



Unparalleled Property Services

Island Walk Homeowners Association, Inc.

05/31/2026

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	1,400,179.93	0.00	0.00	1,400,179.93
100094	Western Alliance - LOGO w/ICS	13,903.35	0.00	0.00	13,903.35
100095	Western Alliance - Activities w/ICS	16,692.57	0.00	0.00	16,692.57
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	53,321.73	0.00	0.00	53,321.73
100261	Fifth Third - Gas Account Vendor	32,623.73	0.00	0.00	32,623.73
120011	Due (To)/From Contingency	5,855.78	0.00	0.00	5,855.78
	TOTAL CURRENT ASSETS	2,677,844.14	0.00	0.00	2,677,844.14
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	1,392,876.58	0.00	1,392,876.58
120020	Due (To)/From Operating/SPA	0.00	(5,855.78)	0.00	(5,855.78)
	TOTAL RESERVE CASH	0.00	2,922,050.73	0.00	2,922,050.73
ACCOUNTS RECEIVABLE					
110010	Accounts Receivable	82,755.33	0.00	0.00	82,755.33
110030	Texaco Receivables	14,077.79	0.00	0.00	14,077.79
119999	Allowance for Doubtful Accounts	(1,000.17)	0.00	0.00	(1,000.17)
	TOTAL ACCOUNTS RECEIVABLE	95,832.95	0.00	0.00	95,832.95
OTHER ASSETS					
130000	Inventory - Fuel	52,537.30	0.00	0.00	52,537.30
132000	Inventory - Logo Merchandise	8,711.66	0.00	0.00	8,711.66
150000	Prepaid Insurance	66,644.52	0.00	0.00	66,644.52
151011	Deposits - Utility FPL	2,169.00	0.00	0.00	2,169.00
	TOTAL OTHER ASSETS	130,062.48	0.00	0.00	130,062.48
	TOTAL ASSETS	2,903,739.57	2,922,050.73	0.00	5,825,790.30

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		Operating	Reserve	Special Assessment	Total
LIABILITIES & FUND BALANCES					
NON-RESERVE LIABILITIES					
200000	Accounts Payable	3,092.32	0.00	0.00	3,092.32
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
210031	Accrued Expenses	193,721.36	0.00	0.00	193,721.36
220000	Prepaid Assessments	382,433.75	0.00	0.00	382,433.75
240100	Security Deposits - Architectural Review	38,200.00	0.00	0.00	38,200.00
240301	Security Deposits - Commercial Units	13,373.28	0.00	0.00	13,373.28
242700	Comcast Per Parcel	32,324.15	0.00	0.00	32,324.15
250100	Deferred Assessments	1,015,581.70	0.00	0.00	1,015,581.70
	TOTAL NON-RESERVE LIABILITIES	1,682,796.57	0.00	0.00	1,682,796.57
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	9,050.00	0.00	9,050.00
301192	2025 PY Surpl Transfer to Reserves	0.00	380,982.00	0.00	380,982.00
301193	Initial Capital Contribution	0.00	327,500.00	0.00	327,500.00
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	861,177.10	0.00	861,177.10
301201	YTD Disbursements	0.00	(488,760.72)	0.00	(488,760.72)
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	2,793,331.36	0.00	2,793,331.36
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	1,087.21	0.00	1,087.21
	TOTAL RESERVE FUND	0.00	128,719.37	0.00	128,719.37
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)	710,220.46	0.00	0.00	710,220.46
	TOTAL OPERATING FUND	1,220,943.00	0.00	0.00	1,220,943.00
	TOTAL LIABILITIES & FUND BALANCES	2,903,739.57	2,922,050.73	0.00	5,825,790.30

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
05/31/2026

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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
Revenues								
400100 Assessment Fees	1,015,579.24	1,015,516	63.24	5,079,470.13	5,077,580	1,890.13	12,186,195	7,106,724.87
400108 Contra Revenue - Bad Debt	229.14	0	229.14	1,896.61	0	1,896.61	0	(1,896.61)
400200 Fines	0.00	167	(167.00)	300.00	835	(535.00)	2,000	1,700.00
400301 Transfer Rent/Resale fees	450.00	0	450.00	1,100.00	0	1,100.00	0	(1,100.00)
400302 Application Income	2,111.45	2,083	28.45	13,127.00	10,415	2,712.00	25,000	11,873.00
400306 Bar Codes & Fobs	1,194.09	1,667	(472.91)	6,589.08	8,335	(1,745.92)	20,000	13,410.92
400400 Late Fees	1,300.60	2,083	(782.40)	23,417.31	10,415	13,002.31	25,000	1,582.69
400505 Key Income	75.00	208	(133.00)	208.05	1,040	(831.95)	2,500	2,291.95
400600 Tennis Sales	195.38	317	(121.62)	2,580.59	1,585	995.59	3,800	1,219.41
401110 Interest Charges	952.19	1,000	(47.81)	7,343.31	5,000	2,343.31	12,000	4,656.69
401120 Interest - Operating Savings Acct	99.23	208	(108.77)	549.51	1,040	(490.49)	2,500	1,950.49
420138 Pickleball sales	0.00	108	(108.00)	(84.28)	540	(624.28)	1,300	1,384.28
420143 Gas Station Net	20,497.87	2,917	17,580.87	31,335.88	14,585	16,750.88	35,000	3,664.12
420144 Car Wash - Net	3,059.41	833	2,226.41	6,143.97	4,165	1,978.97	10,000	3,856.03
420170 Capital Contribution Income	17,500.00	12,500	5,000.00	140,000.00	62,500	77,500.00	150,000	10,000.00
420192 Rental AC & CAM Charge Income	450.00	1,042	(592.00)	2,250.00	5,210	(2,960.00)	12,500	10,250.00
420200 Business Rental (Lease)	11,394.76	11,200	194.76	56,927.96	56,000	927.96	134,400	77,472.04
420900 Miscellaneous Income	950.00	0	950.00	4,390.00	0	4,390.00	0	(4,390.00)
420990 Self Funding/Income & Expense	(4,181.46)	0	(4,181.46)	1,920.82	0	1,920.82	0	(1,920.82)
430601 Treasury Bills Earned Interest	0.00	3,167	(3,167.00)	5,495.79	15,835	(10,339.21)	38,000	32,504.21
435010 Logo Merchandise Sales	0.00	833	(833.00)	3,588.00	4,165	(577.00)	10,000	6,412.00
Total Revenue	1,071,856.90	1,055,849	16,007.90	5,388,549.73	5,279,245	109,304.73	12,670,195	7,281,645.27
Administrative Expense								
520115 Postage & Mailings	0.00	667	667.00	926.88	3,335	2,408.12	8,000	7,073.12
520119 Office Supplies - IWHOA	3,164.99	5,097	1,932.01	15,198.16	25,485	10,286.84	61,164	45,965.84
520122 Bank Charges	0.00	83	83.00	0.00	415	415.00	1,000	1,000.00
520124 Office Equipment Leases	520.47	567	46.53	2,314.02	2,835	520.98	6,800	4,485.98
520131 Web Hosting & Internet	1,556.58	1,555	(1.58)	7,819.79	7,775	(44.79)	18,655	10,835.21
520135 Storage Rental	846.00	834	(12.00)	4,080.00	4,170	90.00	10,012	5,932.00
520990 Other Fees and Taxes	0.00	208	208.00	0.00	1,040	1,040.00	2,500	2,500.00
530100 Audit/Tax Return	0.00	0	0.00	375.00	0	(375.00)	15,000	14,625.00
530101 Income Taxes	0.00	2,083	2,083.00	(1,078.34)	10,415	11,493.34	25,000	26,078.34
530109 Legal Fees - Document Revisions	30.25	833	802.75	3,178.25	4,165	986.75	10,000	6,821.75
530110 Legal - General	0.00	1,667	1,667.00	6,185.00	8,335	2,150.00	20,000	13,815.00
530111 Legal - Collections	0.00	167	167.00	90.00	835	745.00	2,000	1,910.00
530112 Elections Activities	593.86	342	(251.86)	3,712.53	1,710	(2,002.53)	4,100	387.47
530114 Line of Credit Fees/Interest	0.00	125	125.00	0.00	625	625.00	1,500	1,500.00
530115 Legal - Insurance	0.00	417	417.00	135.00	2,085	1,950.00	5,000	4,865.00
530116 Legal Fees - Elections	0.00	125	125.00	0.00	625	625.00	1,500	1,500.00
600000 Management Services Contract	96,274.58	123,750	27,475.42	546,453.09	618,750	72,296.91	1,485,000	938,546.91

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
05/31/2026

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
510100	Insurance	63,979.76	65,414	1,434.24	319,439.70	327,070	7,630.30	784,973	465,533.30
510116	Insurance Deductible	0.00	1,250	1,250.00	9,210.76	6,250	(2,960.76)	15,000	5,789.24
		166,966.49	205,184	38,217.51	918,039.84	1,025,920	107,880.16	2,477,204	1,559,164.16
	Security Expense								
704205	Bar Codes/Fitness Swipe Cards	1,995.00	542	(1,453.00)	1,995.00	2,710	715.00	6,500	4,505.00
704234	Equipment Security	1,774.82	1,250	(524.82)	6,034.71	6,250	215.29	15,000	8,965.29
704240	Access Control	25,054.94	28,857	3,802.06	152,653.56	144,285	(8,368.56)	346,285	193,631.44
704248	Access Control - Technology	1,094.80	1,115	20.20	6,876.40	5,575	(1,301.40)	13,378	6,501.60
704503	Guardhouse-Telephone/Computer	498.18	717	218.82	2,464.94	3,585	1,120.06	8,600	6,135.06
	Total Security Expense	30,417.74	32,481	2,063.26	170,024.61	162,405	(7,619.61)	389,763	219,738.39
	Activities Expense								
711370	Resort Pool, Bocce,& Lawn Bowl	0.00	0	0.00	197.38	0	(197.38)	0	(197.38)
712500	Pool Maintenance	2,070.00	3,083	1,013.00	11,400.00	15,415	4,015.00	37,000	25,600.00
712550	Pool Repairs	412.28	1,667	1,254.72	6,244.31	8,335	2,090.69	20,000	13,755.69
712592	Utilities - Pool	2,172.97	2,419	246.03	14,988.59	12,095	(2,893.59)	29,026	14,037.41
712632	Utilities - Tennis & Lap Pool	3,728.45	3,525	(203.45)	18,348.43	17,625	(723.43)	42,296	23,947.57
712633	Racquet Sports	4,750.00	2,569	(2,181.00)	12,358.59	12,845	486.41	30,831	18,472.41
713019	Island Walk Functions	2,247.47	3,079	831.53	20,212.80	15,395	(4,817.80)	36,950	16,737.20
713035	Logo Merchandise Expense	0.00	250	250.00	2,290.71	1,250	(1,040.71)	3,000	709.29
713430	Putting Green	0.00	542	542.00	273.01	2,710	2,436.99	6,500	6,226.99
713431	Fitness Center	0.00	583	583.00	1,126.61	2,915	1,788.39	7,000	5,873.39
	Total Activities Expense	15,381.17	17,717	2,335.83	87,440.43	88,585	1,144.57	212,603	125,162.57
	Community Media								
711240	Visual	0.00	417	417.00	1,697.40	2,085	387.60	5,000	3,302.60
711250	Technology	3,445.51	2,253	(1,192.51)	4,099.25	11,265	7,165.75	27,031	22,931.75
711270	Communication	55.47	42	(13.47)	107.10	210	102.90	500	392.90
711330	Cable TV Master Contract	145,279.77	150,570	5,290.23	724,591.35	752,850	28,258.65	1,806,838	1,082,246.65
	Total Community Media	148,780.75	153,282	4,501.25	730,495.10	766,410	35,914.90	1,839,369	1,108,873.90
	Facilities Maintenance Expense								
702002	Building Repairs	1,772.56	5,833	4,060.44	4,736.53	29,165	24,428.47	70,000	65,263.47
702003	Maintenance Supplies	250.29	833	582.71	4,355.10	4,165	(190.10)	10,000	5,644.90
702014	Janitorial Supplies	994.62	1,848	853.38	9,754.78	9,240	(514.78)	22,178	12,423.22
702017	Restaurant Repairs	0.00	0	0.00	(188.92)	0	188.92	0	188.92
702076	A/C Units	0.00	833	833.00	(2,488.00)	4,165	6,653.00	10,000	12,488.00
702077	Emergency Supplies	243.28	833	589.72	1,624.54	4,165	2,540.46	10,000	8,375.46

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702078	C.E.R.T.	0.00	125	125.00	0.00	625	625.00	1,500	1,500.00
702080	Lighting Surge Protection	0.00	125	125.00	0.00	625	625.00	1,500	1,500.00
702152	Holiday Decorations - Club	0.00	0	0.00	8,465.00	7,250	(1,215.00)	14,500	6,035.00
702178	Pest Control	1,579.44	513	(1,066.44)	3,407.94	2,565	(842.94)	6,157	2,749.06
705011	Electricity - Town Center	2,512.84	3,005	492.16	17,574.10	15,025	(2,549.10)	36,064	18,489.90
705022	Electricity - Pumps	3,609.50	7,168	3,558.50	25,883.42	35,840	9,956.58	86,021	60,137.58
705023	Electricity - Street Lights	(1,029.61)	13,408	14,437.61	65,664.15	67,040	1,375.85	160,896	95,231.85
705030	Water & Sewer	694.31	836	141.69	3,408.20	4,180	771.80	10,036	6,627.80
705060	Trash Removal	1,969.20	1,631	(338.20)	10,116.85	8,155	(1,961.85)	19,574	9,457.15
705070	Telephone	1,494.93	901	(593.93)	4,690.37	4,505	(185.37)	10,809	6,118.63
705181	Maintenance Vehicle	270.30	1,000	729.70	1,724.17	5,000	3,275.83	12,000	10,275.83
706035	Fire Alarm System	0.00	1,624	1,624.00	2,425.12	8,120	5,694.88	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		14,361.66	40,516	26,154.34	159,716.55	209,830	50,113.45	500,717	341,000.45
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	774,716.10	778,100	3,383.90	1,867,439	1,092,722.90
700120	Landscape Replacement	0.00	17,917	17,917.00	5,391.00	89,585	84,194.00	215,000	209,609.00
700130	Mulching	0.00	0	0.00	2,310.00	0	(2,310.00)	238,000	235,690.00
700132	Annual Planting	0.00	2,917	2,917.00	15,204.69	14,585	(619.69)	35,000	19,795.31
700150	Sod Replacement	570.00	25,000	24,430.00	570.00	125,000	124,430.00	300,000	299,430.00
700210	Arbor Contract	45,291.81	45,865	573.19	226,459.01	229,325	2,865.99	550,380	323,920.99
700211	Arbor - Non Contract	19,270.00	20,833	1,563.00	64,637.99	104,165	39,527.01	250,000	185,362.01
701000	Irrigation - Maintenance Contract	18,769.00	18,769	0.00	93,845.00	93,845	0.00	225,228	131,383.00
701010	Pump Repairs	3,215.35	1,200	(2,015.35)	12,685.22	6,000	(6,685.22)	14,400	1,714.78
701011	Pump Monitoring	(23,805.78)	0	23,805.78	0.00	0	0.00	0	0.00
701023	Irrigation Repairs	54,964.27	32,083	(22,881.27)	145,210.08	160,415	15,204.92	385,000	239,789.92
701100	Lakes	22,716.00	26,063	3,347.00	151,096.10	130,315	(20,781.10)	312,753	161,656.90
702000	Leaf & Acorn Removal	0.00	4,031	4,031.00	0.00	20,155	20,155.00	48,375	48,375.00
702095	Sidewalk Shaving	0.00	7,917	7,917.00	0.00	39,585	39,585.00	95,000	95,000.00
702110	Signage	0.00	729	729.00	5,848.55	3,645	(2,203.55)	8,750	2,901.45
702140	Pressure Cleaning	2,868.00	8,333	5,465.00	71,900.50	41,665	(30,235.50)	100,000	28,099.50
702141	Storm Water Management	0.00	446	446.00	0.00	2,230	2,230.00	5,355	5,355.00
703000	Fountain Maintenance	0.00	125	125.00	0.00	625	625.00	1,500	1,500.00
705081	Propane Tank Farm	57.22	161	103.78	336.40	805	468.60	1,934	1,597.60
720570	Pavers Repairs	18,525.00	18,550	25.00	38,975.00	92,750	53,775.00	222,600	183,625.00
Total Infrastructure and Ground		317,384.09	386,559	69,174.91	1,609,185.64	1,932,795	323,609.36	4,876,714	3,267,528.36

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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)	861,177.10	861,175	(2.10)	2,066,825	1,205,647.90
900619	Rental AC Charge Income Transfer to Rese	450.00	583	133.00	2,250.00	2,915	665.00	7,000	4,750.00
901193	Capital Contribution Transfer to Reserve	17,500.00	12,500	(5,000.00)	140,000.00	62,500	(77,500.00)	150,000	10,000.00
	Total Reserves	190,185.42	185,318	(4,867.42)	1,003,427.10	926,590	(76,837.10)	2,223,825	1,220,397.90
Contingency									
707010	Contingency	0.00	12,500	12,500.00	0.00	62,500	62,500.00	150,000	150,000.00
	Total Expenses	883,477.32	1,033,557	150,079.68	4,678,329.27	5,175,035	496,705.73	12,670,195	7,991,865.73
	Net Income/(Loss)	188,379.58	22,292	166,087.58	710,220.46	104,210	606,010.46	0	(710,220.46)

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
05/31/2026

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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	99,342.27	0	99,342.27	514,385.18	0	514,385.18	0	(514,385.18)
420146 Car Wash	<u>3,438.00</u>	<u>0</u>	<u>3,438.00</u>	<u>18,600.00</u>	<u>0</u>	<u>18,600.00</u>	<u>0</u>	<u>(18,600.00)</u>
Subtotal Income	102,780.27	0	102,780.27	532,985.18	0	532,985.18	0	(532,985.18)
Expenses								
716152 Credit Card Processing	2,422.53	0	(2,422.53)	11,539.17	0	(11,539.17)	0	(11,539.17)
716153 APEC Other Fees	3,743.82	0	(3,743.82)	21,697.65	0	(21,697.65)	0	(21,697.65)
716211 Car Wash Maintenance	378.59	0	(378.59)	12,456.03	0	(12,456.03)	0	(12,456.03)
716246 Gas Pumps	(25.00)	0	25.00	1,609.84	0	(1,609.84)	0	(1,609.84)
716250 Cost of Sales - Gas	<u>72,703.05</u>	<u>0</u>	<u>(72,703.05)</u>	<u>448,202.64</u>	<u>0</u>	<u>(448,202.64)</u>	<u>0</u>	<u>(448,202.64)</u>
Subtotal Expenses	79,222.99	0	(79,222.99)	495,505.33	0	(495,505.33)	0	(495,505.33)
900105 Gas/Car Wash Income Transfer	<u>23,557.28</u>	<u>0</u>	<u>(23,557.28)</u>	<u>37,479.85</u>	<u>0</u>	<u>(37,479.85)</u>	<u>0</u>	<u>(37,479.85)</u>
Net Income (Loss)	0.00	0	0.00	0.00	0	0.00	0	0.00

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	<u>(405.00)</u>	<u>0</u>	<u>(405.00)</u>	<u>29,667.75</u>	<u>0</u>	<u>29,667.75</u>	<u>0</u>	<u>(29,667.75)</u>
	Subtotal Income	(405.00)	0	(405.00)	29,667.75	0	29,667.75	0	(29,667.75)
Expenses									
720125	Activities Disbursements	<u>3,776.46</u>	<u>0</u>	<u>(3,776.46)</u>	<u>27,746.93</u>	<u>0</u>	<u>(27,746.93)</u>	<u>0</u>	<u>(27,746.93)</u>
	Subtotal Expenses	3,776.46	0	(3,776.46)	27,746.93	0	(27,746.93)	0	(27,746.93)
900725	SF Income Transfer	<u>(4,181.46)</u>	<u>0</u>	<u>4,181.46</u>	<u>1,920.82</u>	<u>0</u>	<u>(1,920.82)</u>	<u>0</u>	<u>(1,920.82)</u>
	Net Income (Loss)	0.00	0	0.00	0.00	0	0.00	0	0.00