Phoenix
Management Services, Inc.
We **Manage** to Make Your Life Easier

ASHLAND CONDO A ASSOCIATION, INC

JULY 2026

FINANCIAL STATEMENT

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

FUND BALANCE SHEET

As of: 07/31/2026

Assets

Account	Operating	Reserves	Total
01010 South State Operating *7201	$2,698.45		$2,698.45
01015 South State Special Assessment *1693	$24.39		$24.39
01110 South State Reserves *7219		$62,059.76	$62,059.76
01150 Due To/Fr Operating		$30,884.35	$30,884.35
01310 Maintenance Fees Receivable	$19,186.60		$19,186.60
01330 Special Assessment Receivable	$3,029.48		$3,029.48
01333 LOD SA - Clubhouse Receivable	$3,500.00		$3,500.00
01340 Late Fees/Interest Charges Receivable	$325.00		$325.00
01360 Misc. Owner Receivables	$150.00		$150.00
01550 Allowance for Bad Debt	($1,890.93)		($1,890.93)
01620 Prepaid Expenses	$9,593.69		$9,593.69
Total Assets	**$36,616.68**	**$92,944.11**	**$129,560.79**

Liabilities

Account	Operating	Reserves	Total
03010 Accounts Payable	$2,147.82		$2,147.82
03030 Exchange	$299.00		$299.00
03040 Roof Loan Payable *2582	$76,421.78		$76,421.78
03050 LOC Loan payable *9865	$36,463.90		$36,463.90
03065 Deferred Cable Contract	$4,777.55		$4,777.55
03070 Due To / Fr Reserves	$30,884.35		$30,884.35
03310 Prepaid Owner Assessments	$3,368.72		$3,368.72
Total Liabilities	**$154,363.12**	**$0.00**	**$154,363.12**

Equity

Account	Operating	Reserves	Total
05010 Reserves- Elevator		$19,789.00	$19,789.00
05015 Reserves- Exterior Painting		$7,152.83	$7,152.83
05020 Reserves- Paving/Resurface		$14,904.40	$14,904.40
05025 Reserves- Roof Replacement		$31,830.17	$31,830.17
05030 Reserves- Building Preservation		$17,303.67	$17,303.67
05210 Reserves Interest Earned		$1,964.04	$1,964.04
05510 Retained Earnings	($125,853.14)		($125,853.14)
Current Year Net Income/(Loss)	$8,106.70	$0.00	$8,106.70
Total Equity	**($117,746.44)**	**$92,944.11**	**($24,802.33)**
Total Liabilities & Equity	**$36,616.68**	**$92,944.11**	**$129,560.79**

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

INCOME STATEMENT

Start: 07/01/2026 | End: 07/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Fees	22,848.00	22,859.41	(11.41)	159,936.00	160,015.87	(79.87)	274,312.96
06340 Late Fee	0.00	0.00	0.00	303.00	0.00	303.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
06410 Screening Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
06915 Cable TV Income	85.31	0.00	85.31	597.17	0.00	597.17	0.00
Income Total	**22,933.31**	**22,859.41**	**73.90**	**161,136.17**	**160,015.87**	**1,120.30**	**274,312.96**
Total Income	**22,933.31**	**22,859.41**	**73.90**	**161,136.17**	**160,015.87**	**1,120.30**	**274,312.96**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMINISTRATIVE							
07010 Management Fees	877.00	877.00	0.00	6,139.00	6,139.00	0.00	10,524.00
07015 Website	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
07020 Accountanting & Professional Fees	0.00	183.33	183.33	467.00	1,283.31	816.31	2,200.00
07160 Legal & Attorney Fees	532.50	833.33	300.83	8,047.05	5,833.31	(2,213.74)	10,000.00
07280 Insurance	3,568.11	4,416.67	848.56	24,976.77	30,916.69	5,939.92	53,000.00
07320 Office Supplies	1.93	25.00	23.07	143.61	175.00	31.39	300.00
07350 License, Taxes, Permits	86.33	25.00	(61.33)	215.56	175.00	(40.56)	300.00
07360 Roof Bank Loan Interest *2582	336.92	549.00	212.08	2,569.67	3,843.00	1,273.33	6,588.00
07390 New Loan Bank Interest *9865	163.28	425.00	261.72	1,392.50	2,975.00	1,582.50	5,100.00
GENERAL & ADMINISTRATIVE Total	**5,566.07**	**7,484.33**	**1,918.26**	**43,951.16**	**52,390.31**	**8,439.15**	**89,812.00**
UTILITIES							
08910 Electric	370.12	416.67	46.55	2,598.05	2,916.69	318.64	5,000.00
08920 Fire Alarm System Monitor	0.00	140.00	140.00	385.20	980.00	594.80	1,680.00
08930 Telephone Elevator Service	0.00	80.00	80.00	0.00	560.00	560.00	960.00
08940 Cable Television	3,553.00	3,166.67	(386.33)	24,871.00	22,166.69	(2,704.31)	38,000.00
UTILITIES Total	**3,923.12**	**3,803.34**	**(119.78)**	**27,854.25**	**26,623.38**	**(1,230.87)**	**45,640.00**
MAINTENANCE							
09010 Lawn Care Maintenance	827.70	916.67	88.97	5,793.90	6,416.69	622.79	11,000.00
09015 Janitorial Service	120.00	166.67	46.67	840.00	1,166.69	326.69	2,000.00
09020 Pest Control	75.00	375.00	300.00	450.00	2,625.00	2,175.00	4,500.00
09025 Elevator Service Contract	130.00	125.00	(5.00)	910.00	875.00	(35.00)	1,500.00
09030 R&M Elevator Maintenmance	0.00	83.33	83.33	1,670.00	583.31	(1,086.69)	1,000.00
09035 Trash Removal	28.00	44.00	16.00	168.00	308.00	140.00	528.00
09060 Bldg Repairs/Maintenance Misc.	0.00	1,000.00	1,000.00	4,504.33	7,000.00	2,495.67	12,000.00
09065 Fire Sprinkler Maintenance	688.00	40.00	(648.00)	688.00	280.00	(408.00)	480.00
09070 Landscape Improvements	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
09075 Irrigation Repairs	0.00	83.33	83.33	1,100.00	583.31	(516.69)	1,000.00
09080 Tree Trimming & pruning	0.00	166.67	166.67	1,365.00	1,166.69	(198.31)	2,000.00
09085 Bus Service	0.00	0.00	0.00	726.24	0.00	(726.24)	0.00
09089 Miscellaneous	0.00	166.67	166.67	206.41	1,166.69	960.28	2,000.00
09090 LOD Association Fees	5,984.00	5,000.00	(984.00)	41,888.00	35,000.00	(6,888.00)	60,000.00
MAINTENANCE Total	**7,852.70**	**8,584.01**	**731.31**	**60,309.88**	**60,088.07**	**(221.81)**	**103,008.00**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE CONTRIBUTIONS							
09910 Reserves- Elevator	203.16	203.16	0.00	1,422.12	1,422.12	0.00	2,437.96
09915 Reserves- Exterior Painting	520.83	520.83	0.00	3,645.81	3,645.81	0.00	6,250.00
09920 Reserves- Paving/Resurface	97.08	97.08	0.00	679.56	679.56	0.00	1,165.00
09925 Reserves- Roof Replacement	1,625.00	1,625.00	0.00	11,375.00	11,375.00	0.00	19,500.00
09930 Reserves- Building Preservation	541.67	541.67	0.00	3,791.69	3,791.69	0.00	6,500.00
RESERVE CONTRIBUTIONS Total	**2,987.74**	**2,987.74**	**0.00**	**20,914.18**	**20,914.18**	**0.00**	**35,852.96**
Total Expense	**20,329.63**	**22,859.42**	**2,529.79**	**153,029.47**	**160,015.94**	**6,986.47**	**274,312.96**
Net Income	**2,603.68**	**(0.01)**	**2,603.69**	**8,106.70**	**(0.07)**	**8,106.77**	**0.00**

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

AGED OWNER BALANCE

As of: 07/31/2026

Account #	Lot	Name/Address	Collection Status	Code	Current	Over 30	Over 60	Over 90	Total
47A12		Evelyn Nieves 15011 Ashland Circle #A12		S1 - Special Assessment	$0.00	$0.00	$0.00	$1,213.70	$1,213.70
47A15		Suzette Stanley 15011 Ashland Circle #A15		S1 - Special Assessment	$0.00	$614.72	$0.00	$82.28	$697.00
47A2		Zoe Ann Therasse 15011 Ashland Circle #A2		S1 - Special Assessment	$0.00	$0.00	$0.00	$582.54	$582.54
47A3		Pearl Spielman 15011 Ashland Circle #A3	30 Day Letter	A1 - Assessment	$672.00	$672.00	$0.00	$697.00	$2,041.00
47A32		Morton & Sandra Wein 15011 Ashland Circle #A32		S1 - Special Assessment	$0.00	$0.00	$0.00	$68.12	$68.12
47A4		Robert Neuner & Christine Neuner 15011 Ashland Circle #A4	H- Michelle Crosa	A1 - Assessment	$672.00	$672.00	$0.00	$3,297.60	$4,641.60
				01 - Late Fees	$0.00	$0.00	$25.00	$50.00	$75.00
				PHNX - Phoenix Collection Fee	$0.00	$0.00	$0.00	$100.00	$100.00
				S3 - LOD SA - Clubhouse	$0.00	$0.00	$0.00	$1,500.00	$1,500.00
				Total:	**$672.00**	**$672.00**	**$25.00**	**$4,947.60**	**$6,316.60**
47A5		Richard & Marsha Rathman 15011 Ashland Circle #A5		S1 - Special Assessment	$0.00	$0.00	$0.00	$468.12	$468.12
47A6		+++Delfa Gomez 15011 Ashland Circle #A6	Attorney - Michelle Crosa	A1 - Assessment	$672.00	$672.00	$0.00	$11,160.00	$12,504.00
				01 - Late Fees	$0.00	$0.00	$0.00	$250.00	$250.00
				PHNX - Phoenix Collection Fee	$0.00	$0.00	$0.00	$50.00	$50.00
				S2 - LOD SA - Clubhouse	$0.00	$0.00	$0.00	$500.00	$500.00
				S3 - LOD SA - Clubhouse	$0.00	$0.00	$0.00	$1,500.00	$1,500.00
				Total:	**$672.00**	**$672.00**	**$0.00**	**$13,460.00**	**$14,804.00**
Community Total					**$2,016.00**	**$2,630.72**	**$25.00**	**$21,519.36**	**$26,191.08**

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Assessment	01310	$2,016.00	$2,016.00	$0.00	$15,154.60	$19,186.60
S1 - Special Assessment	01330	$0.00	$614.72	$0.00	$2,414.76	$3,029.48
S2 - LOD SA - Clubhouse	01333	$0.00	$0.00	$0.00	$500.00	$500.00
S3 - LOD SA - Clubhouse	01333	$0.00	$0.00	$0.00	$3,000.00	$3,000.00
01 - Late Fees	01340	$0.00	$0.00	$25.00	$300.00	$325.00
PHNX - Phoenix Collection Fee	01360	$0.00	$0.00	$0.00	$150.00	$150.00
Grand Total:		**$2,016.00**	**$2,630.72**	**$25.00**	**$21,519.36**	**$26,191.08**

Account#	Account Description	Delinquency Amount
01310	Maintenance Fees Receivable	$19,186.60
01330	Special Assessment Receivable	$3,029.48
01333	LOD SA - Clubhouse Receivable	$3,500.00
01340	Late Fees/Interest Charges Receivable	$325.00
01360	Misc. Owner Receivables	$150.00
Total:		$26,191.08

Total Number of Homes: 8

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

PREPAID OWNERS

As of: 07/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
Jodie Matthews	15011 Ashland Circle #A7	47A7		PP - General	$545.72
				Total	**$545.72**
Rochelle Silver	15011 Ashland Circle #A9	47A9		PP - General	$829.00
				Total	**$829.00**
John King & Patricia King	15011 Ashland Circle #A20	47A20		PP - A1 - Assessment	$650.00
				Total	**$650.00**
Mikhail Shkolnik	15011 Ashland Circle #A22	47A22		PP - General	$672.00
				Total	**$672.00**
Jack Siegel & Theodora Siegel	15011 Ashland Circle #A30	47A30		PP - General	$672.00
				Total	**$672.00**
				PP - General	$2,718.72
				PP - A1 - Assessment	$650.00
				Total	**$3,368.72**

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

CHECK REGISTER - SUMMARY

START: 07/01/2026 | END: 07/31/2026

Date	Check	Vendor	Reference	Amount
SouthState Bank Southstate Bank- Operating Acct 7201				
07/30/2026	300132	FIF - FIRST INSURANCE FUNDING	Ins. Premium Pymt	$3,568.11
07/27/2026	300133	DBPRELE - DEPARTMENT OF BUSINESS ...	License renewal	$75.00
07/23/2026	100471	ARCOS - ARCOS LAWN SERVICE INC.	Lawn Maintenance	$827.70
07/22/2026	100470	P.B. - POLIAKOFF BACKER	Legal services install't	$500.00
07/21/2026	100469	FCC - FCC ENVIRONMENTAL SERVICES	Trash Removal 6/1/26	$28.00
07/16/2026	100468	P.B. - POLIAKOFF BACKER	Legal services	$32.50
07/13/2026	100467	LAK - LAKES OF DELRAY, INC.	Maintenance & Cable Fees	$9,537.00
07/09/2026	100465	united-ihc - United Elevator Service	Elevator Service	$130.00
07/09/2026	100466	SUMMER - SUMMERS FIRE SPRINKLERS,...	Fire sprinkler inspection	$688.00
07/08/2026	100462	PC-THR - BUG OFF EXTERMINATORS	Pest Control	$75.00
07/08/2026	100463	PHNX - PHOENIX MANAGEMENT SERVICES	Violation charge	$1.93
07/08/2026	100464	Void - ARCOS LAWN SERVICE INC.	Sprinkler Repair/	$0.00
07/06/2026	100461	FPL - FLORIDA POWER & LIGHT	Electric 5/29/26-6/29/26	$369.99
07/02/2026	100460	ARCOS - ARCOS LAWN SERVICE INC.	Sprinkler Repair	$550.00
07/01/2026	100458	PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	$878.68
07/01/2026	100459	GlADG - Gladis Garcia	JANITORIAL SERVICEx2	$120.00

Sub-Total: $17,381.91
Sub-Total Checks: 16

Total: $17,381.91
Total Checks: 16

AP Open Items

ASHLAND CONDOMINIUM A ASSOCIATION, INC.
As of: 07/31/2026

Vendor		Item #	Invoice	Date	Reference	Amount
ARCOS	ARCOS LAWN SERV...	2209817	1076	6/23/2025	June Lawn Maintenance	**$827.70**
PBCFD	PALM BEACH COUN...	2401096	FLA1010250514	11/1/2025	Fire Alarm -Report	**$300.00**
TIMC	Tim Coyle	2651643	06/16/2026906	05/6/2026	Refund per attorney (3)	**$100.00**
ARCOS	ARCOS LAWN SERV...	2711042	11493	6/29/2026	Sprinkler Repair	**$550.00**
FPL	FLORIDA POWER &...	2750752	07/29/2026123	37/29/2026	Electric 6/29/26-7/29/26	**$51.47**
FPL	FLORIDA POWER &...	2750753	07/29/2026103	37/29/2026	Electric 6/29/26-7/29/26	**$89.51**
FPL	FLORIDA POWER &...	2750754	07/29/2026103	27/29/2026	Electric 6/29/26-7/29/26	**$229.14**
						$2,147.82

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

GENERAL LEDGER DETAIL

As of: Start: 07/01/2026 | End: 07/31/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01010 South State Operating *7201				$6,916.99	$21,489.58	$25,708.12	$2,698.45
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AR 2709549 - Cash Receipts - Lockbox	L926936945			$2,016.00	$0.00	
7/1/2026	AR 2710963 - Cash Receipts - Lockbox	0000000001			$672.00	$0.00	
7/1/2026	AP 2711043 - External Check	100458	PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	$0.00	$878.68	
7/1/2026	AP 2711044 - External Check	100459	GlADG - Gladis Garcia	JANITORIAL SERVICEx2	$0.00	$120.00	
7/2/2026	AR 2711835 - Cash Receipts - Manual	1910			$85.58	$0.00	
7/2/2026	AP 2712215 - External Check	100460	ARCOS - ARCOS LAWN SERVICE INC.	Sprinkler Repair	$0.00	$550.00	
7/3/2026	AR 2712193 - Cash Receipts - Lockbox	L1909			$672.00	$0.00	
7/3/2026	AR 2713266 - Cash Receipts - Lockbox	0000000001			$2,016.00	$0.00	
7/6/2026	AP 2713908 - External Check	100461	FPL - FLORIDA POWER & LIGHT	Electric 5/29/26-6/29/26	$0.00	$369.99	
7/6/2026	AR 2715588 - Cash Receipts - Lockbox	0000000001			$2,688.00	$0.00	
7/7/2026	AR 2715212 - Cash Receipts - Lockbox	A277589402			$2,038.00	$0.00	
7/8/2026	AP 2717665 - External Check	100462	PC-THR - BUG OFF EXTERMINATORS	Pest Control	$0.00	$75.00	
7/8/2026	AP 2717666 - External Check	100463	PHNX - PHOENIX MANAGEMENT SERVICES	Violation charge	$0.00	$1.93	
7/8/2026	AP 2717667 - External Check	100464	ARCOS - ARCOS LAWN SERVICE INC.	Sprinkler Repair	$0.00	$550.00	
7/8/2026	AR 2718734 - Cash Receipts - Lockbox	0000000001			$1,344.00	$0.00	
7/9/2026	AR 2718514 - Cash Receipts - Lockbox	L304			$672.00	$0.00	
7/9/2026	AP 2719351 - External Check	100466	SUMMER - SUMMERS FIRE SPRINKLERS, INC.	Fire sprinkler inspection	$0.00	$688.00	
7/9/2026	AP 2719416 - External Check	100465	united-ihc - United Elevator Service	Elevator Service	$0.00	$130.00	
7/9/2026	AR 2720261 - Cash Receipts - Lockbox	0000000001			$672.00	$0.00	
7/10/2026	AR 2720127 - Cash Receipts - Lockbox	L86159534			$2,016.00	$0.00	
7/10/2026	AR 2724208 - Cash Receipts - Lockbox	0000000001			$3,360.00	$0.00	
7/13/2026	AP 2724598 - External Check	100467	LAK - LAKES OF DELRAY, INC.	Maintenance & Cable Fees	$0.00	$9,537.00	
7/13/2026	AR 2725856 - Cash Receipts - Lockbox	0000000001			$672.00	$0.00	
7/13/2026	GL 2749916 - Journal Entry		Loan *9865 Payment	Loan *9865 Payment	$0.00	$2,888.47	
7/14/2026	AR 2725592 - Cash Receipts - Lockbox	A278584244			$672.00	$0.00	
7/15/2026	AR 2727170 - Cash Receipts - Lockbox	A278645862			$672.00	$0.00	
7/16/2026	AP 2735696 - External Check	100468	P.B. - POLIAKOFF BACKER	Legal services	$0.00	$32.50	
7/17/2026	GL 2736269 - Journal Entry		SA loan transfer	SA loan transfer	$0.00	$1,900.00	
7/21/2026	AP 2740849 - External Check	100469	FCC - FCC ENVIRONMENTAL SERVICES	Trash Removal 6/1/26	$0.00	$28.00	

Account				Balance Forward	Debits	Credits	Ending Balance
7/22/2026	AP 2741697 - External Check	100470	P.B. - POLIAKOFF BACKER	Legal services install't	$0.00	$500.00	
7/23/2026	AP 2742482 - External Check	100471	ARCOS - ARCOS LAWN SERVICE INC.	Lawn Maintenance	$0.00	$827.70	
7/24/2026	AP 2743265 - Void Check	100464	ARCOS - ARCOS LAWN SERVICE INC.	No reference	$550.00	$0.00	
7/27/2026	AP 2747077 - External Check	300133	DBPRELE - DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BUREAU OF ELEVATOR SAFETY	License renewal	$0.00	$75.00	
7/30/2026	AP 2724597 - External Check	300132	FIF - FIRST INSURANCE FUNDING	Ins. Premium Pymt	$0.00	$3,568.11	
7/31/2026	GL 2744518 - Journal Entry		Reserve Transfer	Reserve Transfer	$0.00	$2,987.74	
7/31/2026	AR 2749053 - Cash Receipts - Lockbox	L305			$672.00	$0.00	
01015 South State Special Assessment *1693				$290.73	$2,156.74	$2,423.08	$24.39
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/6/2026	AR 2715589 - Cash Receipts - Lockbox	0000000001			$171.16	$0.00	
7/9/2026	AR 2720262 - Cash Receipts - Lockbox	0000000001			$85.58	$0.00	
7/17/2026	GL 2736269 - Journal Entry		SA loan transfer	SA loan transfer	$1,900.00	$0.00	
7/17/2026	GL 2749915 - Journal Entry		Loan *2582 Payment	Loan *2582 Payment	$0.00	$2,423.08	
01110 South State Reserves *7219				$59,038.52	$3,021.24	$0.00	$62,059.76
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744518 - Journal Entry		Reserve Transfer	Reserve Transfer	$2,987.74	$0.00	
7/31/2026	GL 2751496 - Journal Entry		Reserve *7219 Interest	Reserve *7219 Interest	$33.50	$0.00	
01150 Due To/Fr Operating				$50,000.00	$0.00	$19,115.65	$30,884.35
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	GL 2744582 - Journal Entry		Reclass Reserve	Reclass Reserve	$0.00	$19,115.65	
01310 Maintenance Fees Receivable				$17,170.60	$22,848.00	$20,832.00	$19,186.60
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AR 2709157 - Apply Charges				$22,848.00	$0.00	
7/1/2026	AR 2709209 - Apply PrePaids				$0.00	$3,189.72	
7/1/2026	AR 2709549 - Cash Receipts - Lockbox	L926936945			$0.00	$1,344.00	
7/1/2026	AR 2710963 - Cash Receipts - Lockbox	0000000001			$0.00	$672.00	
7/3/2026	AR 2712193 - Cash Receipts - Lockbox	L1909			$0.00	$672.00	
7/3/2026	AR 2713266 - Cash Receipts - Lockbox	0000000001			$0.00	$2,016.00	
7/6/2026	AR 2715589 - Cash Receipts - Lockbox	0000000001			$0.00	$85.58	
7/7/2026	AR 2715212 - Cash Receipts - Lockbox	A277589402			$0.00	$2,038.00	
7/8/2026	AR 2716538 - Apply PrePaids				$0.00	$2,688.00	
7/8/2026	AR 2718734 - Cash Receipts - Lockbox	0000000001			$0.00	$694.00	
7/9/2026	AR 2718514 - Cash	L304			$0.00	$672.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Receipts - Lockbox						
7/9/2026	AR 2720261 - Cash Receipts - Lockbox	0000000001			$0.00	$672.00	
7/10/2026	AR 2720127 - Cash Receipts - Lockbox	L86159534			$0.00	$798.28	
7/10/2026	AR 2724208 - Cash Receipts - Lockbox	0000000001			$0.00	$3,360.00	
7/13/2026	AR 2725856 - Cash Receipts - Lockbox	0000000001			$0.00	$586.42	
7/14/2026	AR 2725592 - Cash Receipts - Lockbox	A278584244			$0.00	$672.00	
7/15/2026	AR 2727170 - Cash Receipts - Lockbox	A278645862			$0.00	$672.00	
01330 Special Assessment Receivable				$3,371.80	$0.00	$342.32	$3,029.48
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/2/2026	AR 2711835 - Cash Receipts - Manual	1910			$0.00	$85.58	
7/9/2026	AR 2720262 - Cash Receipts - Lockbox	0000000001			$0.00	$85.58	
7/13/2026	AR 2725856 - Cash Receipts - Lockbox	0000000001			$0.00	$85.58	
7/22/2026	AR 2741735 - Adjustment				$0.00	$85.58	
01333 LOD SA - Clubhouse Receivable				$3,500.00	$0.00	$0.00	$3,500.00
01340 Late Fees/Interest Charges Receivable				$325.00	$0.00	$0.00	$325.00
01360 Misc. Owner Receivables				$150.00	$0.00	$0.00	$150.00
01550 Allowance for Bad Debt				($1,890.93)	$0.00	$0.00	($1,890.93)
01620 Prepaid Expenses				$9,605.02	$9,537.00	$9,548.33	$9,593.69
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AP 2720322 - Enter Bill		LAK - LAKES OF DELRAY, INC.	Maintenance & Cable Fees	$9,537.00	$0.00	
7/31/2026	GL 2744516 - Journal Entry		Prepaid Expenses	Prepaid Expenses	$0.00	$9,548.33	
03010 Accounts Payable				($2,699.37)	$17,931.91	$17,380.36	($2,147.82)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AP 2709514 - Enter Bill		GlADG - Gladis Garcia	JANITORIAL SERVICEx2	$0.00	$120.00	
7/1/2026	AP 2709520 - Enter Bill		PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	$0.00	$877.00	
7/1/2026	AP 2711043 - External Check	100458	PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	$878.68	$0.00	
7/1/2026	AP 2711044 - External Check	100459	GlADG - Gladis Garcia	JANITORIAL SERVICEx2	$120.00	$0.00	
7/1/2026	AP 2717335 - Enter Bill		PHNX - PHOENIX MANAGEMENT SERVICES	Violation charge	$0.00	$1.93	
7/1/2026	AP 2717336 - Enter Bill		PC-THR - BUG OFF EXTERMINATORS	Pest Control	$0.00	$75.00	
7/1/2026	AP 2718974 - Enter Bill		SUMMER - SUMMERS FIRE SPRINKLERS, INC.	Fire sprinkler inspection	$0.00	$688.00	
7/1/2026	AP 2720322 - Enter Bill		LAK - LAKES OF DELRAY, INC.	Maintenance & Cable Fees	$0.00	$9,537.00	
7/1/2026	AP 2739986 - Enter Bill		FCC - FCC ENVIRONMENTAL SERVICES	Trash Removal 6/1/26	$0.00	$28.00	
7/2/2026	AP 2712215 - External Check	100460	ARCOS - ARCOS LAWN SERVICE INC.	Sprinkler Repair	$550.00	$0.00	
7/6/2026	AP 2713908 - External Check	100461	FPL - FLORIDA POWER & LIGHT	Electric 5/29/26-6/29/26	$369.99	$0.00	
7/6/2026	AP 2718973 - Enter Bill		united-ihc - United Elevator Service	Elevator Service	$0.00	$130.00	

Account				Balance Forward	Debits	Credits	Ending Balance
7/8/2026	AP 2717665 - External Check	100462	PC-THR - BUG OFF EXTERMINATORS	Pest Control	$75.00	$0.00	
7/8/2026	AP 2717666 - External Check	100463	PHNX - PHOENIX MANAGEMENT SERVICES	Violation charge	$1.93	$0.00	
7/8/2026	AP 2717667 - External Check	100464	ARCOS - ARCOS LAWN SERVICE INC.	Sprinkler Repair	$550.00	$0.00	
7/9/2026	AP 2719351 - External Check	100466	SUMMER - SUMMERS FIRE SPRINKLERS, INC.	Fire sprinkler inspection	$688.00	$0.00	
7/9/2026	AP 2719416 - External Check	100465	united-ihc - United Elevator Service	Elevator Service	$130.00	$0.00	
7/10/2026	AP 2724596 - Enter Bill		FIF - FIRST INSURANCE FUNDING	Ins. Premium Pymt	$0.00	$3,568.11	
7/11/2026	AP 2732709 - Enter Bill		P.B. - POLIAKOFF BACKER	Legal services	$0.00	$32.50	
7/13/2026	AP 2724598 - External Check	100467	LAK - LAKES OF DELRAY, INC.	Maintenance & Cable Fees	$9,537.00	$0.00	
7/16/2026	AP 2735696 - External Check	100468	P.B. - POLIAKOFF BACKER	Legal services	$32.50	$0.00	
7/21/2026	AP 2740849 - External Check	100469	FCC - FCC ENVIRONMENTAL SERVICES	Trash Removal 6/1/26	$28.00	$0.00	
7/22/2026	AP 2741697 - External Check	100470	P.B. - POLIAKOFF BACKER	Legal services install't	$500.00	$0.00	
7/22/2026	AP 2742290 - Enter Bill		ARCOS - ARCOS LAWN SERVICE INC.	Lawn Maintenance	$0.00	$827.70	
7/23/2026	AP 2742482 - External Check	100471	ARCOS - ARCOS LAWN SERVICE INC.	Lawn Maintenance	$827.70	$0.00	
7/24/2026	AP 2743265 - Void Check	100464	ARCOS - ARCOS LAWN SERVICE INC.	No reference	$0.00	$550.00	
7/27/2026	AP 2747076 - Enter Bill		DBPRELE - DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BUREAU OF ELEVATOR SAFETY	License renewal	$0.00	$75.00	
7/27/2026	AP 2747077 - External Check	300133	DBPRELE - DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BUREAU OF ELEVATOR SAFETY	License renewal	$75.00	$0.00	
7/28/2026	AP 2741287 - Enter Bill		P.B. - POLIAKOFF BACKER	Legal services install't	$0.00	$500.00	
7/29/2026	AP 2750752 - Enter Bill		FPL - FLORIDA POWER & LIGHT	Electric 6/29/26-7/29/26	$0.00	$51.47	
7/29/2026	AP 2750753 - Enter Bill		FPL - FLORIDA POWER & LIGHT	Electric 6/29/26-7/29/26	$0.00	$89.51	
7/29/2026	AP 2750754 - Enter Bill		FPL - FLORIDA POWER & LIGHT	Electric 6/29/26-7/29/26	$0.00	$229.14	
7/30/2026	AP 2724597 - External Check	300132	FIF - FIRST INSURANCE FUNDING	Ins. Premium Pymt	$3,568.11	$0.00	
03030 Exchange				($299.00)	$85.58	$85.58	($299.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/22/2026	AR 2741735 - Adjustment				$85.58	$85.58	
03040 Roof Loan Payable *2582				($78,507.94)	$2,086.16	$0.00	($76,421.78)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/17/2026	GL 2749915 - Journal Entry		Loan *2582 Payment	Loan *2582 Payment	$2,086.16	$0.00	
03050 LOC Loan payable *9865				($39,189.09)	$2,725.19	$0.00	($36,463.90)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/13/2026	GL 2749916 - Journal Entry		Loan *9865 Payment	Loan *9865 Payment	$2,725.19	$0.00	
03065 Deferred Cable Contract				($4,862.86)	$85.31	$0.00	($4,777.55)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744517 -		Deferred Cable	Deferred Cable	$85.31	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Journal Entry						
03070 Due To / Fr Reserves				($50,000.00)	$19,115.65	$0.00	($30,884.35)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	GL 2744582 - Journal Entry		Reclass Reserve	Reclass Reserve	$19,115.65	$0.00	
03310 Prepaid Owner Assessments				($3,346.72)	$5,963.30	$5,985.30	($3,368.72)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AR 2709209 - Apply PrePaids				$3,189.72	$0.00	
7/1/2026	AR 2709549 - Cash Receipts - Lockbox	L926565907			$0.00	$672.00	
7/6/2026	AR 2715588 - Cash Receipts - Lockbox	0000000001			$0.00	$2,688.00	
7/6/2026	AR 2715589 - Cash Receipts - Lockbox	0000000001			$0.00	$85.58	
7/8/2026	AR 2716538 - Apply PrePaids				$2,688.00	$0.00	
7/8/2026	AR 2718734 - Cash Receipts - Lockbox	0000000001			$0.00	$650.00	
7/10/2026	AR 2720127 - Cash Receipts - Lockbox	L86159534			$0.00	$1,217.72	
7/22/2026	AR 2741735 - Adjustment				$85.58	$0.00	
7/31/2026	AR 2749053 - Cash Receipts - Lockbox	L305			$0.00	$672.00	
05010 Reserves- Elevator				($50,310.82)	$30,724.98	$203.16	($19,789.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	GL 2744582 - Journal Entry		Reclass Reserve	Reclass Reserve	$30,724.98	$0.00	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$0.00	$203.16	
05015 Reserves- Exterior Painting				($3,124.98)	$0.00	$4,027.85	($7,152.83)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	GL 2744582 - Journal Entry		Reclass Reserve	Reclass Reserve	$0.00	$3,507.02	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$0.00	$520.83	
05020 Reserves- Paving/Resurface				($13,253.30)	$0.00	$1,651.10	($14,904.40)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	GL 2744582 - Journal Entry		Reclass Reserve	Reclass Reserve	$0.00	$1,554.02	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$0.00	$97.08	
05025 Reserves- Roof Replacement				($34,663.86)	$4,458.69	$1,625.00	($31,830.17)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	GL 2744582 - Journal Entry		Reclass Reserve	Reclass Reserve	$4,458.69	$0.00	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$0.00	$1,625.00	
05030 Reserves- Building Preservation				($5,755.02)	$0.00	$11,548.65	($17,303.67)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	GL 2744582 - Journal Entry		Reclass Reserve	Reclass Reserve	$0.00	$11,006.98	
7/31/2026	GL 2744515 -		Reserve Allocation	Reserve	$0.00	$541.67	

Account				Balance Forward	Debits	Credits	Ending Balance
	Journal Entry			Allocation			
05210 Reserves Interest Earned				($1,930.54)	$0.00	$33.50	($1,964.04)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2751496 - Journal Entry		Reserve *7219 Interest	Reserve *7219 Interest	$0.00	$33.50	
05510 Retained Earnings				$144,968.79	$0.00	$19,115.65	$125,853.14
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	GL 2744582 - Journal Entry		Reclass Reserve	Reclass Reserve	$0.00	$19,115.65	
06310 Maintenance Fees				($137,088.00)	$0.00	$22,848.00	($159,936.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AR 2709157 - Apply Charges				$0.00	$22,848.00	
06340 Late Fee				($303.00)	$0.00	$0.00	($303.00)
06360 Misc. Owner Income				($100.00)	$0.00	$0.00	($100.00)
06410 Screening Income				($200.00)	$0.00	$0.00	($200.00)
06915 Cable TV Income				($511.86)	$0.00	$85.31	($597.17)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744517 - Journal Entry		Deferred Cable	Deferred Cable	$0.00	$85.31	
07010 Management Fees				$5,262.00	$877.00	$0.00	$6,139.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AP 2709520 - Enter Bill		PHNX - PHOENIX MANAGEMENT SERVICES	MANAGEMENT FEE	$877.00	$0.00	
07020 Accountanting & Professional Fees				$467.00	$0.00	$0.00	$467.00
07160 Legal & Attorney Fees				$7,514.55	$532.50	$0.00	$8,047.05
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/11/2026	AP 2732709 - Enter Bill		P.B. - POLIAKOFF BACKER	Legal services	$32.50	$0.00	
7/28/2026	AP 2741287 - Enter Bill		P.B. - POLIAKOFF BACKER	Legal services install't	$500.00	$0.00	
07280 Insurance				$21,408.66	$3,568.11	$0.00	$24,976.77
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/10/2026	AP 2724596 - Enter Bill		FIF - FIRST INSURANCE FUNDING	Ins. Premium Pymt	$3,568.11	$0.00	
07320 Office Supplies				$141.68	$1.93	$0.00	$143.61
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AP 2717335 - Enter Bill		PHNX - PHOENIX MANAGEMENT SERVICES	Violation charge	$1.93	$0.00	
07350 License, Taxes, Permits				$129.23	$86.33	$0.00	$215.56
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/27/2026	AP 2747076 - Enter Bill		DBPRELE - DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BUREAU OF ELEVATOR SAFETY	License renewal	$75.00	$0.00	
7/31/2026	GL 2744516 - Journal Entry		Prepaid Expenses	Prepaid Expenses	$11.33	$0.00	
07360 Roof Bank Loan Interest *2582				$2,232.75	$336.92	$0.00	$2,569.67
Date	**Source - Entry**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	

Account				Balance Forward	Debits	Credits	Ending Balance
	Type						
7/17/2026	GL 2749915 - Journal Entry		Loan *2582 Payment	Loan *2582 Payment	$336.92	$0.00	
07390 New Loan Bank Interest *9865				$1,229.22	$163.28	$0.00	$1,392.50
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/13/2026	GL 2749916 - Journal Entry		Loan *9865 Payment	Loan *9865 Payment	$163.28	$0.00	
08910 Electric				$2,227.93	$370.12	$0.00	$2,598.05
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/29/2026	AP 2750752 - Enter Bill		FPL - FLORIDA POWER & LIGHT	Electric 6/29/26-7/29/26	$51.47	$0.00	
7/29/2026	AP 2750753 - Enter Bill		FPL - FLORIDA POWER & LIGHT	Electric 6/29/26-7/29/26	$89.51	$0.00	
7/29/2026	AP 2750754 - Enter Bill		FPL - FLORIDA POWER & LIGHT	Electric 6/29/26-7/29/26	$229.14	$0.00	
08920 Fire Alarm System Monitor				$385.20	$0.00	$0.00	$385.20
08940 Cable Television				$21,318.00	$3,553.00	$0.00	$24,871.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744516 - Journal Entry		Prepaid Expenses	Prepaid Expenses	$3,553.00	$0.00	
09010 Lawn Care Maintenance				$4,966.20	$827.70	$0.00	$5,793.90
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/22/2026	AP 2742290 - Enter Bill		ARCOS - ARCOS LAWN SERVICE INC.	Lawn Maintenance	$827.70	$0.00	
09015 Janitorial Service				$720.00	$120.00	$0.00	$840.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AP 2709514 - Enter Bill		GlADG - Gladis Garcia	JANITORIAL SERVICEx2	$120.00	$0.00	
09020 Pest Control				$375.00	$75.00	$0.00	$450.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AP 2717336 - Enter Bill		PC-THR - BUG OFF EXTERMINATORS	Pest Control	$75.00	$0.00	
09025 Elevator Service Contract				$780.00	$130.00	$0.00	$910.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/6/2026	AP 2718973 - Enter Bill		united-ihc - United Elevator Service	Elevator Service	$130.00	$0.00	
09030 R&M Elevator Maintenmance				$1,670.00	$0.00	$0.00	$1,670.00
09035 Trash Removal				$140.00	$28.00	$0.00	$168.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AP 2739986 - Enter Bill		FCC - FCC ENVIRONMENTAL SERVICES	Trash Removal 6/1/26	$28.00	$0.00	
09060 Bldg Repairs/Maintenance Misc.				$4,504.33	$0.00	$0.00	$4,504.33
09065 Fire Sprinkler Maintenance				$0.00	$688.00	$0.00	$688.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/1/2026	AP 2718974 - Enter Bill		SUMMER - SUMMERS FIRE SPRINKLERS, INC.	Fire sprinkler inspection	$688.00	$0.00	
09075 Irrigation Repairs				$1,100.00	$0.00	$0.00	$1,100.00
09080 Tree Trimming & pruning				$1,365.00	$0.00	$0.00	$1,365.00

Account				Balance Forward	Debits	Credits	Ending Balance
09085 Bus Service				$726.24	$0.00	$0.00	$726.24
09089 Miscellaneous				$206.41	$0.00	$0.00	$206.41
09090 LOD Association Fees				$35,904.00	$5,984.00	$0.00	$41,888.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744516 - Journal Entry		Prepaid Expenses	Prepaid Expenses	$5,984.00	$0.00	
09910 Reserves- Elevator				$1,218.96	$203.16	$0.00	$1,422.12
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$203.16	$0.00	
09915 Reserves- Exterior Painting				$3,124.98	$520.83	$0.00	$3,645.81
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$520.83	$0.00	
09920 Reserves- Paving/Resurface				$582.48	$97.08	$0.00	$679.56
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$97.08	$0.00	
09925 Reserves- Roof Replacement				$9,750.00	$1,625.00	$0.00	$11,375.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$1,625.00	$0.00	
09930 Reserves- Building Preservation				$3,250.02	$541.67	$0.00	$3,791.69
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
7/31/2026	GL 2744515 - Journal Entry		Reserve Allocation	Reserve Allocation	$541.67	$0.00	
Total:				**$0.00**	**$162,558.96**	**$162,558.96**	**$0.00**

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 7/31/2026

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01010 - South State Operating *7201	
Bank Statement Balance	$2,754.45	**Account Balance**	$2,698.45
GL Account Balance	$2,698.45	**+ Uncleared Payments**	$56.00
Difference	$56.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$2,754.45
		- Statement Balance	$2,754.45
		Difference	$0.00

Check #	Date	Source / Batch	Reference	Status		Deposits	Payments
1016	3/4/2026	AP 2565682	LAR-SILVER - LARRY SILVER	Uncleared		0.00	56.00
					Totals	$0.00	$56.00

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

Statement Ending 07/31/2026

Account Number: XXXXXXXXXXXXX7201

ASHLAND CONDOMINIUM A ASSOCIATION INC
OPERATING ACCOUNT
C/O PHOENIX MANAGEMENT SERVICES INC
4800 N STATE ROAD 7 STE 105
LAUDERDALE LAKES FL 33319-5805

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	XXXXXXXXXXXXX7201	$2,754.45

ASSOCIATION CHECKING - XXXXXXXXXXXXX7201

Account Summary

Date	Description	Amount
07/01/2026	**Beginning Balance**	**$10,541.10**
	17 Credit(s) This Period	$21,489.58
	20 Debit(s) This Period	$29,276.23
07/31/2026	**Ending Balance**	**$2,754.45**

Deposits

Date	Description	Amount
07/02/2026	REMOTE CAPTURE DEPOSIT	$85.58
		1 item(s) totaling $85.58

Other Credits

Date	Description	Amount
07/01/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$672.00
07/01/2026	ASHLAND CONDOMIN Settlement 000027441051974	$2,016.00
07/03/2026	ASHLAND CONDOMIN Settlement 000027483620410	$672.00
07/03/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$2,016.00
07/06/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$2,688.00
07/07/2026	ClickPay STL ACH CP STL ACH 80371270	$2,038.00
07/08/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$1,344.00
07/09/2026	ASHLAND CONDOMIN Settlement 000027541311578	$672.00
07/09/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$672.00
07/10/2026	ASHLAND CONDOMIN Settlement 000027550766698	$2,016.00
07/10/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$3,360.00
07/13/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$672.00
07/14/2026	ClickPay STL ACH CP STL ACH 80642135	$672.00
07/15/2026	ClickPay STL ACH CP STL ACH 80716157	$672.00
07/29/2026	AVIDPAY ASHLAND CONDOMIN REF* CK* 100464* 260708* ARCOS LAWN SERVICE INC\21690826	$550.00
07/31/2026	ASHLAND CONDOMIN Settlement 000027696801210	$672.00
		16 item(s) totaling $21,404.00

Member FDIC
NMLS# 403455
EQUAL HOUSING LENDER

ASSOCIATION CHECKING - XXXXXXXXXXXXX7201 (continued)

Electronic Debits

Date	Description	Amount
07/01/2026	FIRST INSURANCE INSURANCE 900-105157499	$3,568.11
07/02/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100459* 260701* Gladis Garcia\214410296\1753681	$120.00
07/02/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100458* 260701* PHOENIX MANAGEMENT SERVICES\214	$878.68
07/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100460* 260702* ARCOS LAWN SERVICE INC\21456177	$550.00
07/07/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100461* 260706* FLORIDA POWER LIGHT\214730769\	$369.99
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100463* 260708* PHOENIX MANAGEMENT SERVICES\215	$1.93
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100462* 260708* BUG OFF EXTERMINATORS\215123845	$75.00
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100465* 260709* United Elevator Service\2151592	$130.00
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100464* 260708* ARCOS LAWN SERVICE INC\21512384	$550.00
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100466* 260709* SUMMERS FIRE SPRINKLERS INC\215	$688.00
07/15/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100467* 260713* LAKES OF DELRAY INC\215540381\1	$9,537.00
07/15/2026	859028 ACCOUNT TRANSFER TO ASSOCIATION MMA 20407219 8:01	$2,987.74
07/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100468* 260716* POLIAKOFF BACKER\215993745\1771	$32.50
07/17/2026	823378 ACCOUNT TRANSFER TO ASSOCIATION CHECKING 25351693 12:41	$1,900.00
07/22/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100469* 260721* FCC ENVIRONMENTAL SERVICES\2163	$28.00
07/23/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100470* 260722* POLIAKOFF BACKER\216481581\1778	$500.00
07/27/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100471* 260723* ARCOS LAWN SERVICE INC\21669963	$827.70
07/28/2026	DBPR DBPR 2026133293186	$75.00
07/31/2026	FIRST INSURANCE INSURANCE 900-105157499	$3,568.11

19 item(s) totaling $26,387.76

Other Debits

Date	Description	Amount
07/13/2026	PAYMENT TO COMMERCIAL-SIMPLE LOAN 17001009865	$2,888.47

1 item(s) totaling $2,888.47

Daily Balances

Date	Amount	Date	Amount	Date	Amount
07/01/2026	$9,660.99	07/09/2026	$17,929.90	07/22/2026	$6,503.26
07/02/2026	$8,747.89	07/10/2026	$21,860.97	07/23/2026	$6,003.26
07/03/2026	$10,885.89	07/13/2026	$19,644.50	07/27/2026	$5,175.56
07/06/2026	$13,573.89	07/14/2026	$20,316.50	07/28/2026	$5,100.56
07/07/2026	$15,241.90	07/15/2026	$8,463.76	07/29/2026	$5,650.56
07/08/2026	$16,585.90	07/17/2026	$6,531.26	07/31/2026	$2,754.45

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 7/31/2026

Reconciliation Summary: SSB - SouthState Bank		**GL Account: 01015 - South State Special Assessment *1693**	
Bank Statement Balance	$24.39	**Account Balance**	$24.39
GL Account Balance	$24.39	**+ Uncleared Payments**	$0.00
Difference	$0.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$24.39
		- Statement Balance	$24.39
		Difference	$0.00

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

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

Statement Ending 07/31/2026

Account Number: XXXXXXXXXXXXX1693

ASHLAND CONDOMINIUM A ASSOCIATION INC
SPECIAL ASSESSMENT ACCOUNT
C/O PHOENIX MANAGEMENT SERVICES INC
4800 N STATE ROAD 7 STE 105
LAUDERDALE LAKES FL 33319-5805

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	XXXXXXXXXXXXX1693	$24.39

ASSOCIATION CHECKING - XXXXXXXXXXXXX1693

Account Summary

Date	Description	Amount
07/01/2026	**Beginning Balance**	**$290.73**
	3 Credit(s) This Period	$2,156.74
	1 Debit(s) This Period	$2,423.08
07/31/2026	**Ending Balance**	**$24.39**

Deposits

Date	Description	Amount
07/17/2026	823378 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 20407201 12:41	$1,900.00
		1 item(s) totaling $1,900.00

Other Credits

Date	Description	Amount
07/06/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$171.16
07/09/2026	LOCKBOX ASHLAND CONDOMIN INTERNET LOCKBOX ACH DATA	$85.58
		2 item(s) totaling $256.74

Other Debits

Date	Description	Amount
07/17/2026	PAYMENT TO COMMERCIAL-SIMPLE LOAN 402212582	$2,423.08
		1 item(s) totaling $2,423.08

Daily Balances

Date	Amount	Date	Amount	Date	Amount
07/06/2026	$461.89	07/09/2026	$547.47	07/17/2026	$24.39

Member FDIC
NMLS# 403455
EQUAL HOUSING LENDER

This page left intentionally blank

ASHLAND CONDOMINIUM A ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 7/31/2026

Reconciliation Summary: SSB - SouthState Bank		GL Account: 01110 - South State Reserves *7219	
Bank Statement Balance	$62,059.76	**Account Balance**	$62,059.76
GL Account Balance	$62,059.76	**+ Uncleared Payments**	$0.00
Difference	$0.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$62,059.76
		- Statement Balance	$62,059.76
		Difference	$0.00

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

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

Statement Ending 07/31/2026

Account Number: XXXXXXXXXXXXX7219

ASHLAND CONDOMINIUM A ASSOCIATION INC
RESERVE ACCOUNT
C/O PHOENIX MANAGEMENT SERVICES INC
4800 N STATE ROAD 7 STE 105
LAUDERDALE LAKES FL 33319-5805

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	XXXXXXXXXXXXX7219	$62,059.76

ASSOCIATION MMA - XXXXXXXXXXXXX7219

Account Summary

Date	Description	Amount
07/01/2026	**Beginning Balance**	**$59,038.52**
	2 Credit(s) This Period	$3,021.24
	0 Debit(s) This Period	$0.00
07/31/2026	**Ending Balance**	**$62,059.76**

Interest Summary

Description	Amount
Interest Earned From 07/01/2026 Through 07/31/2026	
Annual Percentage Yield Earned	0.65%
Interest Days	31
Interest Earned	$33.50
Interest Paid This Period	$33.50
Interest Paid Year-to-Date	$189.39
Minimum Balance	$59,038.52
Average Available Balance	$60,676.95

Deposits

Date	Description	Amount
07/15/2026	859028 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 20407201 8:01	$2,987.74
		1 item(s) totaling $2,987.74

Other Credits

Date	Description	Amount
07/31/2026	INTEREST	$33.50
		1 item(s) totaling $33.50

Daily Balances

Date	Amount	Date	Amount
07/15/2026	$62,026.26	07/31/2026	$62,059.76

Member FDIC
NMLS# 403455
EQUAL HOUSING LENDER

This page left intentionally blank

Transaction Report

Transaction Report for account *2582

Principal Loan Balance $76,421.78
Payoff Amount $76,574.83
Available Credit $0.00
Current Interest Rate 5.1500%
Maturity Date 05/17/2029
Current Payment Due Date 08/17/2026
Current Payment Amount Due $2,423.08

Date	Description	Credit	Debit
07/17/2026	Payment Payment - Extra To Principal Principal $2086.16 Interest $336.92	2423.08	
06/17/2026	Payment Payment - Extra To Principal Principal $2065.47 Interest $357.61	2423.08	
05/18/2026	Payment Payment - Extra To Principal Principal $2068.41 Interest $354.67	2423.08	
04/17/2026	Payment Payment - Extra To Principal Principal $2047.51 Interest $375.57	2423.08	
03/17/2026	Payment Payment - Extra To Principal Principal $2075.54 Interest $347.54	2423.08	

Transaction Report

Transaction Report for account *9865

Principal Loan Balance $36,463.90
Payoff Amount $36,560.50
Available Credit $0.00
Current Interest Rate 5.0000%
Maturity Date 08/12/2027
Current Payment Due Date 08/12/2026
Current Payment Amount Due $2,888.47

Date	Description	Credit	Debit
07/13/2026	Payment Payment - Extra To Principal Principal $2725.19 Interest $163.28	2888.47	
06/12/2026	Payment Payment - Extra To Principal Principal $2708.08 Interest $180.39	2888.47	
05/12/2026	Payment Payment - Extra To Principal Principal $2702.27 Interest $186.20	2888.47	
04/13/2026	Payment Payment - Extra To Principal Principal $2684.89 Interest $203.58	2888.47	
03/12/2026	Payment Payment - Extra To Principal Principal $2694.11 Interest $194.36	2888.47	

Ashland Condo A Association, Inc

Prepaid Expense, GL #1620

July 31, 2026

G/L #	Description	Period From	Period To	Prepaid	Monthly	# Mo PPD	Total
7350	DBPR 2026	1/1/2026	12/31/2026	$136.00	$11.33	5	$56.69
9090	LOD Master Fee	8/1/2026	8/31/2026	$5,984.00	$5,984.00	1	$5,984.00
8940	LOD Cable Fee	8/1/2026	8/31/2026	$3,553.00	$3,553.00	1	$3,553.00
	TOTAL			**$9,673.00**	**$9,548.33**		**$9,593.69**

Ashland Condo A Association, Inc

Deferred Cable, GL #3065

July 31, 2026

G/L #	Description	Period From	Period To	Prepaid	Monthly	# Mo PPD	Total
3065	Comcast TV Income	4/1/2021	4/1/2031	$10,237.50	$85.31	56	$4,777.55
	TOTAL			**$10,237.50**	**$85.31**		**$4,777.55**