

GOVERNORS WALK H.O.A.

Balance Sheet

As of 07/31/25

ASSETS

Valley National Bank Lease Dep	\$	17,718.47	
Valley National Bank Operating		8,437.23	
Valley National Bank Reserve		313,887.04	
Accounts Receivable		13,361.50	
Utility Deposits		100.00	
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TOTAL ASSETS			\$ 353,504.24
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Refundable Security Deposit	\$	18,004.07	
Prepaid Owner's Assessments		11,965.21	
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Subtotal Current Liab.			\$ 29,969.28

RESERVES:

Reserves - Special Assessment	\$	1,642.75	
Reserve - General		50,170.01	
Reserve - Painting		91,066.77	
Reserve - Hurricane		15,000.00	
Capital Contribution		43,200.00	
Reserves - Road Resurfacing		58,349.41	
Reserves - Interest		34,058.90	
Reserves - Blue Stream		20,399.20	
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Subtotal Reserves			\$ 313,887.04

EQUITY:

Prior Year Net Inc./Loss	\$	24,788.92	
Current Year Net Income/(Loss)		(15,141.00)	
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Subtotal Equity			\$ 9,647.92
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TOTAL LIABILITIES & EQUITY			\$ 353,504.24
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**GOVERNORS WALK H.O.A.**  
**Income/Expense Statement**  
**Period: 07/01/25 to 07/31/25**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
06310 Maintenance Income	20,860.00	20,452.91	407.09	143,360.00	143,170.37	189.63	245,435.00
06340 Late Fee Income	250.28	.00	250.28	1,100.28	.00	1,100.28	.00
06360 Misc. Owner Income	.00	.00	.00	1,865.00	.00	1,865.00	.00
06380 Owner Admin. Fees Income	.00	.00	.00	(250.00)	.00	(250.00)	.00
06390 Owner Interest Income	(70.28)	.00	(70.28)	.00	.00	.00	.00
Subtotal Income	21,040.00	20,452.91	587.09	146,075.28	143,170.37	2,904.91	245,435.00
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
07010 Management Fees	1,700.00	1,700.00	.00	11,900.00	11,900.00	.00	20,400.00
07020 Accounting Fees	.00	91.66	91.66	.00	641.62	641.62	1,100.00
07160 Legal Fees	637.50	41.66	(595.84)	2,535.55	291.62	(2,243.93)	500.00
07280 Insurance	.00	1,250.00	1,250.00	17,651.87	8,750.00	(8,901.87)	15,000.00
07320 Office Expenses	143.68	108.33	(35.35)	1,703.53	758.31	(945.22)	1,300.00
07450 Taxes & Fees	.00	5.08	5.08	61.25	35.56	(25.69)	61.00
07890 License & Permits	.00	41.66	41.66	495.37	291.62	(203.75)	500.00
General & Administrative	2,481.18	3,238.39	757.21	34,347.57	22,668.73	(11,678.84)	38,861.00
<b>Pool &amp; Spa</b>							
08220 Pool Repairs and Service	2,439.60	663.66	(1,775.94)	3,224.60	4,645.62	1,421.02	7,964.00
Pool & Spa	2,439.60	663.66	(1,775.94)	3,224.60	4,645.62	1,421.02	7,964.00
<b>Site Improvement</b>							
08510 Landscape Extras	170.00	833.33	663.33	170.00	5,833.31	5,663.31	10,000.00
08515 Cleaning Sidewalks & Roads	.00	166.66	166.66	.00	1,166.62	1,166.62	2,000.00
Site Improvement	170.00	999.99	829.99	170.00	6,999.93	6,829.93	12,000.00
<b>Utilities</b>							
08910 Electricity	959.76	1,008.33	48.57	6,197.28	7,058.31	861.03	12,100.00
08930 Water & Sewer	143.62	458.33	314.71	3,103.41	3,208.31	104.90	5,500.00
08990 Telephone	174.46	166.66	(7.80)	1,220.72	1,166.62	(54.10)	2,000.00
Utilities	1,277.84	1,633.32	355.48	10,521.41	11,433.24	911.83	19,600.00
<b>Maintenance</b>							
09005 General Repairs & Maintenance	4,425.00	833.33	(3,591.67)	12,620.26	5,833.31	(6,786.95)	10,000.00
09010 Tree Maintenance	3,700.00	1,833.33	(1,866.67)	24,880.00	12,833.31	(12,046.69)	22,000.00
09111 Irrigation Wet Check	1,723.00	1,723.00	.00	15,703.90	12,061.00	(3,642.90)	20,676.00
09112 Irrigation Repairs	.00	833.33	833.33	3,537.34	5,833.31	2,295.97	10,000.00
Maintenance	9,848.00	5,222.99	(4,625.01)	56,741.50	36,560.93	(20,180.57)	62,676.00

**GOVERNORS WALK H.O.A.**  
**Income/Expense Statement**  
**Period: 07/01/25 to 07/31/25**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GOVERNORS WALK H.O.A.								
Contract Services								
09610	Lawn Service	4,167.00	4,167.00	.00	29,169.00	29,169.00	.00	50,004.00
09615	Fertilization & Pest Control	.00	1,250.00	1,250.00	4,989.60	8,750.00	3,760.40	15,000.00
09660	Lake Treatment	167.99	168.00	.01	1,175.93	1,176.00	.07	2,016.00
09850	Janitorial Services	330.00	416.66	86.66	2,375.00	2,916.62	541.62	5,000.00
09855	Security	.00	166.66	166.66	818.55	1,166.62	348.07	2,000.00
	Contract Services	4,664.99	6,168.32	1,503.33	38,528.08	43,178.24	4,650.16	74,020.00
Reserve								
09910	Reserves - Painting	1,609.50	1,609.50	.00	11,266.50	11,266.50	.00	19,314.00
09915	Reserves - General	916.66	916.66	.00	6,416.62	6,416.62	.00	11,000.00
	Reserve	2,526.16	2,526.16	.00	17,683.12	17,683.12	.00	30,314.00
	TOTAL EXPENSES	23,407.77	20,452.83	(2,954.94)	161,216.28	143,169.81	(18,046.47)	245,435.00
	CURRENT YEAR NET INCOME/(LOSS)	(2,367.77)	.08	(2,367.85)	(15,141.00)	.56	(15,141.56)	.00