match report | Reclass AR to match report | \$0.00 | \$125.00 | |
| 01340 Late Fees/Interest Charges Receivable | | | \$875.00 | \$600.00 | \$550.00 | \$925.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits |
| 5/1/2025 | AR 2137044 - Cash | A232699302 | | | \$0.00 | \$25.00 |
| 5/5/2025 | Receipts - Lockbox AR 2142974 - Cash | 0000000001 | | | \$0.00 | \$50.00 |
| 5/8/2025 | Receipts - Lockbox AR 2146197 - Cash | C234204466 | | | \$0.00 | \$25.00 |
| 5/8/2025 | Receipts - Lockbox AR 2146198 - Cash | L200 | | | \$0.00 | \$50.00 |
| 5/12/2025 | AR 2149888 - Apply Late Fee | | | | \$475.00 | \$0.00 |
| 5/12/2025 | AR 2150324 - Cash | A234764852 | | | \$0.00 | \$25.00 |
| 5/13/2025 | Receipts - Lockbox AR 2152804 - Cash | A234836436 | | | \$0.00 | \$50.00 |
| 5/16/2025 | Receipts - Lockbox AR 2159914 - Cash | A235086374 | | | \$0.00 | \$150.00 |
| 5/19/2025 | Receipts - Lockbox AR 2163096 - Cash | L166 | | | \$0.00 | \$25.00 |
| 5/23/2025 | AR 2170062 - Adjustment | | | | \$0.00 | \$150.00 |
| 5/31/2025 | GL 2186141 - Journal Entry | Reclass AR to match report | Reclass AR to match report | | \$125.00 | \$0.00 |
| 01350 Legal Fees Receivable | | | \$0.00 | \$645.00 | \$0.00 | \$645.00 |
| 5/16/2025 | AR 2162279 - Adjustment | | | | \$645.00 | \$0.00 |
| 01360 Miscellaneous Owner Receivables | | | \$250.00 | \$200.00 | \$0.00 | \$450.00 |
| 5/14/2025 | AR 2157548 - Adjustment | | | | \$50.00 | \$0.00 |
| 5/14/2025 | AR 2157752 - Adjustment | | | | \$50.00 | \$0.00 |
| 5/14/2025 | AR 2157809 - Adjustment | | | | \$50.00 | \$0.00 |
| 5/14/2025 | AR 2157877 - Adjustment | | | | \$50.00 | \$0.00 |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|--|-----------------------------|---------------|---|---------------------------|---------------|----------------|-----------------------|
| 01610 Prepaid Insurance | | | | \$141,674.47 | \$0.00 | \$11,806.21 | \$129,868.26 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/16/2025 | GL 2161363 - Journal Entry | | Prepaid Insurance | Prepaid Insurance | \$0.00 | \$11,806.21 | |
| | | | | (\$736.47) | \$6,599.76 | \$19,260.07 | (\$13,396.78) |
| 03010 Accounts Payable | | | | | | | |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/1/2025 | AP 2135832 - Enter Bill | | PHNX - PHOENIX MANAGEMENT SERVICES | May Management Fee | \$0.00 | \$1,000.00 | |
| 5/1/2025 | AP 2138081 - External Check | 100056 | PHNX - PHOENIX MANAGEMENT SERVICES | May Management Fee | \$1,000.00 | \$0.00 | |
| 5/1/2025 | AP 2157863 - Enter Bill | | DELAWA - DELAWARE ELEVATOR OF FL., INC | Monthly Elevator | \$0.00 | \$474.32 | |
| 5/1/2025 | AP 2157864 - Enter Bill | | NATIVE-LSH - NATIVE PEST MANAGEMENT | Pest Control | \$0.00 | \$273.90 | |
| 5/1/2025 | AP 2157874 - Enter Bill | | SBAPS - Stonebridge A.P.S. Assoc. Solutions Group | Collection Fees 201 | \$0.00 | \$645.82 | |
| 5/1/2025 | AP 2177125 - Enter Bill | | DELAWA - DELAWARE ELEVATOR OF FL., INC | Monthly Elevator | \$0.00 | \$474.32 | |
| 5/2/2025 | AP 2158163 - Enter Bill | | BECPOL - BECKER & POLIAKOFF | Legal Fee | \$0.00 | \$975.05 | |
| 5/5/2025 | AP 2142146 - External Check | 100057 | PBFIRE - PALM BEACH FIRE EQUIPMENT CO | Annual Fire extinguishers | \$262.15 | \$0.00 | |
| 5/5/2025 | AP 2142147 - External Check | 100058 | DELAWA - DELAWARE ELEVATOR OF FL., INC | Monthly Elevator | \$474.32 | \$0.00 | |
| 5/5/2025 | AP 2165022 - Enter Bill | | AFCO - AFCO | insurance payable | \$0.00 | \$11,572.46 | |
| 5/6/2025 | AP 2145705 - Enter Bill | | NATIVE-LSH - NATIVE PEST MANAGEMENT | April Pest Control SVC | \$0.00 | \$30.00 | |
| 5/7/2025 | AP 2145706 - External Check | 100059 | NATIVE-LSH - NATIVE PEST MANAGEMENT | April Pest Control SVC | \$30.00 | \$0.00 | |
| 5/8/2025 | AP 2165571 - Enter Bill | | JPGL - JPG LANDSCAPE DESIGN LLC | May Lawn Maintenance | \$0.00 | \$1,300.00 | |
| 5/15/2025 | AP 2161187 - External Check | 100060 | NATIVE-LSH - NATIVE PEST MANAGEMENT | Pest Control | \$273.90 | \$0.00 | |
| 5/15/2025 | AP 2161188 - External Check | 100061 | BECPOL - BECKER & POLIAKOFF | Legal Fee | \$975.05 | \$0.00 | |
| 5/15/2025 | AP 2161189 - External Check | 100062 | SBAPS - Stonebridge A.P.S. Assoc. Solutions Group | Collection Fees 201 | \$645.82 | \$0.00 | |
| 5/15/2025 | AP 2161190 - External Check | 100063 | DELAWA - DELAWARE ELEVATOR OF FL., INC | Monthly Elevator | \$474.32 | \$0.00 | |
| 5/16/2025 | AP 2165572 - Enter Bill | | JWFS - JW FIRE & SECURITY, LLC | Fire Alarm Inspect SVC | \$0.00 | \$224.70 | |
| 5/19/2025 | AP 2165573 - External Check | 100064 | JPGL - JPG LANDSCAPE DESIGN LLC | May Lawn Maintenance | \$1,300.00 | \$0.00 | |
| 5/19/2025 | AP 2165574 - External Check | 100065 | JWFS - JW FIRE & SECURITY, LLC | Fire Alarm Inspect SVC | \$224.70 | \$0.00 | |
| 5/20/2025 | AP 2177124 - Enter Bill | | BECPOL - BECKER & POLIAKOFF | Foreclosure Deposit | \$0.00 | \$1,350.00 | |
| 5/27/2025 | AP 2171982 - Enter Bill | | ACCEXP - ACCESS EXPERTS 24/7, INC. | DEPOSIT FOR REPAIRS | \$0.00 | \$939.50 | |
| 5/27/2025 | AP 2171983 - Print Check | 1005 | ACCEXP - ACCESS EXPERTS 24/7, INC. | DEPOSIT FOR REPAIRS | \$939.50 | \$0.00 | |
| 03015 Credit Cards - Home Depot | | | | \$248.28 | \$0.00 | \$0.00 | \$248.28 |
| 03020 Insurance Payable | | | | (\$126,871.05) | \$11,572.46 | \$0.00 | (\$115,298.59) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/5/2025 | AP 2165022 - Enter Bill | | AFCO - AFCO | insurance payable | \$11,572.46 | \$0.00 | |
| 03310 Prepaid Owner Assessments | | | | (\$3,846.00) | \$3,841.00 | \$6,521.00 | (\$6,526.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/1/2025 | AR 2136794 - Apply | | | | \$3,841.00 | \$0.00 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|--------------------------------------|-----------------------------|---------------|------------------------------------|-----------------------|--------------------|--------------------|-----------------------|
| | PrePays | | | | | | |
| 5/6/2025 | AR 2142392 - Cash | A234029219 | | | \$0.00 | \$861.00 | |
| | Receipts - Lockbox | | | | | | |
| 5/6/2025 | AR 2142394 - Cash | L500 | | | \$0.00 | \$815.00 | |
| | Receipts - Lockbox | | | | | | |
| 5/8/2025 | AR 2146198 - Cash | L200 | | | \$0.00 | \$1,630.00 | |
| | Receipts - Lockbox | | | | | | |
| 5/14/2025 | AR 2158985 - Cash | 0000000001 | | | \$0.00 | \$790.00 | |
| | Receipts - Lockbox | | | | | | |
| 5/28/2025 | AR 2172791 - Cash | A235400538 | | | \$0.00 | \$820.00 | |
| | Receipts - Lockbox | | | | | | |
| 5/28/2025 | AR 2172792 - Cash | L32955831 | | | \$0.00 | \$790.00 | |
| | Receipts - Lockbox | | | | | | |
| 5/30/2025 | AR 2174974 - Cash | A235611768 | | | \$0.00 | \$815.00 | |
| | Receipts - Lockbox | | | | | | |
| 05010 Reserves General | | | | (\$246,403.03) | \$0.00 | \$3,333.33 | (\$249,736.36) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/16/2025 | GL 2161362 - Journal Entry | | Reserve Allocation | Reserve Allocation | \$0.00 | \$3,333.33 | |
| 05210 Reserve Interest | | | | (\$1,408.43) | \$0.00 | \$66.57 | (\$1,475.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/31/2025 | GL 2186139 - Journal Entry | | SS Bank Interest 0613 | SS Bank Interest 0613 | \$0.00 | \$66.57 | |
| 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 | | | | (\$153,920.00) | \$0.00 | \$38,480.00 | (\$192,400.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/1/2025 | AR 2136793 - Apply Charges | | | | \$0.00 | \$38,480.00 | |
| 06320 Late Fees | | | | (\$2,075.00) | \$150.00 | \$475.00 | (\$2,400.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/12/2025 | AR 2149888 - Apply Late Fee | | | | \$0.00 | \$475.00 | |
| 5/23/2025 | AR 2170062 - Adjustment | | | | \$150.00 | \$0.00 | |
| 06350 Application | | | | (\$150.00) | \$0.00 | \$645.00 | (\$795.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/16/2025 | AR 2162279 - Adjustment | | | | \$0.00 | \$645.00 | |
| 06365 Owner Collection Fees | | | | \$50.00 | \$0.00 | \$200.00 | (\$150.00) |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/14/2025 | AR 2157548 - Adjustment | | | | \$0.00 | \$50.00 | |
| 5/14/2025 | AR 2157752 - Adjustment | | | | \$0.00 | \$50.00 | |
| 5/14/2025 | AR 2157809 - Adjustment | | | | \$0.00 | \$50.00 | |
| 5/14/2025 | AR 2157877 - Adjustment | | | | \$0.00 | \$50.00 | |
| 07010 Management Fees | | | | \$4,000.00 | \$1,000.00 | \$0.00 | \$5,000.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/1/2025 | AP 2135832 - Enter Bill | | PHNX - PHOENIX MANAGEMENT SERVICES | May Management Fee | \$1,000.00 | \$0.00 | |
| 07250 Bank Fee & Charges | | | | \$15.00 | \$0.00 | \$0.00 | \$15.00 |
| 07280 Insurance | | | | \$86,518.92 | \$12,217.21 | \$0.00 | \$98,736.13 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|----------------------------|--------|---|------------------------|-------------|---------|----------------|
| 5/16/2025 | GL 2161363 - Journal Entry | | Prepaid Insurance | Prepaid Insurance | \$11,806.21 | \$0.00 | |
| 5/31/2025 | GL 2186129 - Journal Entry | | Amtrust NA Payment | Amtrust NA Payment | \$411.00 | \$0.00 | |
| 07330 Office Expenses | | | | \$25.76 | \$0.00 | \$0.00 | \$25.76 |
| 07350 Legal Fees | | | | \$422.50 | \$2,970.87 | \$0.00 | \$3,393.37 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/1/2025 | AP 2157874 - Enter Bill | | SBAPS - Stonebridge A.P.S. Assoc. Solutions Group | Collection Fees 201 | \$645.82 | \$0.00 | |
| 5/2/2025 | AP 2158163 - Enter Bill | | BECPOL - BECKER & POLIAKOFF | Legal Fee | \$975.05 | \$0.00 | |
| 5/20/2025 | AP 2177124 - Enter Bill | | BECPOL - BECKER & POLIAKOFF | Foreclosure Deposit | \$1,350.00 | \$0.00 | |
| 08625 Building Repairs | | | | \$1,050.00 | \$0.00 | \$0.00 | \$1,050.00 |
| 08630 Fire Alarm & Security | | | | \$1,879.15 | \$404.25 | \$0.00 | \$2,283.40 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/16/2025 | AP 2165572 - Enter Bill | | JWFS - JW FIRE & SECURITY, LLC | Fire Alarm Inspect SVC | \$224.70 | \$0.00 | |
| 5/31/2025 | GL 2186131 - Journal Entry | | Kings III ACH | Kings III ACH | \$179.55 | \$0.00 | |
| 08635 Internet | | | | \$723.66 | \$180.13 | \$0.00 | \$903.79 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/31/2025 | GL 2186135 - Journal Entry | | Comcast Direct Debit | Comcast Direct Debit | \$180.13 | \$0.00 | |
| 08660 Fire Pump & Equipment Infrastructure | | | | \$820.00 | \$0.00 | \$0.00 | \$820.00 |
| 08905 Electricity | | | | \$3,422.85 | \$867.00 | \$0.00 | \$4,289.85 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/31/2025 | GL 2186132 - Journal Entry | | FPL Direct Debit | FPL Direct Debit | \$867.00 | \$0.00 | |
| 08910 Gas | | | | \$3,925.45 | \$912.64 | \$0.00 | \$4,838.09 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/31/2025 | GL 2186130 - Journal Entry | | FPUC/EZ-Pay Utility 7344631 | FPU Utility | \$868.23 | \$0.00 | |
| 5/31/2025 | GL 2186136 - Journal Entry | | FPUC/EZ-Pay Utility 7344631 | FPU Utility | \$44.41 | \$0.00 | |
| 08920 Water & Sewer | | | | \$14,673.53 | \$5,981.44 | \$0.00 | \$20,654.97 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/31/2025 | GL 2186133 - Journal Entry | | WPB Utilities | WPB Utilities | \$5,981.44 | \$0.00 | |
| 09010 Lawn Maintenance | | | | \$5,200.00 | \$1,300.00 | \$0.00 | \$6,500.00 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/8/2025 | AP 2165571 - Enter Bill | | JPGL - JPG LANDSCAPE DESIGN LLC | May Lawn Maintenance | \$1,300.00 | \$0.00 | |
| 09025 Maintenance Services | | | | \$304.37 | \$0.00 | \$0.00 | \$304.37 |
| 09050 Miscellaneous Repair | | | | \$2,500.00 | \$939.50 | \$0.00 | \$3,439.50 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/27/2025 | AP 2171982 - Enter Bill | | ACCEXP - ACCESS EXPERTS 24/7, INC. | DEPOSIT FOR REPAIRS | \$939.50 | \$0.00 | |
| 09065 Pest Control | | | | \$1,185.60 | \$303.90 | \$0.00 | \$1,489.50 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/1/2025 | AP 2157864 - Enter Bill | | NATIVE-LSH - NATIVE PEST MANAGEMENT | Pest Control | \$273.90 | \$0.00 | |
| 5/6/2025 | AP 2145705 - Enter | | NATIVE-LSH - NATIVE PEST MANAGEMENT | April Pest | \$30.00 | \$0.00 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|-----------------------------------|----------------------------|---------------|--|------------------------|---------------------|---------------------|-----------------------|
| Bill | | | | Control SVC | | | |
| 09075 Annual Fire Inspections | | | | \$220.00 | \$0.00 | \$0.00 | \$220.00 |
| 09080 Elevator Maintenance | | | | \$1,422.96 | \$948.64 | \$0.00 | \$2,371.60 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/1/2025 | AP 2157863 - Enter Bill | | DELAWA - DELAWARE ELEVATOR OF FL., INC | Monthly Elevator | \$474.32 | \$0.00 | |
| 5/1/2025 | AP 2177125 - Enter Bill | | DELAWA - DELAWARE ELEVATOR OF FL., INC | Monthly Elevator | \$474.32 | \$0.00 | |
| 09086 Plumbing Repairs | | | | \$836.00 | \$0.00 | \$0.00 | \$836.00 |
| 09099 General Maintenance - Other | | | | \$8,693.65 | \$0.00 | \$0.00 | \$8,693.65 |
| 09910 General Reserves | | | | \$13,333.32 | \$3,333.33 | \$0.00 | \$16,666.65 |
| Date | Source - Entry Type | Check# | Description / Vendor | Reference | Debits | Credits | |
| 5/16/2025 | GL 2161362 - Journal Entry | | Reserve Allocation | Reserve Allocation | \$3,333.33 | \$0.00 | |
| Total: | | | | \$0.00 | \$132,867.03 | \$132,867.03 | \$0.00 |

YORKTOWN ASSOCIATION, INC.

Run Date: 06/06/2025
Run Time: 10:23 AM

BANK RECONCILIATION

Statement Date: 5/31/2025

| Reconciliation Summary: SSB - SouthState Bank | | GL Account: 01015 - Southstate Operating #2 8507 | |
|---|---------|--|---------|
| Bank Statement Balance | \$66.04 | Account Balance | \$66.04 |
| GL Account Balance | \$66.04 | + Uncleared Payments | \$0.00 |
| Difference | \$0.00 | - Uncleared Deposits | \$0.00 |
| | | Reconciling Balance | \$66.04 |
| | | - Statement Balance | \$66.04 |
| | | Difference | \$0.00 |

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

YORKTOWN ASSOCIATION, INC.

Run Date: 06/06/2025
Run Time: 10:23 AM

BANK RECONCILIATION

Statement Date: 5/31/2025

| Reconciliation Summary: SSB - SouthState Bank | | GL Account: 01110 - Southstate Reserves 0613 | |
|---|--------------|--|--------------|
| Bank Statement Balance | \$124,678.08 | Account Balance | \$124,678.08 |
| GL Account Balance | \$124,678.08 | + Uncleared Payments | \$0.00 |
| Difference | \$0.00 | - Uncleared Deposits | \$0.00 |
| | | Reconciling Balance | \$124,678.08 |
| | | - Statement Balance | \$124,678.08 |
| | | Difference | \$0.00 |

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

YORKTOWN ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 5/31/2025

Run Date: 06/06/2025
Run Time: 10:23 AM

| Reconciliation Summary: SSB - SouthState Bank | | GL Account: 01010 - Southstate Operating 0157 | |
|---|-------------|---|-------------|
| Bank Statement Balance | \$28,751.40 | Account Balance | \$28,751.40 |
| GL Account Balance | \$28,751.40 | + Uncleared Payments | \$0.00 |
| Difference | \$0.00 | - Uncleared Deposits | \$0.00 |
| | | Reconciling Balance | \$28,751.40 |
| | | - Statement Balance | \$28,751.40 |
| | | Difference | \$0.00 |

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



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SouthStateBank.com • 800.277.2175

Statement Ending 05/30/2025

YORKTOWN ASSOCIATION INC

Page 1 of 4

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 | \$28,751.40 |

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157

Account Summary

| Date | Description | Amount |
|------------|--------------------------|-------------|
| 05/01/2025 | Beginning Balance | \$22,621.97 |
| | 24 Credit(s) This Period | \$36,020.00 |
| | 19 Debit(s) This Period | \$29,890.57 |
| 05/30/2025 | Ending Balance | \$28,751.40 |

Deposits

| Date | Description | Amount |
|------------|-----------------|-----------------------------|
| 05/02/2025 | LOCKBOX DEPOSIT | \$815.00 |
| | | 1 item(s) totaling \$815.00 |

Other Credits

| Date | Description | Amount |
|------------|--|------------|
| 05/01/2025 | ClickPay STL ACH CP STL ACH 56662810 | \$1,610.00 |
| 05/05/2025 | ClickPay STL ACH CP STL ACH 57167626 | \$815.00 |
| 05/05/2025 | LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA | \$4,510.00 |
| 05/06/2025 | ClickPay STL CC CP STL CC 57407691 | \$255.00 |
| 05/06/2025 | ClickPay STL CC CP STL CC 57415135 | \$815.00 |
| 05/06/2025 | YORKTOWN ASSOCIA Settlement 000023899267330 | \$1,630.00 |
| 05/06/2025 | ClickPay STL ACH CP STL ACH 57447191 | \$1,630.00 |
| 05/06/2025 | ClickPay STL ACH CP STL ACH 57441030 | \$6,360.00 |
| 05/07/2025 | ClickPay STL CC CP STL CC 57484018 | \$815.00 |
| 05/07/2025 | ClickPay STL ACH CP STL ACH 57510643 | \$815.00 |
| 05/08/2025 | ClickPay STL ACH CP STL ACH 57641820 | \$655.00 |
| 05/08/2025 | ClickPay STL CC CP STL CC 57543947 | \$815.00 |
| 05/08/2025 | YORKTOWN ASSOCIA Settlement 000023917575274 | \$4,940.00 |
| 05/09/2025 | ClickPay STL ACH CP STL ACH 57724235 | \$860.00 |
| 05/12/2025 | ClickPay STL ACH CP STL ACH 57765387 | \$840.00 |
| 05/13/2025 | ClickPay STL ACH CP STL ACH 57891735 | \$1,630.00 |
| 05/14/2025 | LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA | \$815.00 |
| 05/16/2025 | ClickPay STL ACH CP STL ACH 57976383 | \$500.00 |
| 05/16/2025 | ClickPay STL ACH CP STL ACH 57973827 | \$1,630.00 |
| 05/19/2025 | YORKTOWN ASSOCIA Settlement 000023982030974 | \$815.00 |
| 05/28/2025 | YORKTOWN ASSOCIA Settlement 000024046449274 | \$815.00 |

Member FDIC
NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157 (continued)

Other Credits (continued)

| Date | Description | Amount |
|------------|--------------------------------------|---------------------------------|
| 05/28/2025 | ClickPay STL ACH CP STL ACH 58151570 | \$820.00 |
| 05/30/2025 | ClickPay STL ACH CP STL ACH 58227163 | \$815.00 |
| | | 23 item(s) totaling \$35,205.00 |

Electronic Debits

| Date | Description | Amount |
|------------|--|---------------------------------|
| 05/01/2025 | AMTRUST NA PAYMENT 40082179 | \$411.00 |
| 05/01/2025 | FPU DIRDEBIT | \$868.23 |
| 05/02/2025 | KINGS III OF AME ACH 405407 | \$179.55 |
| 05/02/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100056* 250501* PHOENIX MANAGEMENT SERVICES\174 | \$1,000.00 |
| 05/02/2025 | AFCO AFCO 0155429149 | \$14,803.46 |
| 05/05/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX0265 PPDA | \$867.00 |
| 05/06/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100057* 250505* PALM BEACH FIRE EQUIPMENT CO\17 | \$262.15 |
| 05/06/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100058* 250505* DELAWARE ELEVATOR OF FL INC\175 | \$474.32 |
| 05/07/2025 | WPB UTILITIES PAYMENT XXXXXX4610 | \$5,755.61 |
| 05/08/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100059* 250507* NATIVE PEST MANAGEMENT\17547859 | \$30.00 |
| 05/09/2025 | WPB UTILITIES PAYMENT XXXXXX4610 | \$225.83 |
| 05/16/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100060* 250515* NATIVE PEST MANAGEMENT\17627520 | \$273.90 |
| 05/16/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100063* 250515* DELAWARE ELEVATOR OF FL INC\176 | \$474.32 |
| 05/16/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100062* 250515* Stonebridge APS Assoc Solutio\1 | \$645.82 |
| 05/16/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100061* 250515* BECKER POLIAKOFF\176275173\129 | \$975.05 |
| 05/19/2025 | COMCAST CABLE SVC 6008545 | \$180.13 |
| 05/20/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100065* 250519* JW FIRE SECURITY LLC\176591646 | \$224.70 |
| 05/20/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100064* 250519* JPG LANDSCAPE DESIGN LLC\176591 | \$1,300.00 |
| | | 18 item(s) totaling \$28,951.07 |

Checks Cleared

| Check Nbr | Date | Amount |
|-----------|------------|-----------------------------|
| 1005 | 05/28/2025 | \$939.50 |
| | | 1 item(s) totaling \$939.50 |

* Indicates skipped check number

Daily Balances

| Date | Amount | Date | Amount | Date | Amount |
|------------|-------------|------------|-------------|------------|-------------|
| 05/01/2025 | \$22,952.74 | 05/08/2025 | \$24,450.65 | 05/16/2025 | \$28,130.73 |
| 05/02/2025 | \$7,784.73 | 05/09/2025 | \$25,084.82 | 05/19/2025 | \$28,765.60 |
| 05/05/2025 | \$12,242.73 | 05/12/2025 | \$25,924.82 | 05/20/2025 | \$27,240.90 |
| 05/06/2025 | \$22,196.26 | 05/13/2025 | \$27,554.82 | 05/28/2025 | \$27,936.40 |
| 05/07/2025 | \$18,070.65 | 05/14/2025 | \$28,369.82 | 05/30/2025 | \$28,751.40 |



Statement Ending 05/30/2025

YORKTOWN ASSOCIATION INC

Page 3 of 4

Account Number: XXXXXXXXXXXXXXX0157

YORKTOWN ASSOCIATION INC
1500 Yorktown Way
Walt Whitman Bldg Fl 35402

Serial: 6751-0205
038211

Pay to the order of: ACCESS EXPERTS INTL, INC.
ADDRESS: 607015-2405, INC
SUITE 100, SUITE 100
NORTH VALE, FL 32816

DATE: 05/29/2025

#1005

\$939.50

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IMPORTANT NOTICE:

Business Deposit Account Agreement Disclosure Updates



Business Deposit Account Agreement

The Business Deposit Account Agreement ("Agreement"), which governs your account with us, has been updated. This agreement is effective on **May 1, 2025**, and it will amend and replace your current deposit account agreement. Specifically, the following sections have been revised:

Account Ownership Provisions

The "**Who can pledge an account as collateral?**" section clarifies who has the right to pledge the account as security for repayment of any debt owed to SouthState.

The "**Can you transfer an account to another person?**" section clarifies the exception of debts owed to SouthState.

Funds Availability Policy

Our Funds Availability Policy has been updated to include that we may apply holds to funds deposited into certificates of deposit.

The "**What is our policy on deposit holds? When will the funds deposited be available for you to withdraw?**" section now includes an updated cutoff time of 6:30 p.m. ET for incoming domestic wire transfers.

The "**Can we hold funds longer in some cases?**" section reflects new dollar thresholds for Regulation CC. The minimum amount of funds from certain check deposits for next business day availability has increased to \$275. Additionally, the large-deposit threshold for which we may further delay the availability of funds has increased to \$6,725.

The "**Do new accounts have special rules for holds?**" section reflects the new dollar threshold for Regulation CC. The minimum amount of funds for next business day availability for new accounts has increased to \$6,725.

Funds Transfer Services

The "**What is an Instant Payment?**" section clarifies the 9 p.m. ET cutoff time for funds transferred and the availability of funds. It additionally clarifies that instant payments received are not considered direct deposits for the purposes of fee waivers and bonuses. The section has also been updated to reference the use of Treasury Navigator® to send payments.

You are responsible for reviewing and becoming familiar with these changes, and we encourage you to review the complete Agreement for additional information. You may view or print the Agreement at **www.SouthStateBank.com/BusinessAccountAgreement** or visit your local branch to request a copy. You should retain this notice along with the Agreement for your records. Please note that continuing to maintain and use your account(s) beyond the effective date constitutes your agreement to and acceptance of the Agreement.

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

Statement Ending 05/30/2025

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 | \$66.04 |

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX8507

Account Summary

| Date | Description | Amount |
|------------|-------------------------|----------|
| 05/01/2025 | Beginning Balance | \$110.45 |
| | 0 Credit(s) This Period | \$0.00 |
| | 1 Debit(s) This Period | \$44.41 |
| 05/30/2025 | Ending Balance | \$66.04 |

Electronic Debits

| Date | Description | Amount |
|------------|-----------------------------|----------------------------|
| 05/13/2025 | FPUC/EZ-PAY UTILITY 4230331 | \$44.41 |
| | | 1 item(s) totaling \$44.41 |

Daily Balances

| Date | Amount |
|------------|---------|
| 05/13/2025 | \$66.04 |

Member FDIC
 NMLS# 403455



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 SouthStateBank.com • 800.277.2175

Statement Ending 05/30/2025

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
- Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

| Account Type | Account Number | Ending Balance |
|-----------------|------------------|----------------|
| ASSOCIATION MMA | XXXXXXXXXXXX0613 | \$124,678.08 |

ASSOCIATION MMA - XXXXXXXXXXXXXXX0613

Account Summary

| Date | Description | Amount |
|------------|--------------------------|---------------------|
| 05/01/2025 | Beginning Balance | \$124,611.51 |
| | 1 Credit(s) This Period | \$66.57 |
| | 0 Debit(s) This Period | \$0.00 |
| 05/30/2025 | Ending Balance | \$124,678.08 |

Interest Summary

| Description | Amount |
|--|--------------|
| Interest Earned From 05/01/2025 Through 05/30/2025 | |
| Annual Percentage Yield Earned | 0.65% |
| Interest Days | 30 |
| Interest Earned | \$66.57 |
| Interest Paid This Period | \$66.57 |
| Interest Paid Year-to-Date | \$335.51 |
| Minimum Balance | \$124,611.51 |
| Average Available Balance | \$124,611.51 |

Other Credits

| Date | Description | Amount |
|------------|-------------|----------------------------|
| 05/30/2025 | INTEREST | \$66.57 |
| | | 1 item(s) totaling \$66.57 |

Daily Balances

| Date | Amount |
|------------|--------------|
| 05/30/2025 | \$124,678.08 |

Member FDIC
 NMLS# 403455



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Yorktown Association, Inc.
 Insurance Payable - GL 1610
 5/31/2025

| G/L # | Agent | Description | From | To | BEG BAL | Monthly | Pmts | Balance |
|-------|--------------|--------------------------|----------|----------|------------|-----------|-------|------------|
| 7280 | Plastridge | Prop, GL, D&O, WC, EXLB, | 5/1/2025 | 5/1/2026 | 141,674.47 | 11,806.21 | 11.00 | 129,868.26 |
| | | EQPT, CRIME, W/H, EPLI | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Total | | | | | | | |

Yorktown Assn. Inc.
 Insurance Payable - GL 3020
 5/31/2025

| Description | G/L # | From | To | Payment | Premium | Month | # Mo | Balance |
|--------------|-------|----------|------------|---------|------------|-----------|------|--------------|
| AFCO | 3020 | 5/1/2025 | 5/1/2026 | | 141,674.47 | | | 141,674.47 |
| Down Payment | | | Down Pmt | | | 14,803.46 | | 126,871.01 * |
| | | | 5/31/2025 | 1 | | 11,572.46 | | 115,298.55 * |
| | | | 6/30/2025 | 2 | | 11,572.46 | | 103,726.09 |
| | | | 7/30/2025 | 3 | | 11,572.46 | | 92,153.63 |
| | | | 8/30/2025 | 4 | | 11,572.46 | | 80,581.17 |
| | | | 9/30/2025 | 5 | | 11,572.46 | | 69,008.71 |
| | | | 10/30/2025 | 6 | | 11,572.46 | | 57,436.25 |
| | | | 11/30/2025 | 7 | | 11,572.46 | | 45,863.79 |
| | | | 12/30/2025 | 8 | | 11,572.46 | | 34,291.33 |
| | | | 1/30/2026 | 9 | | 11,572.46 | | 22,718.87 |
| | | | 2/28/2026 | 10 | | 11,572.46 | | 11,146.41 |
| | | | 3/31/2025 | 11 | | 11,146.41 | | 0.00 |