



Unparalleled Property Services

Island Walk Homeowners Association, Inc.

10/31/2025

Financial Statements

For Management Purposes Only

Prepared by:
Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

6155 Towncenter Circle
Ste. 101
Naples FL 34119

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

		Operating	Reserve	Special Assessment	Total
ASSETS					
CURRENT ASSETS					
100093	Alliance Assoc Bank - Oper w/ICS Sweep	2,422,960.24	0.00	0.00	2,422,960.24
100094	Alliance Assoc Bank - LOGO w/ICS	12,569.55	0.00	0.00	12,569.55
100095	Alliance Assoc Bank - Activities w/ICS	16,687.85	0.00	0.00	16,687.85
100101	VNB - US T- Bill 3.75% 12/23/25	562,949.26	0.00	0.00	562,949.26
100127	Alliance Association Bank - Security Dep	59,373.28	0.00	0.00	59,373.28
100164	VNB - Comcast Funds	53,085.31	0.00	0.00	53,085.31
100261	Fifth Third - Gas Account Vendor	28,554.39	0.00	0.00	28,554.39
120011	Due (To)/From Reserves/SPA	(11,264.91)	0.00	0.00	(11,264.91)
	TOTAL CURRENT ASSETS	3,144,914.97	0.00	0.00	3,144,914.97
RESERVE CASH					
100175	Valley National - RES 4900	0.00	2,079.82	0.00	2,079.82
102032	VNB - US T- Bill 3.80% 12/16/25	0.00	1,111,861.80	0.00	1,111,861.80
102136	Alliance Assoc Bank-RSV w/ICS Sweep	0.00	859,248.74	0.00	859,248.74
120020	Due (To)/From Operating/SPA	0.00	11,264.91	0.00	11,264.91
	TOTAL RESERVE CASH	0.00	1,984,455.27	0.00	1,984,455.27
ACCOUNTS RECEIVABLE					
110010	Accounts Receivable	147,755.10	0.00	0.00	147,755.10
110030	Texaco Receivables	25,105.96	0.00	0.00	25,105.96
110031	Other Receivable	253.12	0.00	0.00	253.12
119999	Allowance for Doubtful Accounts	(485.78)	0.00	0.00	(485.78)
	TOTAL ACCOUNTS RECEIVABLE	172,628.40	0.00	0.00	172,628.40
OTHER ASSETS					
130000	Inventory - Fuel	27,333.73	0.00	0.00	27,333.73
132000	Inventory - Logo Merchandise	10,130.26	0.00	0.00	10,130.26
140000	Prepaid Expenses	21,610.20	0.00	0.00	21,610.20
150000	Prepaid Insurance	512,570.99	0.00	0.00	512,570.99
151011	Deposits - Utility FPL	2,169.00	0.00	0.00	2,169.00
	TOTAL OTHER ASSETS	573,814.18	0.00	0.00	573,814.18
	TOTAL ASSETS	3,891,357.55	1,984,455.27	0.00	5,875,812.82

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		Operating	Reserve	Special Assessment	Total
LIABILITIES & FUND BALANCES					
NON-RESERVE LIABILITIES					
210011	Homeowner Pending Refunds	1,298.25	0.00	0.00	1,298.25
210017	Due to Others	2,860.00	0.00	0.00	2,860.00
210020	Sales Tax Payable	28.75	0.00	0.00	28.75
210031	Accrued Expenses	449,256.36	0.00	0.00	449,256.36
220000	Prepaid Assessments	215,480.66	0.00	0.00	215,480.66
240100	Security Deposits - Architectural Review	46,200.00	0.00	0.00	46,200.00
240301	Security Deposits - Commercial Units	13,273.28	0.00	0.00	13,273.28
242700	Comcast Per Parcel	50,368.61	0.00	0.00	50,368.61
250100	Deferred Assessments	1,941,283.23	0.00	0.00	1,941,283.23
	TOTAL NON-RESERVE LIABILITIES	2,720,049.14	0.00	0.00	2,720,049.14
RESERVE CONTRACT LIABILITIES					
300100	Reserves Beginning Balance	0.00	2,429,690.77	0.00	2,429,690.77
300619	Rental AC Fee Contribution	0.00	5,900.00	0.00	5,900.00
301193	Initial Capital Contribution	0.00	142,500.00	0.00	142,500.00
301194	SPA transfer to Reserves	0.00	35,342.49	0.00	35,342.49
301195	2024 PY Surpl Transfer to Reserves	0.00	324,081.00	0.00	324,081.00
301196	YTD Allocation	0.00	1,254,090.00	0.00	1,254,090.00
301201	YTD Disbursements	0.00	(2,313,927.26)	0.00	(2,313,927.26)
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	1,877,677.00	0.00	1,877,677.00
RESERVE FUND					
309980	Contract Liability Int Earned -T-Bills	0.00	105,699.45	0.00	105,699.45
309999	Contract Liability - Reserve interest	0.00	1,078.82	0.00	1,078.82
	TOTAL RESERVE FUND	0.00	106,778.27	0.00	106,778.27
OPERATING FUND					
350200	Prior Year Adjustments	293,346.82	0.00	0.00	293,346.82
350201	2024 PY Surpl Transfer to Reserves	(324,081.00)	0.00	0.00	(324,081.00)
360000	Prior Years Surplus / (Deficit)	517,567.20	0.00	0.00	517,567.20
	Current Surplus/(Deficit)	684,475.39	0.00	0.00	684,475.39
	TOTAL OPERATING FUND	1,171,308.41	0.00	0.00	1,171,308.41
	TOTAL LIABILITIES & FUND BALANCES	3,891,357.55	1,984,455.27	0.00	5,875,812.82

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
10/31/2025

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6155 Towncenter Circle
Ste. 101
Naples FL 34119

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Assessment Fees	970,641.61	970,609	32.61	9,704,832.95	9,706,090	(1,257.05)	11,647,312	1,942,479.05
400108 Contra Revenue - Bad Debt	0.00	0	0.00	3,307.00	0	3,307.00	0	(3,307.00)
400200 Fines	1,000.00	167	833.00	4,665.75	1,670	2,995.75	2,000	(2,665.75)
400301 Transfer Rent/Resale fees	450.00	0	450.00	450.00	0	450.00	0	(450.00)
400302 Application Income	1,887.95	2,417	(529.05)	22,103.10	24,170	(2,066.90)	29,000	6,896.90
400306 Bar Codes & Fobs	1,360.00	1,250	110.00	15,225.99	12,500	2,725.99	15,000	(225.99)
400400 Late Fees	8,832.63	1,833	6,999.63	30,168.78	18,330	11,838.78	22,000	(8,168.78)
400505 Key Income	125.00	100	25.00	2,060.06	1,000	1,060.06	1,200	(860.06)
400600 Tennis Sales	0.00	317	(317.00)	2,137.04	3,170	(1,032.96)	3,800	1,662.96
401110 Interest Charges	1,844.27	1,500	344.27	9,860.05	15,000	(5,139.95)	18,000	8,139.95
401120 Interest - Operating Savings Acct	137.44	1,000	(862.56)	1,967.20	10,000	(8,032.80)	12,000	10,032.80
420138 Pickleball sales	100.00	163	(63.00)	1,100.00	1,630	(530.00)	1,950	850.00
420143 Gas Station Net	12,837.80	2,917	9,920.80	14,935.98	29,170	(14,234.02)	35,000	20,064.02
420144 Car Wash - Net	(403.94)	2,083	(2,486.94)	(3,292.13)	20,830	(24,122.13)	25,000	28,292.13
420170 Capital Contribution Income	20,000.00	16,667	3,333.00	142,500.00	166,670	(24,170.00)	200,000	57,500.00
420192 Rental AC & CAM Charge Income	450.00	1,031	(581.00)	8,564.34	10,310	(1,745.66)	12,368	3,803.66
420200 Business Rental (Lease)	11,339.89	8,521	2,818.89	89,168.38	85,210	3,958.38	102,255	13,086.62
420900 Miscellaneous Income	400.61	0	400.61	6,821.27	0	6,821.27	0	(6,821.27)
420990 Self Funding/Income & Expense	152.16	0	152.16	3,746.75	0	3,746.75	0	(3,746.75)
430601 Treasury Bills Earned Interest	1,832.57	6,667	(4,834.43)	17,764.12	66,670	(48,905.88)	80,000	62,235.88
435010 Logo Merchandise Sales	508.00	833	(325.00)	5,012.50	8,330	(3,317.50)	10,000	4,987.50
Total Revenue	1,033,495.99	1,018,075	15,420.99	10,083,099.13	10,180,750	(97,650.87)	12,216,885	2,133,785.87
Administrative Expense								
520115 Postage & Mailings	0.00	1,150	1,150.00	2,799.99	11,500	8,700.01	13,800	11,000.01
520119 Office Supplies - IWHO	1,676.06	3,788	2,111.94	35,154.89	37,880	2,725.11	45,453	10,298.11
520122 Bank Charges	0.00	83	83.00	1,780.92	830	(950.92)	1,000	(780.92)
520124 Office Equipment Leases	654.11	598	(56.11)	5,579.69	5,980	400.31	7,179	1,599.31
520131 Web Hosting & Internet	1,493.11	1,266	(227.11)	15,027.77	12,660	(2,367.77)	15,186	158.23
520135 Storage Rental	696.00	750	54.00	6,479.04	7,500	1,020.96	9,000	2,520.96
520990 Other Fees and Taxes	0.00	724	724.00	1,000.70	7,240	6,239.30	8,690	7,689.30
530100 Audit/Tax Return	1,250.00	1,250	0.00	36,566.27	12,500	(24,066.27)	15,000	(21,566.27)
530109 Legal Fees - Document Revisions	2,750.00	417	(2,333.00)	14,709.93	4,170	(10,539.93)	5,000	(9,709.93)
530110 Legal - General	435.00	2,083	1,648.00	11,417.75	20,830	9,412.25	25,000	13,582.25
530111 Legal - Collections	0.00	833	833.00	107.50	8,330	8,222.50	10,000	9,892.50
530112 Elections Activities	65.95	630	564.05	4,684.92	6,300	1,615.08	7,558	2,873.08
530114 Line of Credit Fees/Interest	0.00	125	125.00	0.00	1,250	1,250.00	1,500	1,500.00
530115 Legal - Insurance	0.00	833	833.00	0.00	8,330	8,330.00	10,000	10,000.00
530116 Legal Fees - Elections	0.00	263	263.00	974.00	2,630	1,656.00	3,150	2,176.00
600000 Management Services Contract	110,608.89	128,886	18,277.11	1,119,324.17	1,288,860	169,535.83	1,546,635	427,310.83

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
10/31/2025

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6155 Towncenter Circle
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	Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
510100	Insurance	63,974.80	78,272	14,297.20	719,073.95	782,720	63,646.05	939,269	220,195.05
510116	Insurance Deductible	250.00	2,083	1,833.00	(154.00)	20,830	20,984.00	25,000	25,154.00
		183,853.92	224,034	40,180.08	1,974,527.49	2,240,340	265,812.51	2,688,420	713,892.51
	Security Expense								
704205	Bar Codes/Fitness Swipe Cards	0.00	667	667.00	4,665.00	6,670	2,005.00	8,000	3,335.00
704234	Equipment Security	285.40	1,438	1,152.60	6,626.51	14,380	7,753.49	17,259	10,632.49
704240	Access Control	26,228.48	27,698	1,469.52	267,326.62	276,980	9,653.38	332,381	65,054.38
704248	Access Control - Technology	991.24	954	(37.24)	10,824.85	9,540	(1,284.85)	11,443	618.15
704503	Guardhouse-Telephone/Computer	440.14	667	226.86	6,356.35	6,670	313.65	8,000	1,643.65
	Total Security Expense	27,945.26	31,424	3,478.74	295,799.33	314,240	18,440.67	377,083	81,283.67
	Activities Expense								
711370	Resort Pool, Bocce,& Lawn Bowl	0.00	471	471.00	6,857.14	4,710	(2,147.14)	5,650	(1,207.14)
712500	Pool Maintenance	1,850.00	2,867	1,017.00	23,414.34	28,670	5,255.66	34,400	10,985.66
712550	Pool Repairs	193.92	1,667	1,473.08	15,329.71	16,670	1,340.29	20,000	4,670.29
712592	Utilities - Pool	1,808.92	4,309	2,500.08	19,609.56	43,090	23,480.44	51,709	32,099.44
712632	Utilities - Tennis & Lap Pool	2,042.95	5,204	3,161.05	35,825.02	52,040	16,214.98	62,443	26,617.98
712633	Racquet Sports	126.98	3,484	3,357.02	21,715.36	34,840	13,124.64	41,813	20,097.64
713019	Island Walk Functions	8,072.04	2,417	(5,655.04)	31,916.19	24,170	(7,746.19)	29,000	(2,916.19)
713035	Logo Merchandise Expense	286.69	250	(36.69)	2,815.30	2,500	(315.30)	3,000	184.70
713431	Fitness Center	0.00	573	573.00	2,662.42	5,730	3,067.58	6,880	4,217.58
	Total Activities Expense	14,381.50	21,242	6,860.50	160,145.04	212,420	52,274.96	254,895	94,749.96
	Community Media								
711240	Visual	1,293.60	417	(876.60)	3,028.12	4,170	1,141.88	5,000	1,971.88
711250	Technology	1,249.55	2,110	860.45	12,264.91	21,100	8,835.09	25,324	13,059.09
711270	Communication	0.00	21	21.00	0.00	210	210.00	250	250.00
711330	Cable TV Master Contract	145,518.55	146,184	665.45	1,428,864.43	1,461,840	32,975.57	1,754,212	325,347.57
	Total Community Media	148,061.70	148,732	670.30	1,444,157.46	1,487,320	43,162.54	1,784,786	340,628.54
	Facilities Maintenance Expense								
702002	Building Repairs	2,454.91	5,417	2,962.09	61,740.96	54,170	(7,570.96)	65,000	3,259.04
702003	Maintenance Supplies	549.26	833	283.74	5,463.74	8,330	2,866.26	10,000	4,536.26
702014	Janitorial Supplies	1,513.31	2,043	529.69	16,576.91	20,430	3,853.09	24,515	7,938.09
702017	Restaurant Repairs	(1,743.23)	1,751	3,494.23	23,375.57	17,510	(5,865.57)	21,015	(2,360.57)
702076	A/C Units	3,096.00	833	(2,263.00)	6,199.00	8,330	2,131.00	10,000	3,801.00
702077	Emergency Supplies	147.32	1,042	894.68	5,126.02	10,420	5,293.98	12,500	7,373.98

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6155 Towncenter Circle
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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
702080	Lighting Surge Protection	0.00	125	125.00	0.00	1,250	1,250.00	1,500	1,500.00
702152	Holiday Decorations - Club	1,083.33	1,083	(0.33)	6,143.26	10,830	4,686.74	13,000	6,856.74
702178	Pest Control	0.00	513	513.00	4,562.76	5,130	567.24	6,157	1,594.24
705011	Electricity - Town Center	3,214.85	2,753	(461.85)	30,543.51	27,530	(3,013.51)	33,034	2,490.49
705022	Electricity - Pumps	4,717.26	7,260	2,542.74	64,881.68	72,600	7,718.32	87,119	22,237.32
705023	Electricity - Street Lights	13,430.30	14,307	876.70	130,466.97	143,070	12,603.03	171,682	41,215.03
705030	Water & Sewer	628.28	620	(8.28)	7,359.90	6,200	(1,159.90)	7,441	81.10
705060	Trash Removal	2,081.39	1,624	(457.39)	17,564.99	16,240	(1,324.99)	19,482	1,917.01
705070	Telephone	777.53	917	139.47	7,703.73	9,170	1,466.27	11,000	3,296.27
705181	Maintenance Vehicle	215.26	833	617.74	6,649.06	8,330	1,680.94	10,000	3,350.94
706035	Fire Alarm System	2,736.18	958	(1,778.18)	33,866.34	9,580	(24,286.34)	11,500	(22,366.34)
706563	Utilities-Restaurant	5,838.71	4,419	(1,419.71)	39,139.23	44,190	5,050.77	53,030	13,890.77
Total Facilities Maintenance Expense		40,740.66	47,331	6,590.34	467,363.63	473,310	5,946.37	567,975	100,611.37
Total Contingency		0.00	0	0.00	0.00	0	0.00	0	0.00
Infrastructure and Ground									
700100	Landscape Contract	151,087.01	151,087	(0.01)	1,492,811.86	1,510,870	18,058.14	1,813,047	320,235.14
700120	Landscape Replacement	54,194.50	17,917	(36,277.50)	112,475.92	179,170	66,694.08	215,000	102,524.08
700130	Mulching	0.00	18,956	18,956.00	825.00	189,560	188,735.00	227,467	226,642.00
700132	Annual Planting	0.00	2,917	2,917.00	12,589.30	29,170	16,580.70	35,000	22,410.70
700150	Sod Replacement	120,345.00	20,833	(99,512.00)	274,923.33	208,330	(66,593.33)	250,000	(24,923.33)
700210	Arbor Contract	0.00	44,101	44,101.00	396,909.66	441,010	44,100.34	529,212	132,302.34
700211	Arbor - Non Contract	6,415.00	12,500	6,085.00	134,188.00	125,000	(9,188.00)	150,000	15,812.00
701000	Irrigation - Maintenance Contract	18,058.21	18,222	163.79	198,640.32	182,220	(16,420.32)	218,668	20,027.68
701010	Pump Repairs	241.54	333	91.46	5,056.37	3,330	(1,726.37)	4,000	(1,056.37)
701023	Irrigation Repairs	71,753.42	29,167	(42,586.42)	382,250.80	291,670	(90,580.80)	350,000	(32,250.80)
701100	Lakes	21,578.20	25,110	3,531.80	263,472.28	251,100	(12,372.28)	301,319	37,846.72
702000	Leaf & Acorn Removal	0.00	3,800	3,800.00	15,460.00	38,000	22,540.00	45,600	30,140.00
702095	Sidewalk Shaving	41,425.90	9,167	(32,258.90)	72,680.04	91,670	18,989.96	110,000	37,319.96
702110	Signage	0.00	1,708	1,708.00	22,026.63	17,080	(4,946.63)	20,500	(1,526.63)
702140	Pressure Cleaning	0.00	4,992	4,992.00	30,109.44	49,920	19,810.56	59,900	29,790.56
702141	Storm Water Management	0.00	425	425.00	0.00	4,250	4,250.00	5,100	5,100.00
702198	Engineering	4,163.93	5,000	836.07	57,924.93	50,000	(7,924.93)	60,000	2,075.07
703000	Fountain Maintenance	0.00	125	125.00	750.00	1,250	500.00	1,500	750.00
705081	Propane Tank Farm	106.00	42	(64.00)	496.91	420	(76.91)	500	3.09
720570	Pavers Repairs	900.00	17,500	16,600.00	172,900.00	175,000	2,100.00	210,000	37,100.00
Total Infrastructure and Ground		490,268.71	383,902	(106,366.71)	3,646,490.79	3,839,020	192,529.21	4,606,813	960,322.21

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Reserves									
900100	Pooled Reserves	125,409.00	125,409	0.00	1,254,090.00	1,254,090	0.00	1,504,913	250,823.00
900619	Rental AC Charge Income Transfer to Rese	450.00	583	133.00	5,900.00	5,830	(70.00)	7,000	1,100.00
901193	Capital Contribution Transfer to Reserve	20,000.00	16,667	(3,333.00)	142,500.00	166,670	24,170.00	200,000	57,500.00
	Total Reserves	145,859.00	142,659	(3,200.00)	1,402,490.00	1,426,590	24,100.00	1,711,913	309,423.00
Contingency									
707010	Contingency	0.00	18,750	18,750.00	7,650.00	187,500	179,850.00	225,000	217,350.00
	Total Expenses	1,051,110.75	1,018,074	(33,036.75)	9,398,623.74	10,180,740	782,116.26	12,216,885	2,818,261.26
	Net Income/(Loss)	(17,614.76)	1	(17,615.76)	684,475.39	10	684,465.39	0	(684,475.39)

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
10/31/2025

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6155 Towncenter Circle
Ste. 101
Naples FL 34119

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Gas/Car Wash Income & Expense								
Income								
420185 Gas Station Income	77,269.31	0	77,269.31	862,398.58	0	862,398.58	0	(862,398.58)
420146 Car Wash	2,302.00	0	2,302.00	25,308.79	0	25,308.79	0	(25,308.79)
Subtotal Income	79,571.31	0	79,571.31	887,707.37	0	887,707.37	0	(887,707.37)
Expenses								
716152 Credit Card Processing	1,875.50	0	(1,875.50)	20,926.20	0	(20,926.20)	0	(20,926.20)
716153 APEC Other Fees	729.81	0	(729.81)	29,258.94	0	(29,258.94)	0	(29,258.94)
716211 Car Wash Maintenance	2,786.94	0	(2,786.94)	28,705.92	0	(28,705.92)	0	(28,705.92)
716246 Gas Pumps	0.00	0	0.00	48,435.93	0	(48,435.93)	0	(48,435.93)
716250 Cost of Sales - Gas	61,826.20	0	(61,826.20)	748,841.53	0	(748,841.53)	0	(748,841.53)
Subtotal Expenses	67,218.45	0	(67,218.45)	876,168.52	0	(876,168.52)	0	(876,168.52)
900105 Gas/Car Wash Income Transfer	12,352.86	0	(12,352.86)	11,538.85	0	(11,538.85)	0	(11,538.85)
Net Income (Loss)	0.00	0	0.00	0.00	0	0.00	0	0.00

6155 Towncenter Circle
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Castle Management, LLC.
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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Activities Income and Expense									
Income									
459020	Activities Receipts	5,467.69	0	5,467.69	13,324.69	0	13,324.69	0	(13,324.69)
	Subtotal Income	5,467.69	0	5,467.69	13,324.69	0	13,324.69	0	(13,324.69)
Expenses									
720125	Activities Disbursements	0.00	0	0.00	9,577.94	0	(9,577.94)	0	(9,577.94)
	Subtotal Expenses	0.00	0	0.00	9,577.94	0	(9,577.94)	0	(9,577.94)
900725	SF Income Transfer	5,467.69	0	(5,467.69)	3,746.75	0	(3,746.75)	0	(3,746.75)
	Net Income (Loss)	0.00	0	0.00	0.00	0	0.00	0	0.00