



Unparalleled Property Services

Island Walk Homeowners Association, Inc.

11/30/2025

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	1,531,294.44	0.00	0.00	1,531,294.44
100094	Alliance Assoc Bank - LOGO w/ICS	13,900.04	0.00	0.00	13,900.04
100095	Alliance Assoc Bank - Activities w/ICS	16,688.49	0.00	0.00	16,688.49
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	52,923.28	0.00	0.00	52,923.28
100164	VNB - Comcast Funds	53,123.86	0.00	0.00	53,123.86
100261	Fifth Third - Gas Account Vendor	30,388.36	0.00	0.00	30,388.36
120011	Due (To)/From Reserves/SPA	(6,065.27)	0.00	0.00	(6,065.27)
	TOTAL CURRENT ASSETS	2,255,202.46	0.00	0.00	2,255,202.46
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	905,425.37	0.00	905,425.37
120020	Due (To)/From Operating/SPA	0.00	6,065.27	0.00	6,065.27
	TOTAL RESERVE CASH	0.00	2,025,432.26	0.00	2,025,432.26
ACCOUNTS RECEIVABLE					
110010	Accounts Receivable	65,232.23	0.00	0.00	65,232.23
110030	Texaco Receivables	9,221.82	0.00	0.00	9,221.82
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	74,221.39	0.00	0.00	74,221.39
OTHER ASSETS					
130000	Inventory - Fuel	37,337.69	0.00	0.00	37,337.69
132000	Inventory - Logo Merchandise	10,407.54	0.00	0.00	10,407.54
140000	Prepaid Expenses	21,610.20	0.00	0.00	21,610.20
150000	Prepaid Insurance	448,596.19	0.00	0.00	448,596.19
151011	Deposits - Utility FPL	2,169.00	0.00	0.00	2,169.00
	TOTAL OTHER ASSETS	520,120.62	0.00	0.00	520,120.62
	TOTAL ASSETS	2,849,544.47	2,025,432.26	0.00	4,874,976.73

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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	18.85	0.00	0.00	18.85
210031	Accrued Expenses	358,819.15	0.00	0.00	358,819.15
220000	Prepaid Assessments	309,895.37	0.00	0.00	309,895.37
240100	Security Deposits - Architectural Review	39,650.00	0.00	0.00	39,650.00
240301	Security Deposits - Commercial Units	13,273.28	0.00	0.00	13,273.28
242700	Comcast Per Parcel	47,790.83	0.00	0.00	47,790.83
250100	Deferred Assessments	970,641.62	0.00	0.00	970,641.62
	TOTAL NON-RESERVE LIABILITIES	1,744,247.35	0.00	0.00	1,744,247.35
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	6,350.00	0.00	6,350.00
301193	Initial Capital Contribution	0.00	160,000.00	0.00	160,000.00
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	1,379,499.00	0.00	1,379,499.00
301201	YTD Disbursements	0.00	(2,416,345.55)	0.00	(2,416,345.55)
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	1,918,617.71	0.00	1,918,617.71
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	1,115.10	0.00	1,115.10
	TOTAL RESERVE FUND	0.00	106,814.55	0.00	106,814.55
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)	618,464.10	0.00	0.00	618,464.10
	TOTAL OPERATING FUND	1,105,297.12	0.00	0.00	1,105,297.12
	TOTAL LIABILITIES & FUND BALANCES	2,849,544.47	2,025,432.26	0.00	4,874,976.73

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
11/30/2025

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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
Revenues								
400100 Assessment Fees	970,641.61	970,609	32.61	10,675,474.56	10,676,699	(1,224.44)	11,647,312	971,837.44
400108 Contra Revenue - Bad Debt	0.00	0	0.00	3,307.00	0	3,307.00	0	(3,307.00)
400200 Fines	(80.75)	167	(247.75)	4,585.00	1,837	2,748.00	2,000	(2,585.00)
400301 Transfer Rent/Resale fees	0.00	0	0.00	450.00	0	450.00	0	(450.00)
400302 Application Income	3,622.25	2,417	1,205.25	25,725.35	26,587	(861.65)	29,000	3,274.65
400306 Bar Codes & Fobs	1,256.00	1,250	6.00	16,481.99	13,750	2,731.99	15,000	(1,481.99)
400400 Late Fees	1,225.42	1,833	(607.58)	31,394.20	20,163	11,231.20	22,000	(9,394.20)
400505 Key Income	125.00	100	25.00	2,185.06	1,100	1,085.06	1,200	(985.06)
400600 Tennis Sales	745.00	317	428.00	2,882.04	3,487	(604.96)	3,800	917.96
401110 Interest Charges	801.40	1,500	(698.60)	10,661.45	16,500	(5,838.55)	18,000	7,338.55
401120 Interest - Operating Savings Acct	118.92	1,000	(881.08)	2,086.12	11,000	(8,913.88)	12,000	9,913.88
420138 Pickleball sales	90.00	163	(73.00)	1,190.00	1,793	(603.00)	1,950	760.00
420143 Gas Station Net	1,218.78	2,917	(1,698.22)	16,154.76	32,087	(15,932.24)	35,000	18,845.24
420144 Car Wash - Net	1,885.73	2,083	(197.27)	(1,406.40)	22,913	(24,319.40)	25,000	26,406.40
420170 Capital Contribution Income	17,500.00	16,667	833.00	160,000.00	183,337	(23,337.00)	200,000	40,000.00
420192 Rental AC & CAM Charge Income	450.00	1,031	(581.00)	9,014.34	11,341	(2,326.66)	12,368	3,353.66
420200 Business Rental (Lease)	11,339.89	8,521	2,818.89	100,508.27	93,731	6,777.27	102,255	1,746.73
420900 Miscellaneous Income	(1.73)	0	(1.73)	6,819.54	0	6,819.54	0	(6,819.54)
420990 Self Funding/Income & Expense	11,555.00	0	11,555.00	15,301.75	0	15,301.75	0	(15,301.75)
430601 Treasury Bills Earned Interest	0.00	6,667	(6,667.00)	17,764.12	73,337	(55,572.88)	80,000	62,235.88
435010 Logo Merchandise Sales	333.00	833	(500.00)	5,345.50	9,163	(3,817.50)	10,000	4,654.50
Total Revenue	1,022,825.52	1,018,075	4,750.52	11,105,924.65	11,198,825	(92,900.35)	12,216,885	1,110,960.35
Administrative Expense								
520115 Postage & Mailings	301.80	1,150	848.20	3,101.79	12,650	9,548.21	13,800	10,698.21
520119 Office Supplies - IWHO	2,638.50	3,788	1,149.50	37,793.39	41,668	3,874.61	45,453	7,659.61
520122 Bank Charges	0.00	83	83.00	1,780.92	913	(867.92)	1,000	(780.92)
520124 Office Equipment Leases	767.58	598	(169.58)	6,347.27	6,578	230.73	7,179	831.73
520131 Web Hosting & Internet	1,629.65	1,266	(363.65)	16,657.42	13,926	(2,731.42)	15,186	(1,471.42)
520135 Storage Rental	696.00	750	54.00	7,175.04	8,250	1,074.96	9,000	1,824.96
520990 Other Fees and Taxes	0.00	724	724.00	1,000.70	7,964	6,963.30	8,690	7,689.30
530100 Audit/Tax Return	1,250.00	1,250	0.00	37,816.27	13,750	(24,066.27)	15,000	(22,816.27)
530109 Legal Fees - Document Revisions	3,065.00	417	(2,648.00)	17,774.93	4,587	(13,187.93)	5,000	(12,774.93)
530110 Legal - General	20,813.50	2,083	(18,730.50)	32,231.25	22,913	(9,318.25)	25,000	(7,231.25)
530111 Legal - Collections	0.00	833	833.00	107.50	9,163	9,055.50	10,000	9,892.50
530112 Elections Activities	1,246.63	630	(616.63)	5,931.55	6,930	998.45	7,558	1,626.45
530114 Line of Credit Fees/Interest	0.00	125	125.00	0.00	1,375	1,375.00	1,500	1,500.00
530115 Legal - Insurance	0.00	833	833.00	0.00	9,163	9,163.00	10,000	10,000.00
530116 Legal Fees - Elections	2,907.50	263	(2,644.50)	3,881.50	2,893	(988.50)	3,150	(731.50)
600000 Management Services Contract	107,044.65	128,886	21,841.35	1,226,368.82	1,417,746	191,377.18	1,546,635	320,266.18

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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	783,048.75	860,992	77,943.25	939,269	156,220.25
510116	Insurance Deductible	0.00	2,083	2,083.00	(154.00)	22,913	23,067.00	25,000	25,154.00
		206,335.61	224,034	17,698.39	2,180,863.10	2,464,374	283,510.90	2,688,420	507,556.90
	Security Expense								
704205	Bar Codes/Fitness Swipe Cards	0.00	667	667.00	4,665.00	7,337	2,672.00	8,000	3,335.00
704234	Equipment Security	285.40	1,438	1,152.60	6,911.91	15,818	8,906.09	17,259	10,347.09
704240	Access Control	30,504.02	27,698	(2,806.02)	297,830.64	304,678	6,847.36	332,381	34,550.36
704248	Access Control - Technology	137.49	954	816.51	10,962.34	10,494	(468.34)	11,443	480.66
704503	Guardhouse-Telephone/Computer	440.14	667	226.86	6,796.49	7,337	540.51	8,000	1,203.51
	Total Security Expense	31,367.05	31,424	56.95	327,166.38	345,664	18,497.62	377,083	49,916.62
	Activities Expense								
711370	Resort Pool, Bocce,& Lawn Bowl	0.00	471	471.00	6,857.14	5,181	(1,676.14)	5,650	(1,207.14)
712500	Pool Maintenance	1,850.00	2,867	1,017.00	25,264.34	31,537	6,272.66	34,400	9,135.66
712550	Pool Repairs	154.66	1,667	1,512.34	15,484.37	18,337	2,852.63	20,000	4,515.63
712592	Utilities - Pool	2,284.69	4,309	2,024.31	21,894.25	47,399	25,504.75	51,709	29,814.75
712632	Utilities - Tennis & Lap Pool	3,280.66	5,204	1,923.34	39,105.68	57,244	18,138.32	62,443	23,337.32
712633	Racquet Sports	99.62	3,484	3,384.38	21,814.98	38,324	16,509.02	41,813	19,998.02
713019	Island Walk Functions	(395.46)	2,417	2,812.46	31,520.73	26,587	(4,933.73)	29,000	(2,520.73)
713035	Logo Merchandise Expense	(258.43)	250	508.43	2,556.87	2,750	193.13	3,000	443.13
713431	Fitness Center	1,288.24	573	(715.24)	3,950.66	6,303	2,352.34	6,880	2,929.34
	Total Activities Expense	8,303.98	21,242	12,938.02	168,449.02	233,662	65,212.98	254,895	86,445.98
	Community Media								
711240	Visual	798.28	417	(381.28)	3,826.40	4,587	760.60	5,000	1,173.60
711250	Technology	1,857.60	2,110	252.40	14,122.51	23,210	9,087.49	25,324	11,201.49
711270	Communication	0.00	21	21.00	0.00	231	231.00	250	250.00
711330	Cable TV Master Contract	145,518.55	146,184	665.45	1,574,382.98	1,608,024	33,641.02	1,754,212	179,829.02
	Total Community Media	148,174.43	148,732	557.57	1,592,331.89	1,636,052	43,720.11	1,784,786	192,454.11
	Facilities Maintenance Expense								
702002	Building Repairs	3,920.84	5,417	1,496.16	65,661.80	59,587	(6,074.80)	65,000	(661.80)
702003	Maintenance Supplies	1,400.79	833	(567.79)	6,864.53	9,163	2,298.47	10,000	3,135.47
702014	Janitorial Supplies	2,082.32	2,043	(39.32)	18,659.23	22,473	3,813.77	24,515	5,855.77
702017	Restaurant Repairs	0.00	1,751	1,751.00	23,375.57	19,261	(4,114.57)	21,015	(2,360.57)
702076	A/C Units	0.00	833	833.00	6,199.00	9,163	2,964.00	10,000	3,801.00
702077	Emergency Supplies	24.38	1,042	1,017.62	5,150.40	11,462	6,311.60	12,500	7,349.60

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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	1,375	1,375.00	1,500	1,500.00
702152	Holiday Decorations - Club	1,205.15	1,083	(122.15)	7,348.41	11,913	4,564.59	13,000	5,651.59
702178	Pest Control	609.50	513	(96.50)	5,172.26	5,643	470.74	6,157	984.74
705011	Electricity - Town Center	3,117.67	2,753	(364.67)	33,661.18	30,283	(3,378.18)	33,034	(627.18)
705022	Electricity - Pumps	7,756.94	7,260	(496.94)	72,638.62	79,860	7,221.38	87,119	14,480.38
705023	Electricity - Street Lights	154.72	14,307	14,152.28	143,618.75	157,377	13,758.25	171,682	28,063.25
705030	Water & Sewer	546.41	620	73.59	7,906.31	6,820	(1,086.31)	7,441	(465.31)
705060	Trash Removal	1,975.87	1,624	(351.87)	19,540.86	17,864	(1,676.86)	19,482	(58.86)
705070	Telephone	779.77	917	137.23	8,483.50	10,087	1,603.50	11,000	2,516.50
705181	Maintenance Vehicle	1,843.58	833	(1,010.58)	8,492.64	9,163	670.36	10,000	1,507.36
706035	Fire Alarm System	0.00	958	958.00	33,866.34	10,538	(23,328.34)	11,500	(22,366.34)
706563	Utilities-Restaurant	1,132.19	4,419	3,286.81	40,271.42	48,609	8,337.58	53,030	12,758.58
Total Facilities Maintenance Expense		26,550.13	47,331	20,780.87	506,910.82	520,641	13,730.18	567,975	61,064.18
Total Contingency		0.00	0	0.00	0.00	0	0.00	0	0.00
Infrastructure and Ground									
700100	Landscape Contract	151,087.00	151,087	0.00	1,643,898.86	1,661,957	18,058.14	1,813,047	169,148.14
700120	Landscape Replacement	21,021.00	17,917	(3,104.00)	133,496.92	197,087	63,590.08	215,000	81,503.08
700130	Mulching	206,941.24	18,956	(187,985.24)	207,766.24	208,516	749.76	227,467	19,700.76
700132	Annual Planting	0.00	2,917	2,917.00	12,589.30	32,087	19,497.70	35,000	22,410.70
700150	Sod Replacement	0.00	20,833	20,833.00	274,923.33	229,163	(45,760.33)	250,000	(24,923.33)
700210	Arbor Contract	88,202.15	44,101	(44,101.15)	485,111.81	485,111	(0.81)	529,212	44,100.19
700211	Arbor - Non Contract	(2,645.00)	12,500	15,145.00	131,543.00	137,500	5,957.00	150,000	18,457.00
701000	Irrigation - Maintenance Contract	18,058.21	18,222	163.79	216,698.53	200,442	(16,256.53)	218,668	1,969.47
701010	Pump Repairs	0.00	333	333.00	5,056.37	3,663	(1,393.37)	4,000	(1,056.37)
701023	Irrigation Repairs	1,179.37	29,167	27,987.63	383,430.17	320,837	(62,593.17)	350,000	(33,430.17)
701100	Lakes	27,675.20	25,110	(2,565.20)	291,147.48	276,210	(14,937.48)	301,319	10,171.52
702000	Leaf & Acorn Removal	0.00	3,800	3,800.00	15,460.00	41,800	26,340.00	45,600	30,140.00
702095	Sidewalk Shaving	0.00	9,167	9,167.00	72,680.04	100,837	28,156.96	110,000	37,319.96
702110	Signage	153.70	1,708	1,554.30	22,180.33	18,788	(3,392.33)	20,500	(1,680.33)
702140	Pressure Cleaning	0.00	4,992	4,992.00	30,109.44	54,912	24,802.56	59,900	29,790.56
702141	Storm Water Management	0.00	425	425.00	0.00	4,675	4,675.00	5,100	5,100.00
702198	Engineering	76.68	5,000	4,923.32	58,001.61	55,000	(3,001.61)	60,000	1,998.39
703000	Fountain Maintenance	0.00	125	125.00	750.00	1,375	625.00	1,500	750.00
705081	Propane Tank Farm	0.00	42	42.00	496.91	462	(34.91)	500	3.09
720570	Pavers Repairs	0.00	17,500	17,500.00	172,900.00	192,500	19,600.00	210,000	37,100.00
Total Infrastructure and Ground		511,749.55	383,902	(127,847.55)	4,158,240.34	4,222,922	64,681.66	4,606,813	448,572.66

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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	1,379,499.00	1,379,499	0.00	1,504,913	125,414.00
900619	Rental AC Charge Income Transfer to Rese	450.00	583	133.00	6,350.00	6,413	63.00	7,000	650.00
901193	Capital Contribution Transfer to Reserve	17,500.00	16,667	(833.00)	160,000.00	183,337	23,337.00	200,000	40,000.00
	Total Reserves	143,359.00	142,659	(700.00)	1,545,849.00	1,569,249	23,400.00	1,711,913	166,064.00
Contingency									
707010	Contingency	0.00	18,750	18,750.00	7,650.00	206,250	198,600.00	225,000	217,350.00
	Total Expenses	1,075,839.75	1,018,074	(57,765.75)	10,487,460.55	11,198,814	711,353.45	12,216,885	1,729,424.45
	Net Income/(Loss)	(53,014.23)	1	(53,015.23)	618,464.10	11	618,453.10	0	(618,464.10)

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
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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	74,219.95	0	74,219.95	936,618.53	0	936,618.53	0	(936,618.53)
420146 Car Wash	3,596.00	0	3,596.00	28,904.79	0	28,904.79	0	(28,904.79)
Subtotal Income	77,815.95	0	77,815.95	965,523.32	0	965,523.32	0	(965,523.32)
Expenses								
716152 Credit Card Processing	1,834.12	0	(1,834.12)	22,760.32	0	(22,760.32)	0	(22,760.32)
716153 APEC Other Fees	2,919.75	0	(2,919.75)	32,178.69	0	(32,178.69)	0	(32,178.69)
716211 Car Wash Maintenance	1,710.27	0	(1,710.27)	30,416.19	0	(30,416.19)	0	(30,416.19)
716246 Gas Pumps	1,693.00	0	(1,693.00)	50,128.93	0	(50,128.93)	0	(50,128.93)
716250 Cost of Sales - Gas	66,554.30	0	(66,554.30)	815,395.83	0	(815,395.83)	0	(815,395.83)
Subtotal Expenses	74,711.44	0	(74,711.44)	950,879.96	0	(950,879.96)	0	(950,879.96)
900105 Gas/Car Wash Income Transfer	3,104.51	0	(3,104.51)	14,643.36	0	(14,643.36)	0	(14,643.36)
Net Income (Loss)	0.00	0	0.00	0.00	0	0.00	0	0.00

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
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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
Activities Income and Expense									
Income									
459020	Activities Receipts	11,555.00	0	11,555.00	24,879.69	0	24,879.69	0	(24,879.69)
	Subtotal Income	11,555.00	0	11,555.00	24,879.69	0	24,879.69	0	(24,879.69)
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	11,555.00	0	(11,555.00)	15,301.75	0	(15,301.75)	0	(15,301.75)
	Net Income (Loss)	0.00	0	0.00	0.00	0	0.00	0	0.00