



Unparalleled Property Services

Island Walk Homeowners Association, Inc.

04/30/2026

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	Western Alliance Bank - Oper w/ICS	2,092,419.67	0.00	0.00	2,092,419.67
100094	Western Alliance - LOGO w/ICS	13,902.77	0.00	0.00	13,902.77
100095	Western Alliance - Activities w/ICS	16,691.87	0.00	0.00	16,691.87
100101	VNB - US T- Bill 3.45% Mat 6/9/26	572,763.25	0.00	0.00	572,763.25
100102	VNB - US T-Bill 3.45% Mat 6/9/26	529,930.52	0.00	0.00	529,930.52
100127	Western Alliance Bank - Sec Dep	52,573.28	0.00	0.00	52,573.28
100164	VNB - Comcast Funds	53,289.21	0.00	0.00	53,289.21
100261	Fifth Third - Gas Account Vendor	16,609.97	0.00	0.00	16,609.97
120011	Due (To)/From Contingency	<u>(65,165.34)</u>	<u>0.00</u>	<u>0.00</u>	<u>(65,165.34)</u>
	TOTAL CURRENT ASSETS	3,283,015.20	0.00	0.00	3,283,015.20
RESERVE CASH					
100175	Valley National - RES 4900	0.00	2,948.33	0.00	2,948.33
102032	VNB - US T- Bill 3.45% Mat 6/2/26	0.00	1,532,081.60	0.00	1,532,081.60
102136	Western Alliance Bank - Rsv w/ICS	0.00	1,194,218.67	0.00	1,194,218.67
120020	Due (To)/From Operating/SPA	<u>0.00</u>	<u>65,165.34</u>	<u>0.00</u>	<u>65,165.34</u>
	TOTAL RESERVE CASH	0.00	2,794,413.94	0.00	2,794,413.94
ACCOUNTS RECEIVABLE					
110010	Accounts Receivable	213,813.52	0.00	0.00	213,813.52
110030	Texaco Receivables	11,287.24	0.00	0.00	11,287.24
119999	Allowance for Doubtful Accounts	<u>(1,229.31)</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,229.31)</u>
	TOTAL ACCOUNTS RECEIVABLE	223,871.45	0.00	0.00	223,871.45
OTHER ASSETS					
130000	Inventory - Fuel	47,430.10	0.00	0.00	47,430.10
132000	Inventory - Logo Merchandise	8,711.66	0.00	0.00	8,711.66
150000	Prepaid Insurance	130,624.28	0.00	0.00	130,624.28
151011	Deposits - Utility FPL	<u>2,169.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,169.00</u>
	TOTAL OTHER ASSETS	188,935.04	0.00	0.00	188,935.04
	TOTAL ASSETS	<u>3,695,821.69</u>	<u>2,794,413.94</u>	<u>0.00</u>	<u>6,490,235.63</u>

6155 Towncenter Circle
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		Operating	Reserve	Special Assessment	Total
LIABILITIES & FUND BALANCES					
NON-RESERVE LIABILITIES					
200000	Accounts Payable	3,281.60	0.00	0.00	3,281.60
210011	Homeowner Pending Refunds	1,210.01	0.00	0.00	1,210.01
210017	Due to Others	2,860.00	0.00	0.00	2,860.00
210020	Sales Tax Payable	78.62	0.00	0.00	78.62
210031	Accrued Expenses	198,026.98	0.00	0.00	198,026.98
220000	Prepaid Assessments	326,550.74	0.00	0.00	326,550.74
240100	Security Deposits - Architectural Review	38,300.00	0.00	0.00	38,300.00
240301	Security Deposits - Commercial Units	13,273.28	0.00	0.00	13,273.28
242700	Comcast Per Parcel	34,901.93	0.00	0.00	34,901.93
250100	Deferred Assessments	2,031,163.39	0.00	0.00	2,031,163.39
	TOTAL NON-RESERVE LIABILITIES	2,649,646.55	0.00	0.00	2,649,646.55
RESERVE CONTRACT LIABILITIES					
300100	Reserves Beginning Balance	0.00	1,343,959.49	0.00	1,343,959.49
300619	Rental AC Fee Contribution	0.00	8,600.00	0.00	8,600.00
301192	2025 PY Surpl Transfer to Reserves	0.00	380,982.00	0.00	380,982.00
301193	Initial Capital Contribution	0.00	310,000.00	0.00	310,000.00
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	688,941.68	0.00	688,941.68
301201	YTD Disbursements	0.00	(426,201.16)	0.00	(426,201.16)
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	2,665,705.50	0.00	2,665,705.50
RESERVE FUND					
309980	Contract Liability Int Earned -T-Bills	0.00	127,632.16	0.00	127,632.16
309999	Contract Liability - Reserve interest	0.00	1,076.28	0.00	1,076.28
	TOTAL RESERVE FUND	0.00	128,708.44	0.00	128,708.44
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)
350202	2025 PY Surpl Transfer to Reserves	(380,982.00)	0.00	0.00	(380,982.00)
360000	Prior Years Surplus/(Deficit)	922,438.72	0.00	0.00	922,438.72
	Current Surplus/(Deficit)	535,452.60	0.00	0.00	535,452.60
	TOTAL OPERATING FUND	1,046,175.14	0.00	0.00	1,046,175.14
	TOTAL LIABILITIES & FUND BALANCES	3,695,821.69	2,794,413.94	0.00	6,490,235.63

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
04/30/2026

6155 Towncenter Circle
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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	1,015,581.68	1,015,516	65.68	4,063,890.89	4,062,064	1,826.89	12,186,195	8,122,304.11
400108	Contra Revenue - Bad Debt	0.00	0	0.00	1,667.47	0	1,667.47	0	(1,667.47)
400200	Fines	200.00	167	33.00	300.00	668	(368.00)	2,000	1,700.00
400301	Transfer Rent/Resale fees	0.00	0	0.00	650.00	0	650.00	0	(650.00)
400302	Application Income	3,381.10	2,083	1,298.10	11,015.55	8,332	2,683.55	25,000	13,984.45
400306	Bar Codes & Fobs	1,003.00	1,667	(664.00)	5,394.99	6,668	(1,273.01)	20,000	14,605.01
400400	Late Fees	14,896.79	2,083	12,813.79	22,116.71	8,332	13,784.71	25,000	2,883.29
400505	Key Income	(451.95)	208	(659.95)	133.05	832	(698.95)	2,500	2,366.95
400600	Tennis Sales	87.43	317	(229.57)	2,385.21	1,268	1,117.21	3,800	1,414.79
401110	Interest Charges	2,715.31	1,000	1,715.31	6,391.12	4,000	2,391.12	12,000	5,608.88
401120	Interest - Operating Savings Acct	153.27	208	(54.73)	449.94	832	(382.06)	2,500	2,050.06
420138	Pickleball sales	100.00	108	(8.00)	(84.28)	432	(516.28)	1,300	1,384.28
420143	Gas Station Net	(1,992.49)	2,917	(4,909.49)	10,838.01	11,668	(829.99)	35,000	24,161.99
420144	Car Wash - Net	2,390.23	833	1,557.23	3,084.56	3,332	(247.44)	10,000	6,915.44
420170	Capital Contribution Income	35,000.00	12,500	22,500.00	122,500.00	50,000	72,500.00	150,000	27,500.00
420192	Rental AC & CAM Charge Income	450.00	1,042	(592.00)	1,800.00	4,168	(2,368.00)	12,500	10,700.00
420200	Business Rental (Lease)	11,383.30	11,200	183.30	45,533.20	44,800	733.20	134,400	88,866.80
420900	Miscellaneous Income	0.00	0	0.00	3,440.00	0	3,440.00	0	(3,440.00)
420990	Self Funding/Income & Expense	(4,794.97)	0	(4,794.97)	6,102.28	0	6,102.28	0	(6,102.28)
430601	Treasury Bills Earned Interest	2,068.71	3,167	(1,098.29)	5,495.79	12,668	(7,172.21)	38,000	32,504.21
435010	Logo Merchandise Sales	1,389.00	833	556.00	3,588.00	3,332	256.00	10,000	6,412.00
	Total Revenue	1,083,560.41	1,055,849	27,711.41	4,316,692.49	4,223,396	93,296.49	12,670,195	8,353,502.51
Administrative Expense									
520115	Postage & Mailings	312.22	667	354.78	926.88	2,668	1,741.12	8,000	7,073.12
520119	Office Supplies - IWVHOA	1,519.52	5,097	3,577.48	12,033.17	20,388	8,354.83	61,164	49,130.83
520122	Bank Charges	0.00	83	83.00	0.00	332	332.00	1,000	1,000.00
520124	Office Equipment Leases	520.47	567	46.53	1,793.55	2,268	474.45	6,800	5,006.45
520131	Web Hosting & Internet	1,556.86	1,555	(1.86)	6,263.21	6,220	(43.21)	18,655	12,391.79
520135	Storage Rental	846.00	834	(12.00)	3,234.00	3,336	102.00	10,012	6,778.00
520990	Other Fees and Taxes	0.00	208	208.00	0.00	832	832.00	2,500	2,500.00
530100	Audit/Tax Return	375.00	0	(375.00)	375.00	0	(375.00)	15,000	14,625.00
530101	Income Taxes	0.00	2,083	2,083.00	(1,078.34)	8,332	9,410.34	25,000	26,078.34
530109	Legal Fees - Document Revisions	1,805.00	833	(972.00)	3,148.00	3,332	184.00	10,000	6,852.00
530110	Legal - General	187.00	1,667	1,480.00	6,185.00	6,668	483.00	20,000	13,815.00
530111	Legal - Collections	90.00	167	77.00	90.00	668	578.00	2,000	1,910.00
530112	Elections Activities	1,008.93	342	(666.93)	3,118.67	1,368	(1,750.67)	4,100	981.33
530114	Line of Credit Fees/Interest	0.00	125	125.00	0.00	500	500.00	1,500	1,500.00
530115	Legal - Insurance	135.00	417	282.00	135.00	1,668	1,533.00	5,000	4,865.00
530116	Legal Fees - Elections	0.00	125	125.00	0.00	500	500.00	1,500	1,500.00
600000	Management Services Contract	112,225.19	123,750	11,524.81	450,178.51	495,000	44,821.49	1,485,000	1,034,821.49

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04/30/2026

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
510100	Insurance	63,266.88	65,414	2,147.12	255,459.94	261,656	6,196.06	784,973	529,513.06
510116	Insurance Deductible	5,000.00	1,250	(3,750.00)	9,210.76	5,000	(4,210.76)	15,000	5,789.24
		<u>188,848.07</u>	<u>205,184</u>	<u>16,335.93</u>	<u>751,073.35</u>	<u>820,736</u>	<u>69,662.65</u>	<u>2,477,204</u>	<u>1,726,130.65</u>
	Security Expense								
704205	Bar Codes/Fitness Swipe Cards	0.00	542	542.00	0.00	2,168	2,168.00	6,500	6,500.00
704234	Equipment Security	1,296.63	1,250	(46.63)	4,259.89	5,000	740.11	15,000	10,740.11
704240	Access Control	31,832.00	28,857	(2,975.00)	127,598.62	115,428	(12,170.62)	346,285	218,686.38
704248	Access Control - Technology	1,614.80	1,115	(499.80)	5,781.60	4,460	(1,321.60)	13,378	7,596.40
704503	Guardhouse-Telephone/Computer	498.18	717	218.82	1,966.76	2,868	901.24	8,600	6,633.24
	Total Security Expense	<u>35,241.61</u>	<u>32,481</u>	<u>(2,760.61)</u>	<u>139,606.87</u>	<u>129,924</u>	<u>(9,682.87)</u>	<u>389,763</u>	<u>250,156.13</u>
	Activities Expense								
711370	Resort Pool, Bocce,& Lawn Bowl	0.00	0	0.00	197.38	0	(197.38)	0	(197.38)
712500	Pool Maintenance	3,110.00	3,083	(27.00)	9,330.00	12,332	3,002.00	37,000	27,670.00
712550	Pool Repairs	267.76	1,667	1,399.24	5,832.03	6,668	835.97	20,000	14,167.97
712592	Utilities - Pool	2,585.25	2,419	(166.25)	12,815.62	9,676	(3,139.62)	29,026	16,210.38
712632	Utilities - Tennis & Lap Pool	3,476.69	3,525	48.31	14,619.98	14,100	(519.98)	42,296	27,676.02
712633	Racquet Sports	2,827.60	2,569	(258.60)	7,608.59	10,276	2,667.41	30,831	23,222.41
713019	Island Walk Functions	(2,624.56)	3,079	5,703.56	17,965.33	12,316	(5,649.33)	36,950	18,984.67
713035	Logo Merchandise Expense	781.84	250	(531.84)	2,290.71	1,000	(1,290.71)	3,000	709.29
713430	Putting Green	0.00	542	542.00	273.01	2,168	1,894.99	6,500	6,226.99
713431	Fitness Center	0.00	583	583.00	1,126.61	2,332	1,205.39	7,000	5,873.39
	Total Activities Expense	<u>10,424.58</u>	<u>17,717</u>	<u>7,292.42</u>	<u>72,059.26</u>	<u>70,868</u>	<u>(1,191.26)</u>	<u>212,603</u>	<u>140,543.74</u>
	Community Media								
711240	Visual	0.00	417	417.00	1,697.40	1,668	(29.40)	5,000	3,302.60
711250	Technology	(6,580.49)	2,253	8,833.49	653.74	9,012	8,358.26	27,031	26,377.26
711270	Communication	19.46	42	22.54	51.63	168	116.37	500	448.37
711330	Cable TV Master Contract	143,543.32	150,570	7,026.68	579,311.58	602,280	22,968.42	1,806,838	1,227,526.42
	Total Community Media	<u>136,982.29</u>	<u>153,282</u>	<u>16,299.71</u>	<u>581,714.35</u>	<u>613,128</u>	<u>31,413.65</u>	<u>1,839,369</u>	<u>1,257,654.65</u>
	Facilities Maintenance Expense								
702002	Building Repairs	850.38	5,833	4,982.62	2,963.97	23,332	20,368.03	70,000	67,036.03
702003	Maintenance Supplies	999.58	833	(166.58)	4,104.81	3,332	(772.81)	10,000	5,895.19
702014	Janitorial Supplies	2,419.06	1,848	(571.06)	8,760.16	7,392	(1,368.16)	22,178	13,417.84
702017	Restaurant Repairs	0.00	0	0.00	(188.92)	0	188.92	0	188.92
702076	A/C Units	(975.00)	833	1,808.00	(2,488.00)	3,332	5,820.00	10,000	12,488.00
702077	Emergency Supplies	20.94	833	812.06	1,381.26	3,332	1,950.74	10,000	8,618.74

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Description	-----	Current Period	-----	-----	Year To Date	-----	Yearly	Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget
702078 C.E.R.T.	0.00	125	125.00	0.00	500	500.00	1,500	1,500.00
702080 Lighting Surge Protection	0.00	125	125.00	0.00	500	500.00	1,500	1,500.00
702152 Holiday Decorations - Club	7,155.00	7,250	95.00	8,465.00	7,250	(1,215.00)	14,500	6,035.00
702178 Pest Control	609.50	513	(96.50)	1,828.50	2,052	223.50	6,157	4,328.50
705011 Electricity - Town Center	4,267.43	3,005	(1,262.43)	15,061.26	12,020	(3,041.26)	36,064	21,002.74
705022 Electricity - Pumps	7,707.97	7,168	(539.97)	22,273.92	28,672	6,398.08	86,021	63,747.08
705023 Electricity - Street Lights	(23,870.73)	13,408	37,278.73	53,081.70	53,632	550.30	160,896	107,814.30
705030 Water & Sewer	704.51	836	131.49	2,713.89	3,344	630.11	10,036	7,322.11
705060 Trash Removal	2,096.29	1,631	(465.29)	8,147.65	6,524	(1,623.65)	19,574	11,426.35
705070 Telephone	99.97	901	801.03	3,195.44	3,604	408.56	10,809	7,613.56
705181 Maintenance Vehicle	237.62	1,000	762.38	1,453.87	4,000	2,546.13	12,000	10,546.13
706035 Fire Alarm System	1,421.80	1,624	202.20	2,425.12	6,496	4,070.88	19,482	17,056.88
706563 Utilities-Restaurant	0.00	0	0.00	(1,436.80)	0	1,436.80	0	1,436.80
Total Facilities Maintenance Expense	3,744.32	47,766	44,021.68	131,742.83	169,314	37,571.17	500,717	368,974.17
Total Contingency	0.00	0	0.00	0.00	0	0.00	0	0.00
Infrastructure and Ground								
700100 Landscape Contract	154,943.22	155,620	676.78	619,772.88	622,480	2,707.12	1,867,439	1,247,666.12
700120 Landscape Replacement	1,405.00	17,917	16,512.00	5,391.00	71,668	66,277.00	215,000	209,609.00
700130 Mulching	1,155.00	0	(1,155.00)	2,310.00	0	(2,310.00)	238,000	235,690.00
700132 Annual Planting	13,029.69	2,917	(10,112.69)	15,204.69	11,668	(3,536.69)	35,000	19,795.31
700150 Sod Replacement	0.00	25,000	25,000.00	0.00	100,000	100,000.00	300,000	300,000.00
700210 Arbor Contract	45,291.80	45,865	573.20	181,167.20	183,460	2,292.80	550,380	369,212.80
700211 Arbor - Non Contract	14,457.99	20,833	6,375.01	45,367.99	83,332	37,964.01	250,000	204,632.01
701000 Irrigation - Maintenance Contract	18,769.00	18,769	0.00	75,076.00	75,076	0.00	225,228	150,152.00
701010 Pump Repairs	2,280.00	1,200	(1,080.00)	9,469.87	4,800	(4,669.87)	14,400	4,930.13
701011 Pump Monitoring	23,805.78	0	(23,805.78)	23,805.78	0	(23,805.78)	0	(23,805.78)
701023 Irrigation Repairs	4,483.34	32,083	27,599.66	90,245.81	128,332	38,086.19	385,000	294,754.19
701100 Lakes	37,011.00	26,063	(10,948.00)	128,380.10	104,252	(24,128.10)	312,753	184,372.90
702000 Leaf & Acorn Removal	0.00	4,031	4,031.00	0.00	16,124	16,124.00	48,375	48,375.00
702095 Sidewalk Shaving	0.00	7,917	7,917.00	0.00	31,668	31,668.00	95,000	95,000.00
702110 Signage	5,848.55	729	(5,119.55)	5,848.55	2,916	(2,932.55)	8,750	2,901.45
702140 Pressure Cleaning	0.00	8,333	8,333.00	69,032.50	33,332	(35,700.50)	100,000	30,967.50
702141 Storm Water Management	0.00	446	446.00	0.00	1,784	1,784.00	5,355	5,355.00
703000 Fountain Maintenance	0.00	125	125.00	0.00	500	500.00	1,500	1,500.00
705081 Propane Tank Farm	0.00	161	161.00	279.18	644	364.82	1,934	1,654.82
720570 Pavers Repairs	14,750.00	18,550	3,800.00	20,450.00	74,200	53,750.00	222,600	202,150.00
Total Infrastructure and Ground	337,230.37	386,559	49,328.63	1,291,801.55	1,546,236	254,434.45	4,876,714	3,584,912.45

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Reserves								
900100 Pooled Reserves	172,235.42	172,235	(0.42)	688,941.68	688,940	(1.68)	2,066,825	1,377,883.32
900619 Rental AC Charge Income Transfer to Rese	450.00	583	133.00	1,800.00	2,332	532.00	7,000	5,200.00
901193 Capital Contribution Transfer to Reserve	35,000.00	12,500	(22,500.00)	122,500.00	50,000	(72,500.00)	150,000	27,500.00
Total Reserves	207,685.42	185,318	(22,367.42)	813,241.68	741,272	(71,969.68)	2,223,825	1,410,583.32
Contingency								
707010 Contingency	0.00	12,500	12,500.00	0.00	50,000	50,000.00	150,000	150,000.00
Total Expenses	920,156.66	1,040,807	120,650.34	3,781,239.89	4,141,478	360,238.11	12,670,195	8,888,955.11
Net Income/(Loss)	163,403.75	15,042	148,361.75	535,452.60	81,918	453,534.60	0	(535,452.60)

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
04/30/2026

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	109,907.54	0	109,907.54	415,042.91	0	415,042.91	0	(415,042.91)
420146 Car Wash	<u>3,192.00</u>	<u>0</u>	<u>3,192.00</u>	<u>15,162.00</u>	<u>0</u>	<u>15,162.00</u>	<u>0</u>	<u>(15,162.00)</u>
Subtotal Income	113,099.54	0	113,099.54	430,204.91	0	430,204.91	0	(430,204.91)
Expenses								
716152 Credit Card Processing	2,409.93	0	(2,409.93)	9,116.64	0	(9,116.64)	0	(9,116.64)
716153 APEC Other Fees	434.30	0	(434.30)	17,953.83	0	(17,953.83)	0	(17,953.83)
716211 Car Wash Maintenance	801.77	0	(801.77)	12,077.44	0	(12,077.44)	0	(12,077.44)
716246 Gas Pumps	0.00	0	0.00	1,634.84	0	(1,634.84)	0	(1,634.84)
716250 Cost of Sales - Gas	<u>109,055.80</u>	<u>0</u>	<u>(109,055.80)</u>	<u>375,499.59</u>	<u>0</u>	<u>(375,499.59)</u>	<u>0</u>	<u>(375,499.59)</u>
Subtotal Expenses	112,701.80	0	(112,701.80)	416,282.34	0	(416,282.34)	0	(416,282.34)
900105 Gas/Car Wash Income Transfer	<u>397.74</u>	<u>0</u>	<u>(397.74)</u>	<u>13,922.57</u>	<u>0</u>	<u>(13,922.57)</u>	<u>0</u>	<u>(13,922.57)</u>
Net Income (Loss)	0.00	0	0.00	0.00	0	0.00	0	0.00

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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	4,159.00	0	4,159.00	30,072.75	0	30,072.75	0	(30,072.75)
	4,159.00	0	4,159.00	30,072.75	0	30,072.75	0	(30,072.75)
Expenses								
720125	8,953.97	0	(8,953.97)	23,970.47	0	(23,970.47)	0	(23,970.47)
	8,953.97	0	(8,953.97)	23,970.47	0	(23,970.47)	0	(23,970.47)
900725	(4,794.97)	0	4,794.97	6,102.28	0	(6,102.28)	0	(6,102.28)
	0.00	0	0.00	0.00	0	0.00	0	0.00