

GOVERNORS WALK H.O.A.

Run Date: 09/30/2025

Run Time: 10:26 AM

BALANCE SHEET As of: 09/30/2025 Assets

Account #	Account Name	Total
Asset		
01010	Valley National Bank Lease Dep	\$18,718.47
01016	Valley National Bank Operating	\$86.67
01025	Valley National Bank Reserve	\$320,726.24
01310	Accounts Receivable	\$14,451.50
01620	Utility Deposits	\$100.00
	ASSET TOTAL:	<u>\$354,082.88</u>
	TOTAL ASSETS:	<u><u>\$354,082.88</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03050	Refundable Security Deposit	\$19,004.07
03310	Prepaid Owner's Assessments	\$12,088.20
	LIABILITY TOTAL:	<u>\$31,092.27</u>
	TOTAL LIABILITIES:	<u>\$31,092.27</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Special Assessment	\$1,642.75
05012	Reserve - General	\$52,003.33
05015	Reserve - Painting	\$94,285.77
05016	Reserve - Hurricane	\$15,000.00
05017	Capital Contribution	\$43,200.00
05018	Reserves - Road Resurfacing	\$58,349.41
05020	Reserves - Interest	\$35,310.77
05030	Reserves - Blue Stream	\$20,934.21
	RESERVES TOTAL:	<u>\$320,726.24</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$22,955.92
	MEMBERS EQUITY TOTAL:	<u>\$22,955.92</u>
	Current Year Net Income/(Loss)	<u>(\$20,691.55)</u>
	TOTAL EQUITY:	<u>\$322,990.61</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$354,082.88</u></u>

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INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	20,440.00	20,452.91	(12.91)	184,240.00	184,076.19	163.81	245,435.00
06340 Late Fee Income	375.00	0.00	375.00	1,675.28	0.00	1,675.28	0.00
06360 Misc. Owner Income	1,849.00	0.00	1,849.00	3,724.00	0.00	3,724.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	(250.00)	0.00	(250.00)	0.00
Income Total	22,664.00	20,452.91	2,211.09	189,389.28	184,076.19	5,313.09	245,435.00
Total Income	22,664.00	20,452.91	2,211.09	189,389.28	184,076.19	5,313.09	245,435.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	1,700.00	1,700.00	0.00	15,300.00	15,300.00	0.00	20,400.00
07020 Accounting Fees	0.00	91.66	91.66	0.00	824.94	824.94	1,100.00
07160 Legal Fees	0.00	41.66	41.66	2,535.55	374.94	(2,160.61)	500.00
07280 Insurance	0.00	1,250.00	1,250.00	17,651.87	11,250.00	(6,401.87)	15,000.00
07320 Office Expenses	306.88	108.33	(198.55)	2,166.89	974.97	(1,191.92)	1,300.00
07450 Taxes & Fees	0.00	5.08	5.08	61.25	45.72	(15.53)	61.00
07890 License & Permits	0.00	41.66	41.66	495.37	374.94	(120.43)	500.00
General & Administrative Total	2,006.88	3,238.39	1,231.51	38,210.93	29,145.51	(9,065.42)	38,861.00
Pool & Spa							
08220 Pool Repairs and Service	1,545.00	663.66	(881.34)	8,539.60	5,972.94	(2,566.66)	7,964.00
Pool & Spa Total	1,545.00	663.66	(881.34)	8,539.60	5,972.94	(2,566.66)	7,964.00
Site Improvement							
08510 Landscape Extras	0.00	833.33	833.33	170.00	7,499.97	7,329.97	10,000.00
08515 Cleaning Sidewalks & Roads	0.00	166.66	166.66	0.00	1,499.94	1,499.94	2,000.00
Site Improvement Total	0.00	999.99	999.99	170.00	8,999.91	8,829.91	12,000.00
Utilities							
08910 Electricity	1,043.88	1,008.33	(35.55)	8,286.59	9,074.97	788.38	12,100.00
08930 Water & Sewer	297.32	458.33	161.01	3,826.88	4,124.97	298.09	5,500.00
08990 Telephone	174.31	166.66	(7.65)	1,569.34	1,499.94	(69.40)	2,000.00
Utilities Total	1,515.51	1,633.32	117.81	13,682.81	14,699.88	1,017.07	19,600.00
Maintenance							
09005 General Repairs & Maintenance	9,192.20	833.33	(8,358.87)	21,812.46	7,499.97	(14,312.49)	10,000.00
09010 Tree Maintenance	6,660.00	1,833.33	(4,826.67)	31,540.00	16,499.97	(15,040.03)	22,000.00
09111 Irrigation Wet Check	0.00	1,723.00	1,723.00	19,149.90	15,507.00	(3,642.90)	20,676.00
09112 Irrigation Repairs	0.00	833.33	833.33	4,698.43	7,499.97	2,801.54	10,000.00
Maintenance Total	15,852.20	5,222.99	(10,629.21)	77,200.79	47,006.91	(30,193.88)	62,676.00
Contract Services							
09610 Lawn Service	4,167.00	4,167.00	0.00	37,503.00	37,503.00	0.00	50,004.00
09615 Fertilization & Pest Control	0.00	1,250.00	1,250.00	6,652.80	11,250.00	4,597.20	15,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09660 Lake Treatment	167.99	168.00	0.01	1,511.91	1,512.00	0.09	2,016.00
09850 Janitorial Services	330.00	416.66	86.66	3,055.00	3,749.94	694.94	5,000.00
09855 Security	0.00	166.66	166.66	818.55	1,499.94	681.39	2,000.00
Contract Services Total	4,664.99	6,168.32	1,503.33	49,541.26	55,514.88	5,973.62	74,020.00
Reserve							
09910 Reserves - Painting	1,609.49	1,609.50	0.01	14,485.49	14,485.50	0.01	19,314.00
09915 Reserves - General	916.67	916.66	(0.01)	8,249.95	8,249.94	(0.01)	11,000.00
Reserve Total	2,526.16	2,526.16	0.00	22,735.44	22,735.44	0.00	30,314.00
Total Expense	28,110.74	20,452.83	(7,657.91)	210,080.83	184,075.47	(26,005.36)	245,435.00
Net Income	(5,446.74)	0.08	(5,446.82)	(20,691.55)	0.72	(20,692.27)	0.00