

GOVERNORS WALK H.O.A.

Balance Sheet

As of 01/31/25

ASSETS

Valley National Bank Lease Dep	\$	17,718.47	
Valley National Bank Operating		14,537.89	
Valley National Bank Reserve		313,473.82	
Accounts Receivable		9,967.00	
Utility Deposits		100.00	
TOTAL ASSETS			\$ 355,797.18
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Refundable Security Deposit	\$	18,004.07	
Prepaid Owner's Assessments		13,580.21	
Subtotal Current Liab.			\$ 31,584.28

RESERVES:

Reserves - Special Assessment	\$	1,642.75	
Reserve - General		65,710.05	
Reserve - Painting		81,409.77	
Reserve - Hurricane		15,000.00	
Capital Contribution		41,700.00	
Reserves - Road Resurfacing		58,349.41	
Reserves - Interest		30,245.73	
Reserves - Blue Stream		19,416.11	
Subtotal Reserves			\$ 313,473.82

EQUITY:

Prior Year Net Inc./Loss	\$	25,203.92	
Current Year Net Income/(Loss)		(14,464.84)	
Subtotal Equity			\$ 10,739.08
TOTAL LIABILITIES & EQUITY			\$ 355,797.18
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GOVERNORS WALK H.O.A.

Income/Expense Statement

Period: 01/01/25 to 01/31/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	20,440.00	20,452.91	(12.91)	20,440.00	20,452.91	(12.91)	245,435.00
	Subtotal Income	20,440.00	20,452.91	(12.91)	20,440.00	20,452.91	(12.91)	245,435.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,700.00	1,700.00	.00	1,700.00	1,700.00	.00	20,400.00
07020	Accounting Fees	.00	91.66	91.66	.00	91.66	91.66	1,100.00
07160	Legal Fees	1,443.05	41.66	(1,401.39)	1,443.05	41.66	(1,401.39)	500.00
07280	Insurance	17,651.87	1,250.00	(16,401.87)	17,651.87	1,250.00	(16,401.87)	15,000.00
07320	Office Expenses	71.97	108.33	36.36	71.97	108.33	36.36	1,300.00
07450	Taxes & Fees	61.25	5.08	(56.17)	61.25	5.08	(56.17)	61.00
07890	License & Permits	.00	41.66	41.66	.00	41.66	41.66	500.00
	General & Administrative	20,928.14	3,238.39	(17,689.75)	20,928.14	3,238.39	(17,689.75)	38,861.00
Pool & Spa								
08220	Pool Repairs and Service	.00	663.66	663.66	.00	663.66	663.66	7,964.00
	Pool & Spa	.00	663.66	663.66	.00	663.66	663.66	7,964.00
Site Improvement								
08510	Landscape Extras	.00	833.33	833.33	.00	833.33	833.33	10,000.00
08515	Cleaning Sidewalks & Roads	.00	166.66	166.66	.00	166.66	166.66	2,000.00
	Site Improvement	.00	999.99	999.99	.00	999.99	999.99	12,000.00
Utilities								
08910	Electricity	943.42	1,008.33	64.91	943.42	1,008.33	64.91	12,100.00
08930	Water & Sewer	1,207.52	458.33	(749.19)	1,207.52	458.33	(749.19)	5,500.00
08990	Telephone	174.23	166.66	(7.57)	174.23	166.66	(7.57)	2,000.00
	Utilities	2,325.17	1,633.32	(691.85)	2,325.17	1,633.32	(691.85)	19,600.00
Maintenance								
09005	General Repairs & Maintenance	182.78	833.33	650.55	182.78	833.33	650.55	10,000.00
09010	Tree Maintenance	.00	1,833.33	1,833.33	.00	1,833.33	1,833.33	22,000.00
09111	Irrigation Wet Check	3,446.00	1,723.00	(1,723.00)	3,446.00	1,723.00	(1,723.00)	20,676.00
09112	Irrigation Repairs	.00	833.33	833.33	.00	833.33	833.33	10,000.00
	Maintenance	3,628.78	5,222.99	1,594.21	3,628.78	5,222.99	1,594.21	62,676.00

Period: 01/01/25 to 01/31/25

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
GOVERNORS WALK H.O.A.								
Contract Services								
09610	Lawn Service	4,167.00	4,167.00	.00	4,167.00	4,167.00	.00	50,004.00
09615	Fertilization & Pest Control	831.60	1,250.00	418.40	831.60	1,250.00	418.40	15,000.00
09660	Lake Treatment	167.99	168.00	.01	167.99	168.00	.01	2,016.00
09850	Janitorial Services	330.00	416.66	86.66	330.00	416.66	86.66	5,000.00
09855	Security	.00	166.66	166.66	.00	166.66	166.66	2,000.00
Contract Services		5,496.59	6,168.32	671.73	5,496.59	6,168.32	671.73	74,020.00
Reserve								
09910	Reserves - Painting	1,609.50	1,609.50	.00	1,609.50	1,609.50	.00	19,314.00
09915	Reserves - General	916.66	916.66	.00	916.66	916.66	.00	11,000.00
Reserve		2,526.16	2,526.16	.00	2,526.16	2,526.16	.00	30,314.00
TOTAL EXPENSES		34,904.84	20,452.83	(14,452.01)	34,904.84	20,452.83	(14,452.01)	245,435.00
CURRENT YEAR NET INCOME/(LOSS)		(14,464.84)	.08	(14,464.92)	(14,464.84)	.08	(14,464.92)	.00