



**YORKTOWN ASSOCIATION,  
INC,**

**DECEMBER 2024**

**FINANCIAL STATEMENT**

# YORKTOWN ASSOCIATION, INC.

Run Date: 01/10/2025

Run Time: 03:18 PM

## FUND BALANCE SHEET

As of: 12/31/2024

### Assets

Account	Operating	Reserves	Total
<b>Asset</b>			
01010 Southstate Operating 0157	\$22,412.44	\$0.00	\$22,412.44
01015 Southstate Operating #2 8507	\$288.09	\$0.00	\$288.09
01050 Due To / From Operating	(\$109,866.63)	\$0.00	(\$109,866.63)
01110 Southstate Reserves 0613	\$0.00	\$124,342.57	\$124,342.57
01150 Due To / From Reserves	\$0.00	\$109,866.63	\$109,866.63
<b>Asset Total</b>	<b>(\$87,166.10)</b>	<b>\$234,209.20</b>	<b>\$147,043.10</b>
<b>Other Assets</b>			
01310 Accounts Receivable	\$57,991.90	\$0.00	\$57,991.90
01340 Late Fees/Interest Charges Receivable	\$200.00	\$0.00	\$200.00
01360 Miscellaneous Owner Receivables	\$400.00	\$0.00	\$400.00
01610 Prepaid Insurance	\$86,518.92	\$0.00	\$86,518.92
<b>Other Assets Total</b>	<b>\$145,110.82</b>	<b>\$0.00</b>	<b>\$145,110.82</b>
<b>Total Assets:</b>	<b>\$57,944.72</b>	<b>\$234,209.20</b>	<b>\$292,153.92</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liability</b>			
03010 Accounts Payable	\$3,307.98	\$0.00	\$3,307.98
03015 Credit Cards - Home Depot	(\$248.28)	\$0.00	(\$248.28)
03020 Insurance Payable	\$84,578.12	\$0.00	\$84,578.12
03310 Prepaid Owner Assessments	\$2,987.04	\$0.00	\$2,987.04
<b>Liability Total</b>	<b>\$90,624.86</b>	<b>\$0.00</b>	<b>\$90,624.86</b>
<b>Total Liabilities:</b>	<b>\$90,624.86</b>	<b>\$0.00</b>	<b>\$90,624.86</b>

### Equity

Account	Operating	Reserves	Total
<b>Equity</b>			
05010 Reserves General	\$0.00	\$233,069.71	\$233,069.71
05210 Reserve Interest	\$0.00	\$1,139.49	\$1,139.49
05510 Opening Balance Equity	\$24,638.32	\$0.00	\$24,638.32
05515 Unrestricted Net Assets	(\$16,027.53)	\$0.00	(\$16,027.53)
<b>Equity Total</b>	<b>\$8,610.79</b>	<b>\$234,209.20</b>	<b>\$242,819.99</b>
Current Year Net Income/(Loss)	(\$41,290.93)	\$0.00	(\$41,290.93)
<b>Total Equity:</b>	<b>(\$32,680.14)</b>	<b>\$234,209.20</b>	<b>\$201,529.06</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$57,944.72</b>	<b>\$234,209.20</b>	<b>\$292,153.92</b>

# YORKTOWN ASSOCIATION, INC.

Run Date: 01/10/2025

Run Time: 03:18 PM

## INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

### 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	460,945.00	461,760.00	(815.00)	461,760.00
06320 Late Fees	300.00	16.63	283.37	300.00	200.00	100.00	200.00
06340 Owner Interest	0.00	12.50	(12.50)	640.40	150.00	490.40	150.00
06350 Application	0.00	50.00	(50.00)	500.00	600.00	(100.00)	600.00
06360 Keys and Remotes	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
06365 Owner Collection Fees	400.00	0.00	400.00	400.00	0.00	400.00	0.00
06370 Gate Clickers	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
06380 Laundry	1,485.00	716.63	768.37	7,120.00	8,600.00	(1,480.00)	8,600.00
06912 Reimbursement Income	0.00	0.00	0.00	872.00	0.00	872.00	0.00
06920 Other Income	0.00	0.00	0.00	3,100.00	0.00	3,100.00	0.00
<b>INCOME Total</b>	<b>40,665.00</b>	<b>39,325.76</b>	<b>1,339.24</b>	<b>473,877.40</b>	<b>471,910.00</b>	<b>1,967.40</b>	<b>471,910.00</b>
<b>Total Income</b>	<b>40,665.00</b>	<b>39,325.76</b>	<b>1,339.24</b>	<b>473,877.40</b>	<b>471,910.00</b>	<b>1,967.40</b>	<b>471,910.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>GENERAL ADMINISTRATIVE</b>							
07005 Furniture	0.00	0.00	0.00	2,269.27	0.00	(2,269.27)	0.00
07010 Management Fees	1,000.00	1,800.00	800.00	20,061.25	21,600.00	1,538.75	21,600.00
07020 Accounting	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
07160 Bad Debt Expense	0.00	8.37	8.37	0.00	100.00	100.00	100.00
07250 Bank Fee & Charges	0.00	6.25	6.25	(30.00)	75.00	105.00	75.00
07255 Bus Registration Fees	0.00	0.00	0.00	121.50	0.00	(121.50)	0.00
07280 Insurance	21,629.73	19,030.00	(2,599.73)	244,825.67	228,360.00	(16,465.67)	228,360.00
07315 Business Administration	0.00	8.37	8.37	0.00	100.00	100.00	100.00
07320 Permits	192.00	41.63	(150.37)	342.00	500.00	158.00	500.00
07325 Licenses / Certificates	0.00	0.00	0.00	238.56	0.00	(238.56)	0.00
07330 Office Expenses	0.00	20.00	20.00	428.60	240.00	(188.60)	240.00
07350 Legal Fees	0.00	416.63	416.63	1,541.50	5,000.00	3,458.50	5,000.00
07360 Security & Cameras	0.00	83.37	83.37	500.00	1,000.00	500.00	1,000.00
07435 Laundry Room	1,237.58	472.88	(764.70)	6,168.32	5,675.00	(493.32)	5,675.00
08625 Building Repairs	0.00	541.63	541.63	17,449.00	6,500.00	(10,949.00)	6,500.00
08630 Fire Alarm & Security	168.59	291.63	123.04	5,297.27	3,500.00	(1,797.27)	3,500.00
08635 Internet	171.49	170.87	(0.62)	1,837.50	2,050.00	212.50	2,050.00
08637 Website	0.00	0.00	0.00	1,217.00	0.00	(1,217.00)	0.00
08638 Gate Clickers and Keys	0.00	0.00	0.00	448.26	0.00	(448.26)	0.00
08639 Utilities 4610	0.00	0.00	0.00	2,236.00	0.00	(2,236.00)	0.00
08640 Mailing	0.00	37.50	37.50	30.00	450.00	420.00	450.00
08641 Subscriptions	0.00	0.00	0.00	103.91	0.00	(103.91)	0.00
08642 FPUC Utility	868.02	0.00	(868.02)	1,879.72	0.00	(1,879.72)	0.00
08645 Printing & Copying	0.00	10.00	10.00	0.00	120.00	120.00	120.00
<b>GENERAL ADMINISTRATIVE Total</b>	<b>25,267.41</b>	<b>23,105.76</b>	<b>(2,161.65)</b>	<b>306,965.33</b>	<b>277,270.00</b>	<b>(29,695.33)</b>	<b>277,270.00</b>
<b>INFRASTRUCTURE</b>							
08650 Roof Repair Infrastructure	0.00	208.37	208.37	800.00	2,500.00	1,700.00	2,500.00
08655 Structural Infrastructure	0.00	208.37	208.37	0.00	2,500.00	2,500.00	2,500.00
08660 Fire Pump & Equipment Infrastructu...	0.00	166.63	166.63	4,926.67	2,000.00	(2,926.67)	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08661 Cleaning Equipment	0.00	0.00	0.00	179.00	0.00	(179.00)	0.00
08665 Water & Sewer Main Line Infrastruc...	750.00	0.00	(750.00)	750.00	0.00	(750.00)	0.00
<b>INFRASTRUCTURE Total</b>	<b>750.00</b>	<b>583.37</b>	<b>(166.63)</b>	<b>6,655.67</b>	<b>7,000.00</b>	<b>344.33</b>	<b>7,000.00</b>
<b>UTILITIES</b>							
08905 Electricity	843.49	1,133.37	289.88	13,170.19	13,600.00	429.81	13,600.00
08910 Gas	0.00	803.37	803.37	6,828.73	9,640.00	2,811.27	9,640.00
08920 Water & Sewer	11,476.97	5,000.00	(6,476.97)	68,695.32	60,000.00	(8,695.32)	60,000.00
08925 Telephones	0.00	0.00	0.00	596.27	0.00	(596.27)	0.00
<b>UTILITIES Total</b>	<b>12,320.46</b>	<b>6,936.74</b>	<b>(5,383.72)</b>	<b>89,290.51</b>	<b>83,240.00</b>	<b>(6,050.51)</b>	<b>83,240.00</b>
<b>MAINTENANCE &amp; REPAIRS</b>							
09010 Lawn Maintenance	1,300.00	1,300.00	0.00	2,600.00	15,600.00	13,000.00	15,600.00
09015 Landscape Extras	0.00	83.37	83.37	13,000.00	1,000.00	(12,000.00)	1,000.00
09016 Tree Trimming - Other	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
09017 Mulch	0.00	0.00	0.00	95.14	0.00	(95.14)	0.00
09018 Landscape Maintenance - Other	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00
09020 Cleaning Services	0.00	541.63	541.63	1,500.00	6,500.00	5,000.00	6,500.00
09022 Cleaning Supplies	0.00	0.00	0.00	1,817.98	0.00	(1,817.98)	0.00
09025 Maintenance Services	1,565.00	1,083.37	(481.63)	11,945.00	13,000.00	1,055.00	13,000.00
09065 Pest Control	273.90	250.00	(23.90)	3,286.80	3,000.00	(286.80)	3,000.00
09070 AC Repair	0.00	208.37	208.37	1,199.00	2,500.00	1,301.00	2,500.00
09075 Annual Fire Inspections	224.70	0.00	(224.70)	224.70	0.00	(224.70)	0.00
09080 Elevator Maintenance	474.32	433.37	(40.95)	6,516.44	5,200.00	(1,316.44)	5,200.00
09081 Elevator Repairs	0.00	62.50	62.50	1,898.63	750.00	(1,148.63)	750.00
09085 Electrical Repair	0.00	208.37	208.37	2,400.00	2,500.00	100.00	2,500.00
09086 Plumbing Repairs	770.40	833.37	62.97	11,591.00	10,000.00	(1,591.00)	10,000.00
09087 Window & Door	0.00	16.63	16.63	0.00	200.00	200.00	200.00
09089 Parking Lot / Barrier Arm	0.00	33.37	33.37	0.00	400.00	400.00	400.00
09090 Trash Removal	0.00	62.50	62.50	651.41	750.00	98.59	750.00
09092 Heritage Square	0.00	166.63	166.63	420.00	2,000.00	1,580.00	2,000.00
09093 Collection Fees	0.00	0.00	0.00	2,825.33	0.00	(2,825.33)	0.00
09094 Covenant Enforcement	0.00	0.00	0.00	1,770.00	0.00	(1,770.00)	0.00
09095 Engineering	0.00	0.00	0.00	9,700.00	0.00	(9,700.00)	0.00
09096 Pressure Washing	0.00	0.00	0.00	1,084.05	0.00	(1,084.05)	0.00
09097 Maintenance Supplies	29.91	0.00	(29.91)	1,191.50	0.00	(1,191.50)	0.00
09098 Doors Windows	0.00	0.00	0.00	29,233.18	0.00	(29,233.18)	0.00
09099 General Maintenance - Other	0.00	0.00	0.00	140.00	0.00	(140.00)	0.00
<b>MAINTENANCE &amp; REPAIRS Total</b>	<b>4,638.23</b>	<b>5,366.85</b>	<b>728.62</b>	<b>105,590.16</b>	<b>64,400.00</b>	<b>(41,190.16)</b>	<b>64,400.00</b>
<b>RESERVE</b>							
09910 General Reserves	3,333.33	3,333.37	0.04	6,666.66	40,000.00	33,333.34	40,000.00
<b>RESERVE Total</b>	<b>3,333.33</b>	<b>3,333.37</b>	<b>0.04</b>	<b>6,666.66</b>	<b>40,000.00</b>	<b>33,333.34</b>	<b>40,000.00</b>
<b>Total Expense</b>	<b>46,309.43</b>	<b>39,326.09</b>	<b>(6,983.34)</b>	<b>515,168.33</b>	<b>471,910.00</b>	<b>(43,258.33)</b>	<b>471,910.00</b>
<b>Net Income</b>	<b>(5,644.43)</b>	<b>(0.33)</b>	<b>(5,644.10)</b>	<b>(41,290.93)</b>	<b>0.00</b>	<b>(41,290.93)</b>	<b>0.00</b>

# YORKTOWN ASSOCIATION, INC.

Run Date: 01/10/2025  
Run Time: 03:18 PM

## AGED OWNER BALANCE

As of: 12/31/2024

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
139700			\$680.00	\$10.00	\$5,671.00	\$0.00	\$6,361.00
144621			\$890.00	\$815.00	\$1,480.00	\$0.00	\$3,185.00
139657			\$890.00	\$0.00	\$571.00	\$0.00	\$1,461.00
139661			\$75.00	\$0.00	\$2,624.00	\$0.00	\$2,699.00
139662			\$840.00	\$815.00	\$3,650.00	\$0.00	\$5,305.00
139678			\$840.00	\$815.00	\$15,148.90	\$0.00	\$16,803.90
139684			\$840.00	\$815.00	\$14,457.00	\$0.00	\$16,112.00
139690			\$50.00	\$0.00	\$1,370.00	\$0.00	\$1,420.00
139691			\$50.00	\$0.00	\$740.00	\$0.00	\$790.00
172268			\$915.00	\$0.00	\$0.00	\$0.00	\$915.00
139668			\$30.00	\$0.00	\$0.00	\$0.00	\$30.00
139686			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
139697			\$890.00	\$815.00	\$0.00	\$0.00	\$1,705.00
166121			\$890.00	\$815.00	\$0.00	\$0.00	\$1,705.00
139673			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
167007			\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
<b>Community Total</b>			<b>\$7,980.00</b>	<b>\$4,900.00</b>	<b>\$45,711.90</b>	<b>\$0.00</b>	<b>\$58,591.90</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	\$7,280.00	\$4,900.00	\$0.00	\$0.00	\$12,180.00
B1 - Beginning Balance	01310	\$100.00	\$0.00	\$45,711.90	\$0.00	\$45,811.90
01 - Late Fees	01340	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
PHNX - Phoenix Collection Fee	01360	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
<b>Grand Total:</b>		<b>\$7,980.00</b>	<b>\$4,900.00</b>	<b>\$45,711.90</b>	<b>\$0.00</b>	<b>\$58,591.90</b>

<b>Account#</b>	<b>Account Description</b>	<b>Delinquency Amount</b>
01310	Accounts Receivable	\$57,991.90
01340	Late Fees/Interest Charges Receivable	\$200.00
01360	Miscellaneous Owner Receivables	\$400.00
Total:		\$58,591.90

**Total Number of Homes: 16**

# YORKTOWN ASSOCIATION, INC.

Run Date: 01/10/2025

Run Time: 03:18 PM

## PREPAID OWNERS

As of: 12/31/2024

<b>Owner</b>	<b>Account #</b>	<b>Lot #</b>		<b>Prepaid Balance</b>
	139667		PP - General	\$266.00
			<b>Total</b>	<b>\$266.00</b>
	172268		PP - General	\$645.00
			<b>Total</b>	<b>\$645.00</b>
	139676		PP - General	\$595.00
			<b>Total</b>	<b>\$595.00</b>
	139679		PP - General	\$32.00
			<b>Total</b>	<b>\$32.00</b>
	164476		PP - General	\$24.04
			<b>Total</b>	<b>\$24.04</b>
	167315		PP - General	\$635.00
			<b>Total</b>	<b>\$635.00</b>
	145714		PP - General	\$790.00
			<b>Total</b>	<b>\$790.00</b>
			PP - General	\$2,987.04
			<b>Total</b>	<b>\$2,987.04</b>

## AP Open Items

**YORKTOWN ASSOCIATION, INC.**

As of: 12/31/2024

Run Date: 01/10/2025

Run Time: 03:18 PM

<b>Vendor</b>		<b>Item #</b>	<b>Invoice</b>	<b>Date</b>	<b>Reference</b>	<b>Amount</b>
CSC	CSC SERVICE WORKS	1932165	2200630	12/18/2024	40 Laundry Cards	<b>\$232.16</b>
CSC	CSC SERVICE WORKS	1932166	5306842	12/18/2024	Nov 2024 Laundry	<b>\$502.71</b>
PSIT	PSI TECHNOLOGIE...	1932167	P10334	12/16/2024	Wilco Pump Inspection	<b>\$770.40</b>
JPGL	JPG LANDSCAPE D...	1932168	121724	12/17/2024	Dec 2024 Lawn Maint	<b>\$1,300.00</b>
CSC	CSC SERVICE WORKS	1932169	5313284	12/18/2024	Dec 2024 Laundry	<b>\$502.71</b>
						<b>\$3,307.98</b>

**YORKTOWN ASSOCIATION, INC.**  
**CHECK REGISTER - SUMMARY**  
START: 12/01/2024 | END: 12/31/2024

Run Date: 01/10/2025  
Run Time: 03:18 PM

**Total: \$0.00**

# YORKTOWN ASSOCIATION, INC.

Run Date: 01/10/2025

Run Time: 03:18 PM

## GENERAL LEDGER DETAIL

As of: Start: 12/01/2024 | End: 12/31/2024

Account	Balance Forward	Debits	Credits	Ending Balance
01010 Southstate Operating 0157	\$14,018.50	\$56,451.33	\$48,057.39	\$22,412.44
01015 Southstate Operating #2 8507	\$47.50	\$285.00	\$44.41	\$288.09
01050 Due To / From Operating	(\$91,533.30)	\$0.00	\$18,333.33	(\$109,866.63)
01110 Southstate Reserves 0613	\$156,059.55	\$3,412.59	\$35,129.57	\$124,342.57
01150 Due To / From Reserves	\$91,533.30	\$18,333.33	\$0.00	\$109,866.63
01310 Accounts Receivable	\$57,203.90	\$39,395.00	\$38,607.00	\$57,991.90
01340 Late Fees/Interest Charges Receivable	\$6.00	\$325.00	\$131.00	\$200.00
01360 Miscellaneous Owner Receivables	\$0.00	\$400.00	\$0.00	\$400.00
01610 Prepaid Insurance	\$108,148.65	\$0.00	\$21,629.73	\$86,518.92
03010 Accounts Payable	(\$4,670.55)	\$47,121.15	\$45,758.58	(\$3,307.98)
03015 Credit Cards - Home Depot	\$248.28	\$0.00	\$0.00	\$248.28
03020 Insurance Payable	(\$105,722.65)	\$21,144.53	\$0.00	(\$84,578.12)
03310 Prepaid Owner Assessments	(\$4,782.04)	\$4,782.04	\$2,987.04	(\$2,987.04)
05010 Reserves General	(\$246,532.62)	\$16,796.24	\$3,333.33	(\$233,069.71)
05210 Reserve Interest	(\$1,060.23)	\$0.00	\$79.26	(\$1,139.49)
05510 Opening Balance Equity	(\$24,638.32)	\$0.00	\$0.00	(\$24,638.32)
05515 Unrestricted Net Assets	\$16,027.53	\$0.00	\$0.00	\$16,027.53
06310 Assessment Fees	(\$422,465.00)	\$0.00	\$38,480.00	(\$460,945.00)
06320 Late Fees	\$0.00	\$25.00	\$325.00	(\$300.00)
06340 Owner Interest	(\$640.40)	\$325.00	\$325.00	(\$640.40)
06350 Application	(\$500.00)	\$0.00	\$0.00	(\$500.00)
06365 Owner Collection Fees	\$0.00	\$0.00	\$400.00	(\$400.00)
06380 Laundry	(\$5,635.00)	\$0.00	\$1,485.00	(\$7,120.00)
06912 Reimbursement Income	(\$872.00)	\$0.00	\$0.00	(\$872.00)
06920 Other Income	(\$3,100.00)	\$0.00	\$0.00	(\$3,100.00)
07005 Furniture	\$2,269.27	\$0.00	\$0.00	\$2,269.27
07010 Management Fees	\$19,061.25	\$1,000.00	\$0.00	\$20,061.25
07250 Bank Fee & Charges	(\$30.00)	\$0.00	\$0.00	(\$30.00)
07255 Bus Registration Fees	\$121.50	\$0.00	\$0.00	\$121.50
07280 Insurance	\$223,195.94	\$21,629.73	\$0.00	\$244,825.67
07320 Permits	\$150.00	\$192.00	\$0.00	\$342.00
07325 Licenses / Certificates	\$238.56	\$0.00	\$0.00	\$238.56
07330 Office Expenses	\$428.60	\$0.00	\$0.00	\$428.60
07350 Legal Fees	\$1,541.50	\$0.00	\$0.00	\$1,541.50
07360 Security & Cameras	\$500.00	\$0.00	\$0.00	\$500.00
07435 Laundry Room	\$4,930.74	\$1,237.58	\$0.00	\$6,168.32
08625 Building Repairs	\$17,449.00	\$0.00	\$0.00	\$17,449.00
08630 Fire Alarm & Security	\$5,128.68	\$168.59	\$0.00	\$5,297.27
08635 Internet	\$1,666.01	\$171.49	\$0.00	\$1,837.50
08637 Website	\$1,217.00	\$0.00	\$0.00	\$1,217.00
08638 Gate Clickers and Keys	\$448.26	\$0.00	\$0.00	\$448.26
08639 Utilities 4610	\$2,236.00	\$0.00	\$0.00	\$2,236.00
08640 Mailing	\$30.00	\$0.00	\$0.00	\$30.00
08641 Subscriptions	\$103.91	\$0.00	\$0.00	\$103.91
08642 FPUC Utility	\$1,011.70	\$868.02	\$0.00	\$1,879.72
08650 Roof Repair Infrastructure	\$800.00	\$0.00	\$0.00	\$800.00
08660 Fire Pump & Equipment Infrastructure	\$4,926.67	\$0.00	\$0.00	\$4,926.67
08661 Cleaning Equipment	\$179.00	\$0.00	\$0.00	\$179.00
08665 Water & Sewer Main Line Infrastructure	\$0.00	\$750.00	\$0.00	\$750.00

Account	Balance Forward	Debits	Credits	Ending Balance
08905 Electricity	\$12,326.70	\$843.49	\$0.00	\$13,170.19
08910 Gas	\$6,828.73	\$0.00	\$0.00	\$6,828.73
08920 Water & Sewer	\$57,218.35	\$11,476.97	\$0.00	\$68,695.32
08925 Telephones	\$596.27	\$0.00	\$0.00	\$596.27
09010 Lawn Maintenance	\$1,300.00	\$1,300.00	\$0.00	\$2,600.00
09015 Landscape Extras	\$13,000.00	\$0.00	\$0.00	\$13,000.00
09017 Mulch	\$95.14	\$0.00	\$0.00	\$95.14
09018 Landscape Maintenance - Other	\$500.00	\$0.00	\$0.00	\$500.00
09020 Cleaning Services	\$1,500.00	\$0.00	\$0.00	\$1,500.00
09022 Cleaning Supplies	\$1,817.98	\$0.00	\$0.00	\$1,817.98
09025 Maintenance Services	\$10,380.00	\$1,565.00	\$0.00	\$11,945.00
09065 Pest Control	\$3,012.90	\$273.90	\$0.00	\$3,286.80
09070 AC Repair	\$1,199.00	\$0.00	\$0.00	\$1,199.00
09075 Annual Fire Inspections	\$0.00	\$224.70	\$0.00	\$224.70
09080 Elevator Maintenance	\$6,042.12	\$474.32	\$0.00	\$6,516.44
09081 Elevator Repairs	\$1,898.63	\$0.00	\$0.00	\$1,898.63
09085 Electrical Repair	\$2,400.00	\$0.00	\$0.00	\$2,400.00
09086 Plumbing Repairs	\$10,820.60	\$770.40	\$0.00	\$11,591.00
09090 Trash Removal	\$651.41	\$0.00	\$0.00	\$651.41
09092 Heritage Square	\$420.00	\$0.00	\$0.00	\$420.00
09093 Collection Fees	\$2,825.33	\$0.00	\$0.00	\$2,825.33
09094 Covenant Enforcement	\$1,770.00	\$0.00	\$0.00	\$1,770.00
09095 Engineering	\$9,700.00	\$0.00	\$0.00	\$9,700.00
09096 Pressure Washing	\$1,084.05	\$0.00	\$0.00	\$1,084.05
09097 Maintenance Supplies	\$1,161.59	\$29.91	\$0.00	\$1,191.50
09098 Doors Windows	\$29,233.18	\$0.00	\$0.00	\$29,233.18
09099 General Maintenance - Other	\$140.00	\$0.00	\$0.00	\$140.00
09910 General Reserves	\$3,333.33	\$3,333.33	\$0.00	\$6,666.66
<b>Total:</b>	<b>\$0.00</b>	<b>\$255,105.64</b>	<b>\$255,105.64</b>	<b>\$0.00</b>

**YORKTOWN ASSOCIATION, INC.**  
**BANK RECONCILIATION**  
Statement Date: 12/31/2024

Run Date: 01/10/2025  
Run Time: 03:18 PM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01010 - Southstate Operating 0157	
Bank Statement Balance	\$22,412.44	Account Balance	\$22,412.44
GL Account Balance	\$22,412.44	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$22,412.44
		- Statement Balance	\$22,412.44
		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: 12/31/2024

Run Date: 01/10/2025  
 Run Time: 03:18 PM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01015 - Southstate Operating #2 8507	
Bank Statement Balance	\$288.09	Account Balance	\$288.09
GL Account Balance	\$288.09	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$288.09
		- Statement Balance	\$288.09
		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: 12/31/2024

Run Date: 01/10/2025  
Run Time: 03:18 PM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01110 - Southstate Reserves 0613	
Bank Statement Balance	\$132,651.31	Account Balance	\$124,342.57
GL Account Balance	\$124,342.57	+ Uncleared Payments	\$8,308.74
Difference	\$8,308.74	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$132,651.31
		- Statement Balance	\$132,651.31
		Difference	\$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
1004	12/30/2024	AP 1935607	ALLPRO - ALL-PRO PLUMBING & DRAIN	Uncleared	0.00	8,308.74
<b>Totals</b>					\$0.00	\$8,308.74



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## Statement Ending 12/31/2024

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](mailto: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	\$22,412.44

### ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157

#### Account Summary

Date	Description	Amount
11/30/2024	Beginning Balance	\$14,018.50
	30 Credit(s) This Period	\$56,451.33
	22 Debit(s) This Period	\$48,057.39
12/31/2024	Ending Balance	\$22,412.44

#### Deposits

Date	Description	Amount
12/02/2024	427909 ACCOUNT TRANSFER FROM ASSOCIATION MMA 2110020613 12:40	\$15,000.00
12/05/2024	DEPOSIT	\$1,200.00
12/06/2024	LOCKBOX DEPOSIT	\$815.00
12/09/2024	LOCKBOX DEPOSIT	\$815.00
12/12/2024	LOCKBOX DEPOSIT	\$815.00
12/17/2024	654925 ACCOUNT TRANSFER FROM ASSOCIATION MMA 2110020613 8:01	\$3,333.33
		6 item(s) totaling \$21,978.33

#### Other Credits

Date	Description	Amount
12/02/2024	ClickPay STL ACH CP STL ACH 51074821	\$1,636.00
12/03/2024	ClickPay STL CC CP STL CC 51261056	\$815.00
12/03/2024	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$1,470.00
12/03/2024	ClickPay STL ACH CP STL ACH 51299267	\$3,139.00
12/04/2024	ClickPay STL ACH CP STL ACH 51379281	\$3,100.00
12/05/2024	ClickPay STL ACH CP STL ACH 51443407	\$815.00
12/05/2024	ClickPay STL CC CP STL CC 51423227	\$815.00
12/05/2024	ClickPay STL ACH CP STL ACH 51446157	\$1,675.00
12/05/2024	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$3,040.00
12/06/2024	ClickPay STL ACH CP STL ACH 51494366	\$815.00
12/06/2024	ClickPay STL ACH CP STL ACH 51491667	\$1,630.00
12/09/2024	ClickPay STL ACH CP STL ACH 51532596	\$815.00
12/09/2024	ClickPay STL CC CP STL CC 51517680	\$818.00
12/10/2024	ClickPay STL ACH CP STL ACH 51583765	\$915.00
12/10/2024	ClickPay STL ACH CP STL ACH 51586833	\$6,200.00
12/11/2024	ClickPay STL ACH CP STL ACH 51615070	\$220.00

Member FDIC  
NMLS# 403455



**ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157 (continued)**

**Other Credits (continued)**

Date	Description	Amount
12/11/2024	ClickPay STL ACH CP STL ACH 51613019	\$815.00
12/13/2024	YORKTOWN ASSOCIA Settlement 000022674279662	\$815.00
12/13/2024	ClickPay STL ACH CP STL ACH 51659063	\$815.00
12/16/2024	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$815.00
12/16/2024	ClickPay STL ACH CP STL ACH 51681832	\$850.00
12/17/2024	ClickPay STL ACH CP STL ACH 51713460	\$815.00
12/18/2024	YORKTOWN ASSOCIA Settlement 000022708026662	\$815.00
12/24/2024	ClickPay STL ACH CP STL ACH 51814862	\$815.00
		24 item(s) totaling \$34,473.00

**Electronic Debits**

Date	Description	Amount
12/02/2024	KINGS III OF AME ACH 376459	\$168.59
12/03/2024	FPU DIRDEBIT	\$823.61
12/03/2024	FPL DIRECT DEBIT ELEC PYMT XXXXXX0265 PPDA	\$843.49
12/03/2024	FIRST INSURANCE INSURANCE 900-101270726	\$21,144.53
12/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100004* 241203* JW FIRE SECURITY LLC\161705534	\$224.70
12/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100005* 241203* NATIVE PEST MANAGEMENT\16170548	\$273.90
12/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100001* 241203* ALLPRO PLUMBING DRAIN\16170548	\$370.00
12/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100003* 241203* BECKER POLIAKOFF\161705484\113	\$1,129.00
12/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100006* 241203* JPG LANDSCAPE DESIGN LLC\161705	\$1,300.00
12/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100002* 241203* DELAWARE ELEVATOR OF FL INC\161	\$2,372.95
12/09/2024	WPB UTILITIES PAYMENT XXXXXX4610	\$11,251.14
12/10/2024	WPB UTILITIES PAYMENT XXXXXX4610	\$225.83
12/16/2024	ClickPay RTN ACH CP RTN ACH 51683244	\$915.00
12/16/2024	007866 ACCOUNT TRANSFER TO ASSOCIATION MMA 2110020613 8:01	\$3,333.33
12/18/2024	COMCAST 8535114 561400926 0124464	\$171.49
12/19/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100008* 241218* ALLPRO PLUMBING DRAIN\16325690	\$185.00
12/19/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100007* 241218* JW FIRE SECURITY LLC\163256910	\$224.70
12/19/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100009* 241218* DELAWARE ELEVATOR OF FL INC\163	\$474.32
12/19/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100010* 241218* CEREBTITIOUS LLC\163256947\1148	\$1,409.91
12/20/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100011* 241219* NATIVE PEST MANAGEMENT\16336198	\$273.90
12/27/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100012* 241226* Dept of Bus Prof Reg\163832309	\$192.00
		21 item(s) totaling \$47,307.39

**Checks Cleared**

Check Nbr	Date	Amount
1003	12/23/2024	\$750.00
		1 item(s) totaling \$750.00

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
12/02/2024	\$30,485.91	12/09/2024	\$12,529.59	12/16/2024	\$20,315.43
12/03/2024	\$13,098.28	12/10/2024	\$19,418.76	12/17/2024	\$24,463.76
12/04/2024	\$10,527.73	12/11/2024	\$20,453.76	12/18/2024	\$25,107.27
12/05/2024	\$18,072.73	12/12/2024	\$21,268.76	12/19/2024	\$22,813.34
12/06/2024	\$21,332.73	12/13/2024	\$22,898.76	12/20/2024	\$22,539.44



**ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157 (continued)**

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Daily Balances (continued)

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12/23/2024	\$21,789.44	12/24/2024	\$22,604.44	12/27/2024	\$22,412.44

YORKTOWN ASSOCIATION, INC.      JENNIFER BENT  
1302 PALMWAY BLVD      PO BOX 8070  
WEST PALM BEACH, FL 33411      UNITED STATES      DATE: 12/16/2024

Pay      \*\* SEVEN HUNDRED FIFTY DOLLARS AND 00/100 CENTS \*\*      \*\* \$750.00 \*\*

Pay To      UNIVERSITY ESTABLISHMENT  
The Order of:      481 COUNTRY RD 418  
NEW SMYRNA BEACH FL 32116

*Jennifer Bent*

#1003

\$750.00

SouthState      CHECKING DEPOSIT

DATE: 12/15/24      NAME: Yorktown Assoc.

ACCOUNT NUMBER: \* 1510020159

AMOUNT: \$ 120 00

#0000

\$1,200.00



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# Statement Ending 12/31/2024

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	\$288.09

## ASSOCIATION CHECKING - XXXXXXXXXXXXXXX8507

### Account Summary

Date	Description	Amount
11/30/2024	Beginning Balance	\$47.50
	1 Credit(s) This Period	\$285.00
	1 Debit(s) This Period	\$44.41
12/31/2024	Ending Balance	\$288.09

### Deposits

Date	Description	Amount
12/05/2024	DEPOSIT	\$285.00
		1 item(s) totaling \$285.00

### Electronic Debits

Date	Description	Amount
12/12/2024	FPUC/EZ-PAY UTILITY 8009330	\$44.41
		1 item(s) totaling \$44.41

### Daily Balances

Date	Amount	Date	Amount
12/05/2024	\$332.50	12/12/2024	\$288.09

Member FDIC  
 NMLS# 403455



**SouthState** 0785-1180 CHECKING DEPOSIT

DATE 12/5/24  VOID

NAME Yorktown Assoc.

ACCOUNT NUMBER 1510028507

AMOUNT \$ 285.00

#0000 \$285.00



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## Statement Ending 12/31/2024

YORKTOWN ASSOCIATION INC

Page 1 of 4

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	\$132,651.31

### ASSOCIATION MMA - XXXXXXXXXXXXXXX0613

#### Account Summary

Date	Description	Amount
11/30/2024	Beginning Balance	\$156,059.55
	2 Credit(s) This Period	\$3,412.59
	4 Debit(s) This Period	\$26,820.83
12/31/2024	Ending Balance	\$132,651.31

#### Interest Summary

Description	Amount
Interest Earned From 11/30/2024 Through 12/31/2024	
Annual Percentage Yield Earned	0.65%
Interest Days	32
Interest Earned	\$79.26
Interest Paid This Period	\$79.26
Interest Paid Year-to-Date	\$1,139.49
Minimum Balance	\$132,572.05
Average Available Balance	\$139,093.01

#### Deposits

Date	Description	Amount
12/16/2024	007866 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 1510020157 8:01	\$3,333.33
		1 item(s) totaling \$3,333.33

#### Other Credits

Date	Description	Amount
12/31/2024	INTEREST	\$79.26
		1 item(s) totaling \$79.26

#### Electronic Debits

Date	Description	Amount
12/02/2024	427909 ACCOUNT TRANSFER TO ASSOCIATION CHECKING 1510020157 12:40	\$15,000.00
12/17/2024	654925 ACCOUNT TRANSFER TO ASSOCIATION CHECKING 1510020157 8:01	\$3,333.33
		2 item(s) totaling \$18,333.33

#### Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
1002	12/13/2024	\$1,987.50	1003	12/23/2024	\$6,500.00
					2 item(s) totaling \$8,487.50

\* Indicates skipped check number

Member FDIC  
NMLS# 403455



**ASSOCIATION MMA - XXXXXXXXXXXXXXX0613 (continued)**

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12/02/2024	\$141,059.55	12/16/2024	\$142,405.38	12/23/2024	\$132,572.05
12/13/2024	\$139,072.05	12/17/2024	\$139,072.05	12/31/2024	\$132,651.31

YORKTOWN ASSOCIATION, INC. 1500 Presidential Way West Palm Beach, FL 33411		Check No. 1000 12/14/2024
Pay To: RALPH BROOKER & BRADPORE BOPIC 34100 BROOKER & BRADPORE BOPIC LANTANA, FL 33462		Amount: ** \$1,987.50 **
Pay Exactly: ONE THOUSAND NINE HUNDRED EIGHTY SEVEN DOLLARS AND FIFTY CENTS		

#1002

\$1,987.50

YORKTOWN ASSOCIATION, INC. 1500 Presidential Way West Palm Beach, FL 33411		Check No. 1003 12/14/2024
Pay To: INDIANITY STANDARD 411 COUNTY RD 418 NEW BAYTOWN BEACH, FL 32168		Amount: ** \$6,500.00 **
Pay Exactly: SIX THOUSAND FIVE HUNDRED DOLLARS AND 00/100 CENTS		

#1003

\$6,500.00

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**Yorktown Association, Inc.**  
**Insurance Payable - GL 1610**  
**12/31/2024**

<b>G/L #</b>	<b>Agent</b>	<b>Description</b>	<b>From</b>	<b>To</b>	<b>BEG BAL</b>	<b>Monthly</b>	<b>Pmts</b>	<b>Balance</b>
7280	Plastridge	Prop, GL, D&O, WC, EXLB,	5/1/2024	5/1/2025	259,556.77	21,629.73	4.00	86,518.92
		EQPT, CRIME, W/H, EPLI						
	<b>Total</b>							

Yorktown Assn. Inc.  
 Insurance Payable - GL 3020  
 12/31/2024

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