

GOVERNORS WALK H.O.A.

Run Date: 10/31/2025

Run Time: 10:57 AM

BALANCE SHEET

As of: 10/31/2025

Assets

| Account # | Account Name | Total |
|--------------|--------------------------------|----------------------------|
| Asset | | |
| 01010 | Valley National Bank Lease Dep | \$18,718.47 |
| 01016 | Valley National Bank Operating | \$5,070.51 |
| 01025 | Valley National Bank Reserve | \$325,878.87 |
| 01310 | Accounts Receivable | \$14,861.50 |
| 01620 | Utility Deposits | \$100.00 |
| | ASSET TOTAL: | <u>\$364,629.35</u> |
| | TOTAL ASSETS: | <u><u>\$364,629.35</u></u> |

Liabilities

| Account # | Account Name | Total |
|------------------|-----------------------------|--------------------|
| Liability | | |
| 03050 | Refundable Security Deposit | \$19,004.07 |
| 03310 | Prepaid Owner's Assessments | \$11,831.20 |
| | LIABILITY TOTAL: | <u>\$30,835.27</u> |
| | TOTAL LIABILITIES: | <u>\$30,835.27</u> |

Equity

| Account # | Account Name | Total |
|-----------------------|--------------------------------|----------------------------|
| Reserves | | |
| 05010 | Reserves - Special Assessment | \$1,642.75 |
| 05012 | Reserve - General | \$52,919.99 |
| 05015 | Reserve - Painting | \$95,895.27 |
| 05016 | Reserve - Hurricane | \$15,000.00 |
| 05017 | Capital Contribution | \$44,200.00 |
| 05018 | Reserves - Road Resurfacing | \$58,349.41 |
| 05020 | Reserves - Interest | \$35,894.57 |
| 05030 | Reserves - Blue Stream | \$21,476.88 |
| | RESERVES TOTAL: | <u>\$325,378.87</u> |
| Members Equity | | |
| 05510 | Prior Year Net Inc./Loss | \$22,655.92 |
| | MEMBERS EQUITY TOTAL: | <u>\$22,655.92</u> |
| | Current Year Net Income/(Loss) | <u>(\$14,240.71)</u> |
| | TOTAL EQUITY: | <u>\$333,794.08</u> |
| | TOTAL LIABILITIES AND EQUITY: | <u><u>\$364,629.35</u></u> |

GOVERNORS WALK H.O.A.

Run Date: 10/31/2025
Run Time: 10:49 AM

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

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) | 204,680.00 | 204,529.10 | 150.90 | 245,435.00 |
| 06340 Late Fee Income | 225.00 | 0.00 | 225.00 | 1,900.28 | 0.00 | 1,900.28 | 0.00 |
| 06360 Misc. Owner Income | 0.00 | 0.00 | 0.00 | 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 |
| 06385 Capital Contribution | 500.00 | 0.00 | 500.00 | 500.00 | 0.00 | 500.00 | 0.00 |
| Income Total | 21,165.00 | 20,452.91 | 712.09 | 210,554.28 | 204,529.10 | 6,025.18 | 245,435.00 |
| Total Income | 21,165.00 | 20,452.91 | 712.09 | 210,554.28 | 204,529.10 | 6,025.18 | 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 | 17,000.00 | 17,000.00 | 0.00 | 20,400.00 |
| 07020 Accounting Fees | 0.00 | 91.66 | 91.66 | 0.00 | 916.60 | 916.60 | 1,100.00 |
| 07160 Legal Fees | 0.00 | 41.66 | 41.66 | 2,535.55 | 416.60 | (2,118.95) | 500.00 |
| 07280 Insurance | 0.00 | 1,250.00 | 1,250.00 | 17,651.87 | 12,500.00 | (5,151.87) | 15,000.00 |
| 07320 Office Expenses | 173.86 | 108.33 | (65.53) | 2,340.75 | 1,083.30 | (1,257.45) | 1,300.00 |
| 07450 Taxes & Fees | 0.00 | 5.08 | 5.08 | 61.25 | 50.80 | (10.45) | 61.00 |
| 07890 License & Permits | 0.00 | 41.66 | 41.66 | 495.37 | 416.60 | (78.77) | 500.00 |
| General & Administrative Total | 1,873.86 | 3,238.39 | 1,364.53 | 40,084.79 | 32,383.90 | (7,700.89) | 38,861.00 |
| Pool & Spa | | | | | | | |
| 08220 Pool Repairs and Service | 500.00 | 663.66 | 163.66 | 9,039.60 | 6,636.60 | (2,403.00) | 7,964.00 |
| Pool & Spa Total | 500.00 | 663.66 | 163.66 | 9,039.60 | 6,636.60 | (2,403.00) | 7,964.00 |
| Site Improvement | | | | | | | |
| 08510 Landscape Extras | 0.00 | 833.33 | 833.33 | 170.00 | 8,333.30 | 8,163.30 | 10,000.00 |
| 08515 Cleaning Sidewalks & Roads | 0.00 | 166.66 | 166.66 | 0.00 | 1,666.60 | 1,666.60 | 2,000.00 |
| Site Improvement Total | 0.00 | 999.99 | 999.99 | 170.00 | 9,999.90 | 9,829.90 | 12,000.00 |
| Utilities | | | | | | | |
| 08910 Electricity | 1,107.36 | 1,008.33 | (99.03) | 9,393.95 | 10,083.30 | 689.35 | 12,100.00 |
| 08930 Water & Sewer | 208.43 | 458.33 | 249.90 | 4,035.31 | 4,583.30 | 547.99 | 5,500.00 |
| 08990 Telephone | 174.31 | 166.66 | (7.65) | 1,743.65 | 1,666.60 | (77.05) | 2,000.00 |
| Utilities Total | 1,490.10 | 1,633.32 | 143.22 | 15,172.91 | 16,333.20 | 1,160.29 | 19,600.00 |
| Maintenance | | | | | | | |
| 09005 General Repairs & Maintenance | 0.00 | 833.33 | 833.33 | 21,812.46 | 8,333.30 | (13,479.16) | 10,000.00 |
| 09010 Tree Maintenance | 0.00 | 1,833.33 | 1,833.33 | 31,540.00 | 18,333.30 | (13,206.70) | 22,000.00 |
| 09111 Irrigation Wet Check | 1,723.00 | 1,723.00 | 0.00 | 20,872.90 | 17,230.00 | (3,642.90) | 20,676.00 |
| 09112 Irrigation Repairs | 0.00 | 833.33 | 833.33 | 4,698.43 | 8,333.30 | 3,634.87 | 10,000.00 |
| Maintenance Total | 1,723.00 | 5,222.99 | 3,499.99 | 78,923.79 | 52,229.90 | (26,693.89) | 62,676.00 |
| Contract Services | | | | | | | |
| 09610 Lawn Service | 4,167.00 | 4,167.00 | 0.00 | 41,670.00 | 41,670.00 | 0.00 | 50,004.00 |

| Account | Current | | | Year to Date | | | Yearly |
|------------------------------------|------------------|------------------|-----------------|--------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 09615 Fertilization & Pest Control | 1,663.20 | 1,250.00 | (413.20) | 8,316.00 | 12,500.00 | 4,184.00 | 15,000.00 |
| 09660 Lake Treatment | 167.99 | 168.00 | 0.01 | 1,679.90 | 1,680.00 | 0.10 | 2,016.00 |
| 09850 Janitorial Services | 330.00 | 416.66 | 86.66 | 3,385.00 | 4,166.60 | 781.60 | 5,000.00 |
| 09855 Security | 272.85 | 166.66 | (106.19) | 1,091.40 | 1,666.60 | 575.20 | 2,000.00 |
| Contract Services Total | 6,601.04 | 6,168.32 | (432.72) | 56,142.30 | 61,683.20 | 5,540.90 | 74,020.00 |
| Reserve | | | | | | | |
| 09910 Reserves - Painting | 1,609.49 | 1,609.50 | 0.01 | 16,094.98 | 16,095.00 | 0.02 | 19,314.00 |
| 09915 Reserves - General | 916.67 | 916.66 | (0.01) | 9,166.62 | 9,166.60 | (0.02) | 11,000.00 |
| Reserve Total | 2,526.16 | 2,526.16 | 0.00 | 25,261.60 | 25,261.60 | 0.00 | 30,314.00 |
| Total Expense | 14,714.16 | 20,452.83 | 5,738.67 | 224,794.99 | 204,528.30 | (20,266.69) | 245,435.00 |
| Net Income | 6,450.84 | 0.08 | 6,450.76 | (14,240.71) | 0.80 | (14,241.51) | 0.00 |