



**YORKTOWN ASSOCIATION,
INC,**

JULY 2025

FINANCIAL STATEMENT

YORKTOWN ASSOCIATION, INC.

Run Date: 08/04/2025
Run Time: 09:35 AM

FUND BALANCE SHEET

As of: 07/31/2025

Assets

Account	Operating	Reserves	Total
Asset			
01010 Southstate Operating 0157	\$25,085.99	\$0.00	\$25,085.99
01015 Southstate Operating #2 8507	\$277.22	\$0.00	\$277.22
01050 Due To / From Operating	(\$133,199.94)	\$0.00	(\$133,199.94)
01110 Southstate Reserves 0613	\$0.00	\$124,815.78	\$124,815.78
01150 Due To / From Reserves	\$0.00	\$133,199.94	\$133,199.94
Asset Total	(\$107,836.73)	\$258,015.72	\$150,178.99
Other Assets			
01310 Accounts Receivable	\$84,783.90	\$0.00	\$84,783.90
01340 Late Fees/Interest Charges Receivable	\$1,200.00	\$0.00	\$1,200.00
01360 Miscellaneous Owner Receivables	\$325.00	\$0.00	\$325.00
01610 Prepaid Insurance	\$116,719.97	\$0.00	\$116,719.97
01620 Prepaid Expenses	\$1,000.00	\$0.00	\$1,000.00
Other Assets Total	\$204,028.87	\$0.00	\$204,028.87
Total Assets:	\$96,192.14	\$258,015.72	\$354,207.86

Liabilities

Account	Operating	Reserves	Total
Liability			
03010 Accounts Payable	\$903.00	\$0.00	\$903.00
03020 Insurance Payable	\$111,993.13	\$0.00	\$111,993.13
03030 Exchange	\$299.00	\$0.00	\$299.00
03310 Prepaid Owner Assessments	\$3,915.00	\$0.00	\$3,915.00
Liability Total	\$117,110.13	\$0.00	\$117,110.13
Total Liabilities:	\$117,110.13	\$0.00	\$117,110.13

Equity

Account	Operating	Reserves	Total
Equity			
05010 Reserves General	\$0.00	\$256,403.02	\$256,403.02
05210 Reserve Interest	\$0.00	\$1,612.70	\$1,612.70
05510 Opening Balance Equity	(\$16,900.89)	\$0.00	(\$16,900.89)
05515 Unrestricted Net Assets	(\$16,027.53)	\$0.00	(\$16,027.53)
Equity Total	(\$32,928.42)	\$258,015.72	\$225,087.30
Current Year Net Income/(Loss)	\$12,010.43	\$0.00	\$12,010.43
Total Equity:	(\$20,917.99)	\$258,015.72	\$237,097.73
Total Liabilities & Equity	\$96,192.14	\$258,015.72	\$354,207.86

YORKTOWN ASSOCIATION, INC.

INCOME STATEMENT

Start: 07/01/2025 | End: 07/31/2025

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	269,360.00	269,360.00	0.00	461,760.00
06320 Late Fees	450.00	16.67	433.33	2,750.00	116.69	2,633.31	200.00
06330 Miscellaneous Income	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00
06340 Owner Interest	0.00	12.50	(12.50)	0.00	87.50	(87.50)	150.00
06350 Application	0.00	50.00	(50.00)	795.00	350.00	445.00	600.00
06360 Keys and Remotes	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
06365 Owner Collection Fees	0.00	0.00	0.00	350.00	0.00	350.00	0.00
06370 Gate Clickers	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
06380 Laundry	0.00	716.67	(716.67)	3,625.00	5,016.69	(1,391.69)	8,600.00
06920 Other Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
INCOME Total	38,930.00	39,325.84	(395.84)	277,130.00	275,280.88	1,849.12	471,910.00
Total Income	38,930.00	39,325.84	(395.84)	277,130.00	275,280.88	1,849.12	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	6,000.00	12,600.00	6,600.00	21,600.00
07020 Accounting	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
07160 Bad Debt Expense	0.00	8.33	8.33	0.00	58.31	58.31	100.00
07250 Bank Fee & Charges	0.00	6.25	6.25	15.00	43.75	28.75	75.00
07280 Insurance	13,264.62	19,030.00	5,765.38	125,265.37	133,210.00	7,944.63	228,360.00
07315 Business Administration	150.00	8.33	(141.67)	150.00	58.31	(91.69)	100.00
07320 Permits	0.00	41.67	41.67	0.00	291.69	291.69	500.00
07325 Licenses / Certificates	0.00	0.00	0.00	630.00	0.00	(630.00)	0.00
07330 Office Expenses	0.00	20.00	20.00	1,025.76	140.00	(885.76)	240.00
07350 Legal Fees	374.35	416.67	42.32	5,362.19	2,916.69	(2,445.50)	5,000.00
07360 Security & Cameras	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
07435 Laundry Room	514.78	472.92	(41.86)	3,531.04	3,310.44	(220.60)	5,675.00
08625 Building Repairs	125.00	541.67	416.67	1,175.00	3,791.69	2,616.69	6,500.00
08630 Fire Alarm & Security	404.25	291.67	(112.58)	3,091.90	2,041.69	(1,050.21)	3,500.00
08635 Internet	180.13	170.83	(9.30)	1,264.05	1,195.81	(68.24)	2,050.00
08640 Mailing	0.00	37.50	37.50	0.00	262.50	262.50	450.00
08645 Printing & Copying	0.00	10.00	10.00	0.00	70.00	70.00	120.00
GENERAL ADMINISTRATIVE Total	16,013.13	23,105.84	7,092.71	147,510.31	161,740.88	14,230.57	277,270.00
INFRASTRUCTURE							
08650 Roof Repair Infrastructure	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
08655 Structural Infrastructure	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
08660 Fire Pump & Equipment Infrastructu...	0.00	166.67	166.67	1,740.00	1,166.69	(573.31)	2,000.00
INFRASTRUCTURE Total	0.00	583.33	583.33	1,740.00	4,083.31	2,343.31	7,000.00
UTILITIES							
08905 Electricity	1,051.62	1,133.33	81.71	6,328.12	7,933.31	1,605.19	13,600.00
08910 Gas	837.65	803.33	(34.32)	6,591.25	5,623.31	(967.94)	9,640.00
08920 Water & Sewer	6,344.69	5,000.00	(1,344.69)	33,020.25	35,000.00	1,979.75	60,000.00
UTILITIES Total	8,233.96	6,936.66	(1,297.30)	45,939.62	48,556.62	2,617.00	83,240.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
MAINTENANCE & REPAIRS							
09010 Lawn Maintenance	1,573.90	1,300.00	(273.90)	9,373.90	9,100.00	(273.90)	15,600.00
09015 Landscape Extras	0.00	83.33	83.33	2,000.00	583.31	(1,416.69)	1,000.00
09016 Tree Trimming - Other	2,015.00	83.33	(1,931.67)	2,015.00	583.31	(1,431.69)	1,000.00
09020 Cleaning Services	0.00	541.67	541.67	0.00	3,791.69	3,791.69	6,500.00
09025 Maintenance Services	1,900.00	1,083.33	(816.67)	2,204.37	7,583.31	5,378.94	13,000.00
09050 Miscellaneous Repair	5,238.95	0.00	(5,238.95)	9,617.95	0.00	(9,617.95)	0.00
09065 Pest Control	(30.00)	250.00	280.00	1,853.40	1,750.00	(103.40)	3,000.00
09070 AC Repair	130.00	208.33	78.33	130.00	1,458.31	1,328.31	2,500.00
09075 Annual Fire Inspections	805.00	0.00	(805.00)	2,065.00	0.00	(2,065.00)	0.00
09080 Elevator Maintenance	1,377.32	433.33	(943.99)	4,223.24	3,033.31	(1,189.93)	5,200.00
09081 Elevator Repairs	120.00	62.50	(57.50)	580.50	437.50	(143.00)	750.00
09085 Electrical Repair	0.00	208.33	208.33	0.00	1,458.31	1,458.31	2,500.00
09086 Plumbing Repairs	2,618.32	833.33	(1,784.99)	3,839.32	5,833.31	1,993.99	10,000.00
09087 Window & Door	0.00	16.67	16.67	0.00	116.69	116.69	200.00
09089 Parking Lot / Barrier Arm	0.00	33.33	33.33	0.00	233.31	233.31	400.00
09090 Trash Removal	0.00	62.50	62.50	0.00	437.50	437.50	750.00
09092 Heritage Square	0.00	166.67	166.67	0.00	1,166.69	1,166.69	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	15,748.49	5,366.65	(10,381.84)	46,596.33	37,566.55	(9,029.78)	64,400.00
RESERVE							
09910 General Reserves	3,333.33	3,333.33	0.00	23,333.31	23,333.31	0.00	40,000.00
RESERVE Total	3,333.33	3,333.33	0.00	23,333.31	23,333.31	0.00	40,000.00
Total Expense	43,328.91	39,325.81	(4,003.10)	265,119.57	275,280.67	10,161.10	471,910.00
Net Income	(4,398.91)	0.03	(4,398.94)	12,010.43	0.21	12,010.22	0.00

YORKTOWN ASSOCIATION, INC.
AGED OWNER BALANCE

Run Date: 08/04/2025
Run Time: 09:35 AM

As of: 07/31/2025

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
139661			\$840.00	\$840.00	\$25.00	\$3,614.00	\$5,319.00
139678			\$840.00	\$840.00	\$25.00	\$20,383.90	\$22,088.90
139684			\$840.00	\$840.00	\$25.00	\$20,287.00	\$21,992.00
139691			\$0.00	\$0.00	\$0.00	\$510.00	\$510.00
139700			\$680.00	\$655.00	\$0.00	\$6,456.00	\$7,791.00
144621			\$840.00	\$840.00	\$25.00	\$7,360.00	\$9,065.00
139662			\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
167007			\$175.00	\$0.00	\$0.00	\$50.00	\$225.00
139666			\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
139668			\$840.00	\$840.00	\$75.00	\$4,205.00	\$5,960.00
139669			\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
139673			\$815.00	\$25.00	\$0.00	\$0.00	\$840.00
139679			\$18.00	\$0.00	\$0.00	\$0.00	\$18.00
143717			\$840.00	\$840.00	\$75.00	\$4,175.00	\$5,930.00
139685			\$840.00	\$0.00	\$0.00	\$0.00	\$840.00
139692			\$840.00	\$0.00	\$0.00	\$0.00	\$840.00
139697			\$840.00	\$840.00	\$50.00	\$2,860.00	\$4,590.00
139657			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
166121			\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
139694			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
139696			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
172897			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Community Total			\$9,523.00	\$6,560.00	\$300.00	\$69,925.90	\$86,308.90

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Assessment	01310	\$9,173.00	\$6,385.00	\$0.00	\$29,460.00	\$45,018.00
B1 - Beginning Balance	01310	\$0.00	\$0.00	\$0.00	\$39,765.90	\$39,765.90
01 - Late Fees	01340	\$350.00	\$175.00	\$150.00	\$525.00	\$1,200.00
PHNX - Phoenix Collection Fee	01360	\$0.00	\$0.00	\$150.00	\$175.00	\$325.00
Grand Total:		\$9,523.00	\$6,560.00	\$300.00	\$69,925.90	\$86,308.90

Account#	Account Description	Delinquency Amount
01310	Accounts Receivable	\$84,783.90
01340	Late Fees/Interest Charges Receivable	\$1,200.00
01360	Miscellaneous Owner Receivables	\$325.00
Total:		\$86,308.90

Total Number of Homes: 22

YORKTOWN ASSOCIATION, INC.

Run Date: 08/04/2025

Run Time: 09:35 AM

PREPAID OWNERS

As of: 07/31/2025

Owner	Address	Account #	Lot #	Prepaid Balance
		139656	PP - General	\$815.00
			Total	\$815.00
		139675	PP - General	\$815.00
			Total	\$815.00
		139676	PP - General	\$595.00
			Total	\$595.00
		139681	PP - General	\$850.00
			Total	\$850.00
		139686	PP - General	\$50.00
			Total	\$50.00
		145714	PP - General	\$790.00
			Total	\$790.00
			PP - General	\$3,915.00
			Total	\$3,915.00

AP Open Items

YORKTOWN ASSOCIATION, INC.

As of: 07/31/2025

Run Date: 08/04/2025

Run Time: 09:35 AM

Vendor		Item #	Invoice	Date	Reference	Amount
DELAWA	DELAWARE ELEVAT...	2254915	78035	7/23/2025	Elevator SVC	\$903.00
						\$903.00

YORKTOWN ASSOCIATION, INC.
CHECK REGISTER - DETAILED
START: 07/01/2025 | END: 07/31/2025

Run Date: 08/04/2025
Run Time: 09:35 AM

Total: \$0.00

YORKTOWN ASSOCIATION, INC.

GENERAL LEDGER DETAIL

Run Date: 08/04/2025
Run Time: 09:35 AM

As of: Start: 07/01/2025 | End: 07/31/2025

Account					Balance Forward	Debits	Credits	Ending Balance
01010 Southstate Operating 0157					\$18,827.54	\$33,514.00	\$27,255.55	\$25,085.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
7/1/2025	AR 2216047 - Cash Receipts - Lockbox	A238876132			\$815.00	\$0.00		
7/1/2025	AP 2217447 - External Check	100083	PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	\$0.00	\$1,000.00		
7/2/2025	AP 2218566 - External Check	100084	OTMPC - Off The Muscle Pressure Cleaning	Pressure Cleaning	\$0.00	\$150.00		
7/2/2025	GL 2258723 - Journal Entry		Kings III ACH	Kings III ACH	\$0.00	\$179.55		
7/2/2025	GL 2258728 - Journal Entry		Amtrust NA Payment	Amtrust NA Payment	\$0.00	\$412.00		
7/2/2025	GL 2258735 - Journal Entry		FPUUC/EZ-Pay Utility 7344631	FPU Utility	\$0.00	\$793.24		
7/3/2025	AR 2221577 - Cash Receipts - Lockbox	0000000001			\$1,470.00	\$0.00		
7/3/2025	GL 2258753 - Journal Entry		FPL Direct Debit	FPL Direct Debit	\$0.00	\$1,051.62		
7/7/2025	AR 2220947 - Cash Receipts - Lockbox	A240280715			\$6,144.00	\$0.00		
7/7/2025	AR 2220948 - Cash Receipts - Lockbox	C239786022			\$815.00	\$0.00		
7/7/2025	AR 2260387 - Cash Receipts - Lockbox	0000000001			\$3,260.00	\$0.00		
7/8/2025	AR 2222880 - Cash Receipts - Lockbox	A240851942			\$6,395.00	\$0.00		
7/8/2025	AR 2222881 - Cash Receipts - Lockbox	C240379366			\$815.00	\$0.00		
7/8/2025	GL 2258776 - Journal Entry		BSIC Web Pay	BSIC Web Pay	\$0.00	\$5,238.95		
7/9/2025	AR 2224414 - Cash Receipts - Lockbox	C240371602			\$815.00	\$0.00		
7/9/2025	AR 2224415 - Cash Receipts - Lockbox	L4413			\$2,395.00	\$0.00		
7/9/2025	AP 2226722 - External Check	100085	ACU - Advanced Carpet & Upholstery Cleaning	Carpet cleaning	\$0.00	\$1,750.00		
7/10/2025	AR 2226900 - Cash Receipts - Lockbox	L141			\$815.00	\$0.00		
7/10/2025	GL 2258777 - Journal Entry		WPB Utilities	WPB Utilities	\$0.00	\$6,344.69		
7/11/2025	AR 2229001 - Cash Receipts - Lockbox	A241192869			\$2,470.00	\$0.00		
7/11/2025	AR 2229002 - Cash Receipts - Lockbox	L514			\$815.00	\$0.00		
7/14/2025	AR 2237922 - Cash Receipts - Lockbox	0000000001			\$815.00	\$0.00		
7/15/2025	AP 2237291 - External Check	100086	NATIVE-LSH - NATIVE PEST MANAGEMENT	July Pest Control SVC	\$0.00	\$303.90		
7/15/2025	AP 2237292 - External Check	100087	JPLG - JPG LANDSCAPE DESIGN LLC	JULY S LAWN CARE SERV	\$0.00	\$1,300.00		
7/15/2025	AP 2237293 - External Check	100088	BECPOL - BECKER & POLIAKOFF	Legal SVCs Rendered	\$0.00	\$374.35		
7/16/2025	AR 2237531 - Cash Receipts - Lockbox	A241492991			\$1,630.00	\$0.00		
7/18/2025	GL 2258781 - Journal Entry		Comcast Direct Debit	Comcast Direct Debit	\$0.00	\$180.13		
7/22/2025	AR 2246148 - Cash Receipts - Manual	835			\$1,520.00	\$0.00		
7/23/2025	AP 2248220 - External Check	100089	CSC - CSC SERVICE WORKS	Rent -Laundry 07/25	\$0.00	\$514.78		
7/23/2025	AP 2248221 -	100090	DELAWA - DELAWARE ELEVATOR OF FL., INC	July Elevator SVC	\$0.00	\$474.32		

Account				Balance Forward	Debits	Credits	Ending Balance
	External Check						
7/23/2025	AP 2248222 - External Check	100091	FAMER - FARMER & IRWIN	Fire Sprinkler Inspect	\$0.00	\$330.00	
7/23/2025	AP 2248223 - External Check	100092	JWFS - JW FIRE & SECURITY, LLC	Fire Alarm Monitoring	\$0.00	\$224.70	
7/24/2025	AP 2249253 - External Check	100093	JPGL - JPG LANDSCAPE DESIGN LLC	TREE SERVICES	\$0.00	\$2,015.00	
7/28/2025	AP 2253209 - External Check	100094	TOMR - Tomrup llc	Elevator a/c repair	\$0.00	\$250.00	
7/28/2025	AP 2253210 - External Check	100095	PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	\$0.00	\$1,000.00	
7/28/2025	AP 2253211 - External Check	100096	ACTPRO - ACTION PROPERTY SERVICES, INC	PROGM AUTO TIMER	\$0.00	\$125.00	
7/28/2025	AP 2253212 - External Check	100097	WPBFD - CITY OF WEST PALM BEACH FIRE DEPT	Fire Safety Inspection	\$0.00	\$475.00	
7/29/2025	AR 2252688 - Cash Receipts - Lockbox	A242035507			\$835.00	\$0.00	
7/29/2025	AR 2252689 - Cash Receipts - Lockbox	L37588521			\$815.00	\$0.00	
7/30/2025	AR 2253713 - Cash Receipts - Lockbox	L12841			\$815.00	\$0.00	
7/31/2025	AP 2255977 - External Check	100098	ALLPRO - ALL-PRO PLUMBING & DRAIN		\$0.00	\$2,618.32	
7/31/2025	GL 2258789 - Journal Entry		DBPR	DBPR	\$0.00	\$150.00	
7/31/2025	GL 2258795 - Journal Entry		AVID RETURN CHECK 100078	AVID RETURN CHECK 100078	\$60.00	\$0.00	
01015 Southstate Operating #2 8507				\$321.63	\$0.00	\$44.41	\$277.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2025	GL 2258807 - Journal Entry		FPUC/EZ-Pay Utility 7344631	FPU Utility	\$0.00	\$44.41	
01050 Due To / From Operating				(\$129,866.61)	\$0.00	\$3,333.33	(\$133,199.94)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/23/2025	GL 2246460 - Journal Entry		Due to Reserves (Budgeted Monthly Funding)	Due to Reserves (Budgeted Monthly Funding)	\$0.00	\$3,333.33	
01110 Southstate Reserves 0613				\$124,746.91	\$68.87	\$0.00	\$124,815.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2025	GL 2258808 - Journal Entry		SS Bank Interest 0613	SS Bank Interest 0613	\$68.87	\$0.00	
01150 Due To / From Reserves				\$129,866.61	\$3,333.33	\$0.00	\$133,199.94
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/23/2025	GL 2246460 - Journal Entry		Due to Reserves (Budgeted Monthly Funding)	Due to Reserves (Budgeted Monthly Funding)	\$3,333.33	\$0.00	
01310 Accounts Receivable				\$78,963.90	\$39,295.00	\$33,475.00	\$84,783.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2025	AR 2215811 - Apply Charges				\$38,480.00	\$0.00	
7/1/2025	AR 2215813 - Apply PrePays				\$0.00	\$3,281.00	
7/1/2025	AR 2216047 - Cash Receipts - Lockbox	A238876132			\$0.00	\$815.00	
7/3/2025	AR 2221577 - Cash Receipts - Lockbox	0000000001			\$0.00	\$1,470.00	
7/7/2025	AR 2220947 - Cash Receipts - Lockbox	A240280715			\$0.00	\$6,094.00	
7/7/2025	AR 2220948 - Cash Receipts - Lockbox	C239786022			\$0.00	\$815.00	

Account		Balance Forward	Debits	Credits	Ending Balance	
7/7/2025	AR 2260387 - Cash Receipts - Lockbox	0000000001	\$0.00	\$3,260.00		
7/8/2025	AR 2222880 - Cash Receipts - Lockbox	A240851942	\$0.00	\$5,800.00		
7/8/2025	AR 2222881 - Cash Receipts - Lockbox	C240379366	\$0.00	\$815.00		
7/9/2025	AR 2224414 - Cash Receipts - Lockbox	C240371602	\$0.00	\$815.00		
7/9/2025	AR 2224415 - Cash Receipts - Lockbox	L4413	\$0.00	\$2,370.00		
7/10/2025	AR 2226900 - Cash Receipts - Lockbox	L141	\$0.00	\$815.00		
7/11/2025	AR 2229001 - Cash Receipts - Lockbox	A241192869	\$0.00	\$2,470.00		
7/14/2025	AR 2237922 - Cash Receipts - Lockbox	0000000001	\$0.00	\$25.00		
7/16/2025	AR 2237531 - Cash Receipts - Lockbox	A241492991	\$0.00	\$1,580.00		
7/22/2025	AR 2246148 - Cash Receipts - Manual	835	\$0.00	\$1,470.00		
7/29/2025	AR 2252689 - Cash Receipts - Lockbox	L37588521	\$0.00	\$790.00		
7/30/2025	AR 2253713 - Cash Receipts - Lockbox	L12841	\$0.00	\$790.00		
7/31/2025	AR 2260398 - Adjustment		\$815.00	\$0.00		
01340 Late Fees/Interest Charges Receivable			\$875.00	\$450.00	\$125.00	\$1,200.00

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
7/9/2025	AR 2224415 - Cash Receipts - Lockbox	L4413			\$0.00	\$25.00		
7/12/2025	AR 2231500 - Apply Late Fee				\$450.00	\$0.00		
7/16/2025	AR 2237531 - Cash Receipts - Lockbox	A241492991			\$0.00	\$50.00		
7/29/2025	AR 2252689 - Cash Receipts - Lockbox	L37588521			\$0.00	\$25.00		
7/30/2025	AR 2253713 - Cash Receipts - Lockbox	L12841			\$0.00	\$25.00		
01360 Miscellaneous Owner Receivables					\$375.00	\$0.00	\$50.00	\$325.00

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
7/22/2025	AR 2246148 - Cash Receipts - Manual	835			\$0.00	\$50.00		
01610 Prepaid Insurance					\$129,572.59	\$0.00	\$12,852.62	\$116,719.97

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
7/15/2025	GL 2246179 - Journal Entry		Prepaid Insurance	Prepaid Insurance	\$0.00	\$12,852.62		
01620 Prepaid Expenses					\$0.00	\$1,000.00	\$0.00	\$1,000.00

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
7/31/2025	GL 2260408 - Journal Entry		Reclass Aug Mgmt Fee	Reclass Aug Mgmt Fee	\$1,000.00	\$0.00		
03010 Accounts Payable					\$0.00	\$12,905.37	\$13,808.37	(\$903.00)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2025	AP 2211464 - Enter Bill		PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	\$0.00	\$1,000.00	
7/1/2025	AP 2217447 - External Check	100083	PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	\$1,000.00	\$0.00	
7/1/2025	AP 2217766 - Enter Bill		OTMPC - Off The Muscle Pressure Cleaning	Pressure Cleaning	\$0.00	\$150.00	
7/1/2025	AP 2224377 - Enter Bill		ACU - Advanced Carpet & Upholstery Cleaning	Carpet cleaning	\$0.00	\$500.00	

Account			Balance Forward	Debits	Credits	Ending Balance
7/1/2025	AP 2248216 - Enter Bill	CSC - CSC SERVICE WORKS	Rent -Laundry 07/25	\$0.00	\$514.78	
7/1/2025	AP 2248217 - Enter Bill	DELAWA - DELAWARE ELEVATOR OF FL., INC	July Elevator SVC	\$0.00	\$474.32	
7/1/2025	AP 2252299 - Enter Bill	ACTPRO - ACTION PROPERTY SERVICES, INC	PROGM AUTO TIMER	\$0.00	\$125.00	
7/1/2025	AP 2252300 - Enter Bill	TOMR - Tomrup llc	Elevator a/c repair	\$0.00	\$120.00	
7/1/2025	AP 2252302 - Enter Bill	TOMR - Tomrup llc	A/C system work	\$0.00	\$130.00	
7/2/2025	AP 2218566 - External Check	100084 OTMPC - Off The Muscle Pressure Cleaning	Pressure Cleaning	\$150.00	\$0.00	
7/3/2025	AP 2224378 - Enter Bill	ACU - Advanced Carpet & Upholstery Cleaning	Carpet cleaning	\$0.00	\$1,250.00	
7/3/2025	AP 2237288 - Enter Bill	BECPOL - BECKER & POLIAKOFF	Legal SVCs Rendered	\$0.00	\$374.35	
7/3/2025	AP 2237289 - Enter Bill	NATIVE-LSH - NATIVE PEST MANAGEMENT	July Pest Control SVC	\$0.00	\$30.00	
7/3/2025	AP 2237290 - Enter Bill	NATIVE-LSH - NATIVE PEST MANAGEMENT	July Lawn Maintenance	\$0.00	\$273.90	
7/8/2025	AP 2237287 - Enter Bill	JPGL - JPG LANDSCAPE DESIGN LLC	JULY S LAWN CARE SERV	\$0.00	\$1,300.00	
7/9/2025	AP 2226722 - External Check	100085 ACU - Advanced Carpet & Upholstery Cleaning	Carpet cleaning	\$1,750.00	\$0.00	
7/9/2025	AP 2252301 - Enter Bill	WPBFD - CITY OF WEST PALM BEACH FIRE DEPT	Fire Safety Inspection	\$0.00	\$475.00	
7/9/2025	AP 2254914 - Enter Bill	ALLPRO - ALL-PRO PLUMBING & DRAIN		\$0.00	\$2,618.32	
7/10/2025	AP 2249252 - Enter Bill	JPGL - JPG LANDSCAPE DESIGN LLC	TREE SERVICES	\$0.00	\$2,015.00	
7/15/2025	AP 2237291 - External Check	100086 NATIVE-LSH - NATIVE PEST MANAGEMENT	July Pest Control SVC	\$303.90	\$0.00	
7/15/2025	AP 2237292 - External Check	100087 JPGL - JPG LANDSCAPE DESIGN LLC	JULY S LAWN CARE SERV	\$1,300.00	\$0.00	
7/15/2025	AP 2237293 - External Check	100088 BECPOL - BECKER & POLIAKOFF	Legal SVCs Rendered	\$374.35	\$0.00	
7/15/2025	AP 2248219 - Enter Bill	JWFS - JW FIRE & SECURITY, LLC	Fire Alarm Monitoring	\$0.00	\$224.70	
7/16/2025	AP 2248218 - Enter Bill	FAMER - FARMER & IRWIN	Fire Sprinkler Inspect	\$0.00	\$330.00	
7/23/2025	AP 2248220 - External Check	100089 CSC - CSC SERVICE WORKS	Rent -Laundry 07/25	\$514.78	\$0.00	
7/23/2025	AP 2248221 - External Check	100090 DELAWA - DELAWARE ELEVATOR OF FL., INC	July Elevator SVC	\$474.32	\$0.00	
7/23/2025	AP 2248222 - External Check	100091 FAMER - FARMER & IRWIN	Fire Sprinkler Inspect	\$330.00	\$0.00	
7/23/2025	AP 2248223 - External Check	100092 JWFS - JW FIRE & SECURITY, LLC	Fire Alarm Monitoring	\$224.70	\$0.00	
7/23/2025	AP 2254915 - Enter Bill	DELAWA - DELAWARE ELEVATOR OF FL., INC	Elevator SVC	\$0.00	\$903.00	
7/24/2025	AP 2249253 - External Check	100093 JPGL - JPG LANDSCAPE DESIGN LLC	TREE SERVICES	\$2,015.00	\$0.00	
7/28/2025	AP 2253209 - External Check	100094 TOMR - Tomrup llc	Elevator a/c repair	\$250.00	\$0.00	
7/28/2025	AP 2253210 - External Check	100095 PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	\$1,000.00	\$0.00	
7/28/2025	AP 2253211 - External Check	100096 ACTPRO - ACTION PROPERTY SERVICES, INC	PROGM AUTO TIMER	\$125.00	\$0.00	
7/28/2025	AP 2253212 - External Check	100097 WPBFD - CITY OF WEST PALM BEACH FIRE DEPT	Fire Safety Inspection	\$475.00	\$0.00	
7/31/2025	AP 2255977 - External Check	100098 ALLPRO - ALL-PRO PLUMBING & DRAIN		\$2,618.32	\$0.00	
7/31/2025	GL 2260408 - Journal Entry	Reclass Aug Mgmt Fee	Reclass Aug Mgmt Fee	\$0.00	\$1,000.00	
03020 Insurance Payable			(\$111,993.13)	\$0.00	\$0.00	(\$111,993.13)
03030 Exchange			(\$299.00)	\$815.00	\$815.00	(\$299.00)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2025	AR 2260398 - Adjustment				\$815.00	\$815.00	
03310 Prepaid Owner Assessments				(\$3,296.00)	\$3,281.00	\$3,900.00	(\$3,915.00)
7/1/2025	AR 2215813 - Apply PrePays				\$3,281.00	\$0.00	
7/7/2025	AR 2220947 - Cash Receipts - Lockbox	A240377627			\$0.00	\$50.00	
7/8/2025	AR 2222880 - Cash Receipts - Lockbox	A240640668			\$0.00	\$595.00	
7/11/2025	AR 2229002 - Cash Receipts - Lockbox	L514			\$0.00	\$815.00	
7/14/2025	AR 2237922 - Cash Receipts - Lockbox	0000000001			\$0.00	\$790.00	
7/29/2025	AR 2252688 - Cash Receipts - Lockbox	A242035507			\$0.00	\$835.00	
7/31/2025	AR 2260398 - Adjustment				\$0.00	\$815.00	
05010 Reserves General				(\$253,069.69)	\$0.00	\$3,333.33	(\$256,403.02)
7/23/2025	GL 2246458 - Journal Entry		Reserve Allocation	Reserve Allocation	\$0.00	\$3,333.33	
05210 Reserve Interest				(\$1,543.83)	\$0.00	\$68.87	(\$1,612.70)
7/31/2025	GL 2258808 - Journal Entry		SS Bank Interest 0613	SS Bank Interest 0613	\$0.00	\$68.87	
05510 Opening Balance Equity				\$16,900.89	\$0.00	\$0.00	\$16,900.89
05515 Unrestricted Net Assets				\$16,027.53	\$0.00	\$0.00	\$16,027.53
06310 Assessment Fees				(\$230,880.00)	\$0.00	\$38,480.00	(\$269,360.00)
7/1/2025	AR 2215811 - Apply Charges				\$0.00	\$38,480.00	
06320 Late Fees				(\$2,300.00)	\$0.00	\$450.00	(\$2,750.00)
7/12/2025	AR 2231500 - Apply Late Fee				\$0.00	\$450.00	
06330 Miscellaneous Income				\$50.00	\$0.00	\$0.00	\$50.00
06350 Application				(\$795.00)	\$0.00	\$0.00	(\$795.00)
06365 Owner Collection Fees				(\$350.00)	\$0.00	\$0.00	(\$350.00)
06380 Laundry				(\$3,625.00)	\$0.00	\$0.00	(\$3,625.00)
06920 Other Income				(\$300.00)	\$0.00	\$0.00	(\$300.00)
07010 Management Fees				\$5,000.00	\$1,000.00	\$0.00	\$6,000.00
7/1/2025	AP 2211464 - Enter Bill		PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	\$1,000.00	\$0.00	
07250 Bank Fee & Charges				\$15.00	\$0.00	\$0.00	\$15.00
07280 Insurance				\$112,000.75	\$13,264.62	\$0.00	\$125,265.37
7/2/2025	GL 2258728 - Journal Entry		Amtrust NA Payment	Amtrust NA Payment	\$412.00	\$0.00	
7/15/2025	GL 2246179 - Journal Entry		Prepaid Insurance	Prepaid Insurance	\$12,852.62	\$0.00	
07315 Business Administration				\$0.00	\$150.00	\$0.00	\$150.00

Account				Balance Forward	Debits	Credits	Ending Balance
7/31/2025	GL 2258789 - Journal Entry		DBPR	DBPR	\$150.00	\$0.00	
07325	Licenses / Certificates			\$630.00	\$0.00	\$0.00	\$630.00
07330	Office Expenses			\$1,025.76	\$0.00	\$0.00	\$1,025.76
07350	Legal Fees			\$4,987.84	\$374.35	\$0.00	\$5,362.19
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/3/2025	AP 2237288 - Enter Bill		BECPOL - BECKER & POLIAKOFF	Legal SVCs Rendered	\$374.35	\$0.00	
07435	Laundry Room			\$3,016.26	\$514.78	\$0.00	\$3,531.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2025	AP 2248216 - Enter Bill		CSC - CSC SERVICE WORKS	Rent -Laundry 07/25	\$514.78	\$0.00	
08625	Building Repairs			\$1,050.00	\$125.00	\$0.00	\$1,175.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2025	AP 2252299 - Enter Bill		ACTPRO - ACTION PROPERTY SERVICES, INC	PROGM AUTO TIMER	\$125.00	\$0.00	
08630	Fire Alarm & Security			\$2,687.65	\$404.25	\$0.00	\$3,091.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/2/2025	GL 2258723 - Journal Entry		Kings III ACH	Kings III ACH	\$179.55	\$0.00	
7/15/2025	AP 2248219 - Enter Bill		JWFS - JW FIRE & SECURITY, LLC	Fire Alarm Monitoring	\$224.70	\$0.00	
08635	Internet			\$1,083.92	\$180.13	\$0.00	\$1,264.05
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/18/2025	GL 2258781 - Journal Entry		Comcast Direct Debit	Comcast Direct Debit	\$180.13	\$0.00	
08660	Fire Pump & Equipment Infrastructure			\$1,740.00	\$0.00	\$0.00	\$1,740.00
08905	Electricity			\$5,276.50	\$1,051.62	\$0.00	\$6,328.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/3/2025	GL 2258753 - Journal Entry		FPL Direct Debit	FPL Direct Debit	\$1,051.62	\$0.00	
08910	Gas			\$5,753.60	\$837.65	\$0.00	\$6,591.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/2/2025	GL 2258735 - Journal Entry		FPUC/EZ-Pay Utility 7344631	FPU Utility	\$793.24	\$0.00	
7/31/2025	GL 2258807 - Journal Entry		FPUC/EZ-Pay Utility 7344631	FPU Utility	\$44.41	\$0.00	
08920	Water & Sewer			\$26,675.56	\$6,344.69	\$0.00	\$33,020.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/10/2025	GL 2258777 - Journal Entry		WPB Utilities	WPB Utilities	\$6,344.69	\$0.00	
09010	Lawn Maintenance			\$7,800.00	\$1,573.90	\$0.00	\$9,373.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/3/2025	AP 2237290 - Enter Bill		NATIVE-LSH - NATIVE PEST MANAGEMENT	July Lawn Maintenance	\$273.90	\$0.00	
7/8/2025	AP 2237287 - Enter Bill		JPGL - JPG LANDSCAPE DESIGN LLC	JULY S LAWN CARE SERV	\$1,300.00	\$0.00	
09015	Landscape Extras			\$2,000.00	\$0.00	\$0.00	\$2,000.00
09016	Tree Trimming - Other			\$0.00	\$2,015.00	\$0.00	\$2,015.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/10/2025	AP 2249252 - Enter Bill		JPGL - JPG LANDSCAPE DESIGN LLC	TREE SERVICES	\$2,015.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
09025 Maintenance Services				\$304.37	\$1,900.00	\$0.00	\$2,204.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2025	AP 2217766 - Enter Bill		OTMPC - Off The Muscle Pressure Cleaning	Pressure Cleaning	\$150.00	\$0.00	
7/1/2025	AP 2224377 - Enter Bill		ACU - Advanced Carpet & Upholstery Cleaning	Carpet cleaning	\$500.00	\$0.00	
7/3/2025	AP 2224378 - Enter Bill		ACU - Advanced Carpet & Upholstery Cleaning	Carpet cleaning	\$1,250.00	\$0.00	
09050 Miscellaneous Repair				\$4,379.00	\$5,238.95	\$0.00	\$9,617.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/8/2025	GL 2258776 - Journal Entry		BSIC Web Pay	BSIC Web Pay	\$5,238.95	\$0.00	
09065 Pest Control				\$1,883.40	\$30.00	\$60.00	\$1,853.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/3/2025	AP 2237289 - Enter Bill		NATIVE-LSH - NATIVE PEST MANAGEMENT	July Pest Control SVC	\$30.00	\$0.00	
7/31/2025	GL 2258795 - Journal Entry		AVID RETURN CHECK 100078	AVID RETURN CHECK 100078	\$0.00	\$60.00	
09070 AC Repair				\$0.00	\$130.00	\$0.00	\$130.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2025	AP 2252302 - Enter Bill		TOMR - Tomrup llc	A/C system work	\$130.00	\$0.00	
09075 Annual Fire Inspections				\$1,260.00	\$805.00	\$0.00	\$2,065.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/9/2025	AP 2252301 - Enter Bill		WPBFD - CITY OF WEST PALM BEACH FIRE DEPT	Fire Safety Inspection	\$475.00	\$0.00	
7/16/2025	AP 2248218 - Enter Bill		FAMER - FARMER & IRWIN	Fire Sprinkler Inspect	\$330.00	\$0.00	
09080 Elevator Maintenance				\$2,845.92	\$1,377.32	\$0.00	\$4,223.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2025	AP 2248217 - Enter Bill		DELAWA - DELAWARE ELEVATOR OF FL., INC	July Elevator SVC	\$474.32	\$0.00	
7/23/2025	AP 2254915 - Enter Bill		DELAWA - DELAWARE ELEVATOR OF FL., INC	Elevator SVC	\$903.00	\$0.00	
09081 Elevator Repairs				\$460.50	\$120.00	\$0.00	\$580.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2025	AP 2252300 - Enter Bill		TOMR - Tomrup llc	Elevator a/c repair	\$120.00	\$0.00	
09086 Plumbing Repairs				\$1,221.00	\$2,618.32	\$0.00	\$3,839.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/9/2025	AP 2254914 - Enter Bill		ALLPRO - ALL-PRO PLUMBING & DRAIN		\$2,618.32	\$0.00	
09099 General Maintenance - Other				\$8,693.65	\$0.00	\$0.00	\$8,693.65
09910 General Reserves				\$19,999.98	\$3,333.33	\$0.00	\$23,333.31
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/23/2025	GL 2246458 - Journal Entry		Reserve Allocation	Reserve Allocation	\$3,333.33	\$0.00	
Total:				\$0.00	\$138,051.48	\$138,051.48	\$0.00

YORKTOWN ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 7/31/2025

Run Date: 08/04/2025
Run Time: 09:35 AM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01015 - Southstate Operating #2 8507	
Bank Statement Balance	\$277.22	Account Balance	\$277.22
GL Account Balance	\$277.22	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$277.22
		- Statement Balance	\$277.22
		Difference	\$0.00

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

YORKTOWN ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 7/31/2025

Run Date: 08/04/2025
Run Time: 09:35 AM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01110 - Southstate Reserves 0613	
Bank Statement Balance	\$124,815.78	Account Balance	\$124,815.78
GL Account Balance	\$124,815.78	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$124,815.78
		- Statement Balance	\$124,815.78
		Difference	\$0.00

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

YORKTOWN ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 7/31/2025

Run Date: 08/04/2025
Run Time: 09:35 AM

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01010 - Southstate Operating 0157	
Bank Statement Balance	\$27,704.31	Account Balance	\$25,085.99
GL Account Balance	\$25,085.99	+ Uncleared Payments	\$2,618.32
Difference	\$2,618.32	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$27,704.31
		- Statement Balance	\$27,704.31
		Difference	\$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
100098	7/31/2025	2255977	ALLPRO - ALL-PRO PLUMBING & DRAIN	Uncleared	0.00	2,618.32
Totals					\$0.00	\$2,618.32



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SouthStateBank.com • 800.277.2175

Statement Ending 07/31/2025

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	\$27,704.31

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157

Account Summary

Date	Description	Amount
07/01/2025	Beginning Balance	\$34,355.76
	22 Credit(s) This Period	\$33,514.00
	29 Debit(s) This Period	\$40,165.45
07/31/2025	Ending Balance	\$27,704.31

Deposits

Date	Description	Amount
07/25/2025	REMOTE CAPTURE DEPOSIT	\$1,520.00
		1 item(s) totaling \$1,520.00

Other Credits

Date	Description	Amount
07/01/2025	ClickPay STL ACH CP STL ACH 59915094	\$815.00
07/03/2025	AVIDPAY YORKTOWN ASSOCIA REF* CK* 100078* 250626* NATIVE PEST MANAGEMENT\18004412	\$30.00
07/03/2025	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$1,470.00
07/08/2025	AVIDPAY YORKTOWN ASSOCIA REF* CK* 100080* 250627* NATIVE PEST MANAGEMENT\18018856	\$30.00
07/08/2025	ClickPay STL CC CP STL CC 60925461	\$815.00
07/08/2025	ClickPay STL CC CP STL CC 60671706	\$815.00
07/08/2025	ClickPay STL ACH CP STL ACH 60961535	\$2,480.00
07/08/2025	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$3,260.00
07/08/2025	ClickPay STL ACH CP STL ACH 60954961	\$3,915.00
07/08/2025	ClickPay STL ACH CP STL ACH 60706420	\$6,144.00
07/09/2025	ClickPay STL CC CP STL CC 60981482	\$815.00
07/09/2025	YORKTOWN ASSOCIA Settlement 000024432762242	\$2,395.00
07/10/2025	YORKTOWN ASSOCIA Settlement 000024441050406	\$815.00
07/11/2025	YORKTOWN ASSOCIA Settlement 000024449645366	\$815.00
07/11/2025	ClickPay STL ACH CP STL ACH 61272496	\$840.00
07/11/2025	ClickPay STL ACH CP STL ACH 61268664	\$1,630.00
07/14/2025	LOCKBOX YORKTOWN ASSOCIA INTERNET LOCKBOX ACH DATA	\$815.00
07/16/2025	ClickPay STL ACH CP STL ACH 61408830	\$1,630.00
07/29/2025	YORKTOWN ASSOCIA Settlement 000024565679318	\$815.00

Member FDIC
NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157 (continued)

Other Credits (continued)

Date	Description	Amount
07/29/2025	ClickPay STL ACH CP STL ACH 61645205	\$835.00
07/30/2025	YORKTOWN ASSOCIA Settlement 000024573355626	\$815.00
		21 item(s) totaling \$31,994.00

Electronic Debits

Date	Description	Amount
07/01/2025	AFCO AFCO 0155429149	\$11,572.46
07/02/2025	KINGS III OF AME ACH 417739	\$179.55
07/02/2025	AMTRUST NA PAYMENT 40489666	\$412.00
07/02/2025	FPU DIRDEBIT	\$793.24
07/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100083* 250701* PHOENIX MANAGEMENT SERVICES\180	\$1,000.00
07/03/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100084* 250702* Off The Muscle Pressure Clean\1	\$150.00
07/03/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX0265 PPDA	\$1,051.62
07/08/2025	BSIC WEB PAY BSIC	\$4,725.60
07/09/2025	BSIC WEB PAY BSIC	\$513.35
07/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100085* 250709* Advanced Carpet Upholstery C\1	\$1,750.00
07/10/2025	WPB UTILITIES PAYMENT XXXXXX4610	\$6,118.86
07/14/2025	WPB UTILITIES PAYMENT XXXXXX4610	\$225.83
07/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100086* 250715* NATIVE PEST MANAGEMENT\18172390	\$303.90
07/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100088* 250715* BECKER POLIAKOFF\181723943\136	\$374.35
07/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100087* 250715* JPG LANDSCAPE DESIGN LLC\181723	\$1,300.00
07/18/2025	COMCAST-XFINITY CABLE SVCS 9015883	\$180.13
07/24/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100092* 250723* JW FIRE SECURITY LLC\182472846	\$224.70
07/24/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100091* 250723* FARMER IRWIN\182472844\1369675	\$330.00
07/24/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100090* 250723* DELAWARE ELEVATOR OF FL INC\182	\$474.32
07/24/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100089* 250723* CSC SERVICE WORKS\182472851\136	\$514.78
07/25/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100093* 250724* JPG LANDSCAPE DESIGN LLC\182617	\$2,015.00
07/28/2025	DBPR DBPR 2025108418986	\$75.00
07/28/2025	DBPR DBPR 2025108418954	\$75.00
07/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100096* 250728* ACTION PROPERTY SERVICES INC\18	\$125.00
07/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100094* 250728* Tomrup Ilc\182912924\137459027\	\$250.00
07/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100097* 250728* CITY OF WEST PALM BEACH FIRE \1	\$475.00
07/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100095* 250728* PHOENIX MANAGEMENT SERVICES\182	\$1,000.00
		27 item(s) totaling \$36,209.69

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
1007	07/01/2025	\$939.50	1008	07/07/2025	\$3,016.26
					2 item(s) totaling \$3,955.76

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
07/01/2025	\$22,658.80	07/03/2025	\$20,572.39	07/08/2025	\$30,289.53
07/02/2025	\$20,274.01	07/07/2025	\$17,556.13	07/09/2025	\$32,986.18



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0157 (continued)

Daily Balances (continued)

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07/10/2025	\$25,932.32	07/18/2025	\$29,278.11	07/29/2025	\$26,889.31
07/11/2025	\$29,217.32	07/24/2025	\$27,734.31	07/30/2025	\$27,704.31
07/14/2025	\$29,806.49	07/25/2025	\$27,239.31		
07/16/2025	\$29,458.24	07/28/2025	\$27,089.31		

YORKTOWN ASSOCIATION, INC
1300 Pine Summit Way
West Palm Beach, FL 33411

Bank of America
10000

Date: 7/29/2025

Pay to the order of: ** NINE HUNDRED THIRTY NINE DOLLARS AND 50/100 CENTS **

Pay To: ACCESS EXPENSES SALES, INC
The Order of: ACCESS EXPENSES SALES, INC
10000
ROBIN LAMAR BEACH FL 33426

Signature: [Handwritten Signature]

#1007 \$939.50

YORKTOWN ASSOCIATION, INC
1300 Pine Summit Way
West Palm Beach, FL 33411

Bank of America
10000

Date: 7/29/2025

Pay to the order of: ** THREE THOUSAND SIX HUNDRED DOLLARS AND 26/100 CENTS **

Pay To: CSC SERVICE WORKS
The Order of: CSC SERVICE WORKS
10000
PO BOX 45318
Orlando, FL 32845-0318

Signature: [Handwritten Signature]

#1008 \$3,016.26

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 SouthStateBank.com • 800.277.2175

Statement Ending 07/31/2025

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	XXXXXXXXXXXX8507	\$277.22

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX8507

Account Summary

Date	Description	Amount
07/01/2025	Beginning Balance	\$321.63
	0 Credit(s) This Period	\$0.00
	1 Debit(s) This Period	\$44.41
07/31/2025	Ending Balance	\$277.22

Electronic Debits

Date	Description	Amount
07/16/2025	FPUC/EZ-PAY UTILITY 8325873	\$44.41
		1 item(s) totaling \$44.41

Daily Balances

Date	Amount
07/16/2025	\$277.22

Member FDIC
 NMLS# 403455



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Statement Ending 07/31/2025

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	\$124,815.78

ASSOCIATION MMA - XXXXXXXXXXXXXXX0613

Account Summary

Date	Description	Amount
07/01/2025	Beginning Balance	\$124,746.91
	1 Credit(s) This Period	\$68.87
	0 Debit(s) This Period	\$0.00
07/31/2025	Ending Balance	\$124,815.78

Interest Summary

Description	Amount
Interest Earned From 07/01/2025 Through 07/31/2025	
Annual Percentage Yield Earned	0.65%
Interest Days	31
Interest Earned	\$68.87
Interest Paid This Period	\$68.87
Interest Paid Year-to-Date	\$473.21
Minimum Balance	\$124,746.91
Average Available Balance	\$124,746.91

Other Credits

Date	Description	Amount
07/31/2025	INTEREST	\$68.87
		1 item(s) totaling \$68.87

Daily Balances

Date	Amount
07/31/2025	\$124,815.78

Member FDIC
 NMLS# 403455



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Yorktown Association, Inc.
 Insurance Payable - GL 1610

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	9	106,255.85
		EQPT, CRIME, W/H, EPLI						
7280	Berkely	General Liability Monoline	5/9/2025	5/9/2026	12,556.95	1,046.41	10	10,464.13
	Total					12,852.62		116,719.98

Yorktown Assn. Inc.
Insurance Payable - GL 3020

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		-		103,726.09 *
			8/30/2025	4		11,572.46		92,153.63
			9/30/2025	5		11,572.46		80,581.17
			10/30/2025	6		11,572.46		69,008.71
			11/30/2025	7		11,572.46		57,436.25
			12/30/2025	8		11,572.46		45,863.79
			1/30/2026	9		11,572.46		34,291.33
			2/28/2026	10		11,572.46		22,718.87
			3/31/2025	11		22,718.87		0.00

Description	G/L #	From	To	Payment	Premium	Month	# Mo	Balance
Berkely Specialty Insurance	3020	5/9/2025	5/9/2026		12,556.95			12,556.95
General Liability			6/1/2025	1		4,289.95		8,267.00 *
			7/1/2025	2		-		8,267.00 *
			8/1/2025	3		8,267.00		0.00

111,993.09

Yorktown Association, Inc.
Exchange - GL 3030

G/L #	Description	Date	Balance
1010	Estoppel Cancelled Sale - 1500-805 Pino	6/27/2025	299.00

Yorktown Association, Inc.
Prepaid Expenses - GL 1620

G/L #	Description	From	To	Month	# Mo	Balance
3010	PHOENIX MGMT	8/1/2025	8/31/2025	AUGUST	1	1,000.00