WOODS WALK
HOMEOWNERS' ASSOCIATION, INC

FINANCIAL REPORT

February 28, 2025

FOR MANAGEMENT PURPOSES ONLY

Presented by:

American Adventure Property Management

AAPM, LLC

Woods Walk Homeowners' Assoc., Inc.

BALANCE SHEET

As of: 02/28/2025

Assets

Account #	Account Name	Total
Cash		
1005	Alliance Operating	$149,563.80
1008	Alliance Cash Manager	$54,160.23
1010	Alliance Reserve	$128,674.80
	CASH TOTAL:	$332,398.83
Other Current Assets		
1100	Accounts Receivable	$19,427.62
1150	Allowance for Bad Debts	($4,379.55)
1210	Prepaid Insurance	$16,870.31
1220	Prepaid Expenses	$3,174.00
	OTHER CURRENT ASSETS TOTAL:	$35,092.38
	TOTAL ASSETS:	$367,491.21

Liabilities

Account #	Account Name	Total
Current Liabilities		
2013	Accrued Expenses	$2,125.00
2025	Accounts Payable	$17,241.15
2067	Deferred Cable Revenue	$20,700.00
2070	Prepaid Owner Assessments	$25,150.14
	CURRENT LIABILITIES TOTAL:	$65,216.29
	TOTAL LIABILITIES:	$65,216.29

Equity

Account #	Account Name	Total
Reserves		
2510	Reserve - Emergency Oper. Fund	$1,189.44
2535	Reserves - Capital Expenditure	$127,610.28
2590	Reserves Interest	$4,821.08
	RESERVES TOTAL:	$133,620.80
Operating Surplus (Deficit)		
2810	Fund Balance	$165,821.14
	OPERATING SURPLUS (DEFICIT) TOTAL:	$165,821.14

Account #	Account Name	Total
	Current Year Net Income/(Loss)	$2,832.98
	TOTAL EQUITY:	$302,274.92
	TOTAL LIABILITIES AND EQUITY:	$367,491.21

Woods Walk Homeowners' Assoc., Inc.

INCOME STATEMENT

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
3010 Maintenance Income	15,734.25	15,734.25	0.00	31,468.50	31,468.50	0.00	188,811.00
Income Total	**15,734.25**	**15,734.25**	**0.00**	**31,468.50**	**31,468.50**	**0.00**	**188,811.00**
Other Income							
3045 Interest Income Ops	2.87	0.00	2.87	6.04	0.00	6.04	0.00
3050 Interest Income Reserves	24.67	0.00	24.67	51.98	0.00	51.98	0.00
3080 Screening Fees	15.00	0.00	15.00	165.00	0.00	165.00	0.00
3089 Shopping Center	0.00	686.00	(686.00)	0.00	1,372.00	(1,372.00)	8,232.00
Other Income Total	**42.54**	**686.00**	**(643.46)**	**223.02**	**1,372.00**	**(1,148.98)**	**8,232.00**
Total Income	**15,776.79**	**16,420.25**	**(643.46)**	**31,691.52**	**32,840.50**	**(1,148.98)**	**197,043.00**

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Administrative							
5100 Management Fees	2,305.00	2,303.42	(1.58)	4,610.00	4,606.84	(3.16)	27,641.00
5120 Office Expense	164.50	853.17	688.67	3,652.00	1,706.34	(1,945.66)	10,238.00
5135 Accounting Fees	0.00	266.67	266.67	0.00	533.34	533.34	3,200.00
5140 Licenses	0.00	12.50	12.50	0.00	25.00	25.00	150.00
5145 Legal Fees	1,751.35	583.33	(1,168.02)	3,318.85	1,166.66	(2,152.19)	7,000.00
5150 Screening Expenses	299.00	155.00	(144.00)	64.00	310.00	246.00	1,860.00
5160 Insurance	1,205.94	1,153.25	(52.69)	2,411.88	2,306.50	(105.38)	13,839.00
5190 Bad Debt Expense	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
Administrative Total	**5,725.79**	**5,410.67**	**(315.12)**	**14,056.73**	**10,821.34**	**(3,235.39)**	**64,928.00**
Utilities							
5205 Electricity	2,169.66	2,440.67	271.01	4,371.55	4,881.34	509.79	29,288.00
Utilities Total	**2,169.66**	**2,440.67**	**271.01**	**4,371.55**	**4,881.34**	**509.79**	**29,288.00**
Landscaping							
5405 Lawn Maintenance	2,600.00	2,600.00	0.00	5,200.00	5,200.00	0.00	31,200.00
5410 Landscape Improvements	0.00	897.92	897.92	0.00	1,795.84	1,795.84	10,775.00
5420 Tree Trimming	0.00	1,833.33	1,833.33	0.00	3,666.66	3,666.66	22,000.00
5425 Irrigation	795.00	500.00	(295.00)	2,015.00	1,000.00	(1,015.00)	6,000.00
5430 Fertilization & Pest Control	0.00	375.00	375.00	350.00	750.00	400.00	4,500.00
5435 Lake Maintenance	1,406.64	1,514.75	108.11	2,813.28	3,029.50	216.22	18,177.00
5450 Holiday Lighting	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
Landscaping Total	**4,801.64**	**8,221.00**	**3,419.36**	**10,378.28**	**16,442.00**	**6,063.72**	**98,652.00**
Repairs & Maintenance							
5660 General Repairs & Maintenance	0.00	995.17	995.17	0.00	1,990.34	1,990.34	11,942.00
5675 Pressure Cleaning	0.00	275.00	275.00	0.00	550.00	550.00	3,300.00
5680 Miscellaneous	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Repairs & Maintenance Total	**0.00**	**1,436.84**	**1,436.84**	**0.00**	**2,873.68**	**2,873.68**	**17,242.00**
Reserve Funding							

Woods Walk Homeowners' Assoc., Inc.
Start: 02/01/2025 | End: 02/28/2025

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
6036 Reserve Interest Expense	24.67	0.00	(24.67)	51.98	0.00	(51.98)	0.00
Reserve Funding Total	**24.67**	**0.00**	**(24.67)**	**51.98**	**0.00**	**(51.98)**	**0.00**
Total Expense	**12,721.76**	**17,509.18**	**4,787.42**	**28,858.54**	**35,018.36**	**6,159.82**	**210,110.00**
Net Income	**3,055.03**	**(1,088.93)**	**4,143.96**	**2,832.98**	**(2,177.86)**	**5,010.84**	**(13,067.00)**

Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.
PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested

Last statement: January 31, 2025
This statement: February 28, 2025
Total days in statement period: 28

WOODS WALK HOMEOWNERS ASSOCIATION INC
C/O AMERICAN ADVENTURE PROPERTY
OPERATING
1730 S FEDERAL HWY # 327
DELRAY BEACH FL 33483-3309

XXXXXX8215
(3)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

SUMMARY OF ACCOUNT BALANCES

Account	Number	Ending Balance
AAB Community Checking	XXXXXX8215	$150,002.87
Cash Manager Balance	XX-XXX8-83-5	$54,160.23

Investment totals as of February 28, 2025

AAB Community Checking

Account number	XXXXXX8215	Beginning balance	$150,003.17
Enclosures	3	Total additions	20,268.20
Low balance	$150,000.00	Total subtractions	20,268.50
Average balance	$150,000.23	Ending balance	$150,002.87
Avg collected balance	$149,677		

CHECKS

Number	Date	Amount	Number	Date	Amount
62	02-10	525.00	64	02-24	1,751.35
63	02-13	1,406.64			

DEBITS

Date	Description	Subtractions
02-03	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	309.63

Date	Description	Subtractions
02-04	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	352.98
02-05	' ACH Debit WOODS WALK ACH 250205	135.00
02-05	' ACH Debit WOODS WALK ACH 250205	2,600.00
02-06	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	1,948.32
02-07	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	341.37
02-10	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	34.44
02-11	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	2,167.83
02-12	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	279.72
02-13	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	121.53
02-14	' ACH Debit FLORIDA POWER & BILL PAYMT 051400507842775	36.40
02-14	' ACH Debit FLORIDA POWER & BILL PAYMT 051400507842776	54.45
02-14	' ACH Debit PayLease.com Return 250214 000023200482234	69.93
02-14	' ACH Debit FLORIDA POWER & BILL PAYMT 051400507842774	82.20
02-18	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	350.55
02-19	' ACH Debit FPL DIRECT DEBIT ELEC PYMT 250219	71.36
02-19	' ACH Debit FPL DIRECT DEBIT ELEC PYMT 250219	983.06
02-20	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	279.72
02-21	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	409.79

Date	Description	Subtractions
02-24	' ACH Debit WOODS WALK ACH 250224	299.00
02-25	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	16.65
02-26	' ACH Debit WOODS WALK ACH 250226	349.50
02-26	' ACH Debit WOODS WALK ACH 250226	2,305.00
02-27	' ACH Debit FLORIDA POWER & BILL PAYMT 051400508705678	34.79
02-27	' ACH Debit FLORIDA POWER & BILL PAYMT 051400508705677	388.04
02-27	' ACH Debit FLORIDA POWER & BILL PAYMT 051400508705676	519.36
02-27	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	662.94
02-28	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXX8835	1,381.95

CREDITS

Date	Description	Additions
02-03	' ACH Credit PayLease.com Settlement 250203 000023070292102	100.00
02-03	' Lockbox Deposit	206.46
02-04	' ACH Credit PAYLEASE.COM CREDIT 250204 409992253	143.19
02-04	' Lockbox Deposit	209.79
02-05	' Automatic Transfer TRANSFER FROM INSURED SWEEP XX XXXXXXXXXXXXXX8835	1,969.10
02-05	' Lockbox Deposit	765.90
02-06	' ACH Credit PayLease.com Settlement 250206 000023139867682	319.65
02-06	' ACH Credit PAYLEASE.COM CREDIT 250206 410987547	369.93
02-06	' Lockbox Deposit	1,258.74
02-07	' Remote Deposit	56.58

Date	Description	Additions
02-07	' ACH Credit PAYLEASE.COM CREDIT 250207 411255851	69.93
02-07	' ACH Credit PayLease.com Settlement 250207 000023150797294	69.93
02-07	' Lockbox Deposit	144.93
02-10	' Lockbox Deposit	559.44
02-11	' ACH Credit PayLease.com Settlement 250211 000023172357046	2,167.83
02-12	' ACH Credit PayLease.com Settlement 250212 000023183158358	69.93
02-12	' Lockbox Deposit	209.79
02-13	' Remote Deposit	479.22
02-13	' ACH Credit PAYLEASE.COM CREDIT 250213 411844627	979.02
02-13	' Lockbox Deposit	69.93
02-14	' Automatic Transfer TRANSFER FROM INSURED SWEEP XX XXXXXXXXXXXXXX8835	176.32
02-14	' ACH Credit PayLease.com Settlement 250214 000023201538078	66.66
02-18	' ACH Credit PayLease.com Settlement 250218 000023208967142	210.69
02-18	' Lockbox Deposit	139.86
02-19	' Automatic Transfer TRANSFER FROM INSURED SWEEP XX XXXXXXXXXXXXXX8835	494.98
02-19	' Lockbox Deposit	559.44
02-20	' ACH Credit PAYLEASE.COM CREDIT 250220 412219078	69.93
02-20	' Lockbox Deposit	209.79
02-21	' Remote Deposit	200.00
02-21	' ACH Credit PAYLEASE.COM CREDIT 250221 412302035	139.86
02-21	' Lockbox Deposit	69.93
02-24	' Automatic Transfer TRANSFER FROM INSURED SWEEP XX XXXXXXXXXXXXXX8835	1,320.98
02-24	' Lockbox Deposit	729.37

Date	Description	Additions
02-25	' ACH Credit PayLease.com Settlement 250225 000023268623914	16.65
02-26	' Automatic Transfer TRANSFER FROM INSURED SWEEP XX XXXXXXXXXXXXXX8835	2,654.50
02-27	' ACH Credit PAYLEASE.COM CREDIT 250227 412691780	70.00
02-27	' Lockbox Deposit	1,535.13
02-28	' Lockbox Deposit	1,381.95
02-28	' Interest Credit	2.87

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	150,003.17	02-11	150,000.00	02-21	150,000.00
02-03	150,000.00	02-12	150,000.00	02-24	150,000.00
02-04	150,000.00	02-13	150,000.00	02-25	150,000.00
02-05	150,000.00	02-14	150,000.00	02-26	150,000.00
02-06	150,000.00	02-18	150,000.00	02-27	150,000.00
02-07	150,000.00	02-19	150,000.00	02-28	150,002.87
02-10	150,000.00	02-20	150,000.00		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	28
Average balance for APY	$149,677.33
Interest earned	$2.87

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

Your Cash Manager Account

ACCOUNT BALANCE $54,160.23

Account number XX-XXX8-83-5

ICS CASH SWEEP SUMMARY AS OF 02/28/25

Beginning Balance	**$52,118.69**
Deposits	8,657.42
Withdrawals	-6,615.88
Ending Balance	**$54,160.23**

CASH MANAGER BALANCES

Depository Institution	Balance
Raymond James Bank St. Petersburg, FL	52,778.28
DEPOSIT PENDING ALLOCATION	1,381.95
CASH MANAGER BALANCE	**$54,160.23**

AVERAGE BALANCE	**$54,044.26**
ANNUAL PERCENTAGE YIELD	**0.0000%**

ICS CASH SWEEP TRANSACTION ACTIVITY

Date	Description	Transaction Amount	Balance
02-01	Beginning Balance		52,118.69
02-03	Deposit	309.63	52,428.32
02-04	Deposit	352.98	52,781.30
02-05	Withdrawal	-1,969.10	50,812.20
02-06	Deposit	1,948.32	52,760.52
02-07	Deposit	341.37	53,101.89
02-10	Deposit	34.44	53,136.33
02-11	Deposit	2,167.83	55,304.16
02-12	Deposit	279.72	55,583.88

ICS CASH SWEEP TRANSACTION ACTIVITY

Date	Description	Transaction Amount	Balance
02-13	Deposit	121.53	55,705.41
02-14	Withdrawal	-176.32	55,529.09
02-18	Deposit	350.55	55,879.64
02-19	Withdrawal	-494.98	55,384.66
02-20	Deposit	279.72	55,664.38
02-21	Deposit	409.79	56,074.17
02-24	Withdrawal	-1,320.98	54,753.19
02-25	Deposit	16.65	54,769.84
02-26	Withdrawal	-2,654.50	52,115.34
02-27	Deposit	662.94	52,778.28
02-28	Deposit	1,381.95	54,160.23
02-28	**Ending Balance**		**$54,160.23**

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES. PLEASE SEE BACK FOR DETAILS

Post to Account: WOODS WALK HOA $525.00 02/07/2025

AMERICAN ADVENTURE PROP - 8951 IAAB
301 CORAL TRACE CT
NOT PROVIDED, CA 95501

WESTERN ALLIANCE BANK
PHOENIX, AZ

91-561/1221

62

February 7, 2025

PAY Five Hundred Twenty Five and 00/100 Dollars $ *********525.00

#CSP0100198144818 76523307

VOID 90 DAYS AFTER ISSUE

TO THE ORDER OF:
BP SPRINKLERS, INC.
19012 BROAD SHORE WALK
LOXAHATCHEE FL 33470-2162

SIGNATURE ON FILE
This check has been authorized by your depositor.

Memo: 24434

⑈62⑈ ⑆122105980⑆ 8757788215⑈

02/10/2025 62 $525.00

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES. PLEASE SEE BACK FOR DETAILS

Post to Account: 7022 $1406.64 02/07/2025

AMERICAN ADVENTURE PROP - 8951 IAAB
301 CORAL TRACE CT
NOT PROVIDED CA 95501

WESTERN ALLIANCE BANK
PHOENIX AZ

63

February 7, 2025

PAY One Thousand Four Hundred Six and 64/100 Dollars $ *********1406.64

#CSP0100102DB30F# 76523307

TO THE ORDER OF:
SOLUTIDE LAKE MANAGEMENT LLC
1320 BROOKWOOD DR
LITTLE ROCK AR 72202-1438

SIGNATURE ON FILE

Memo: PSI140567 & PS 140555

⑈63⑈ ⑆122105980⑆ 8757788215⑈

02/13/2025 63 $1,406.64

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES. PLEASE SEE BACK FOR DETAILS

Post to Account: WOODS WALK HOA $1751.35 02/19/2025

AMERICAN ADVENTURE PROP - 8951 IAAB
301 CORAL TRACE CT
NOT PROVIDED, CA 95501

WESTERN ALLIANCE BANK
PHOENIX, AZ

94-568/1221

64

February 19, 2025

PAY One Thousand Seven Hundred Fifty One and 35/100 Dollars $ *********1751.35

#CSP0100173498836# 76523307

VOID 90 DAYS AFTER ISSUE

TO THE ORDER OF:
BECKER & POLIAKOFF, P.A.
625 N FLAGLER DR STE 700
WEST PALM BEACH FL 33401-4025

SIGNATURE ON FILE
This check has been authorized by your depositor

Memo: 5201247

⑈64⑈ ⑆122105980⑆ 8757788215⑈

02/24/2025 64 $1,751.35

Woods Walk Homeowners' Assoc., Inc.
BANK RECONCILIATION
Statement Date: 2/28/2025

Reconciliation Summary: AAB - Alliance Association Bank		GL Account: 1005 - Alliance Operating	
Bank Statement Balance	$150,002.87	**Account Balance**	$149,563.80
GL Account Balance	$149,563.80	**+ Uncleared Payments**	$509.00
Difference	$439.07	**- Uncleared Deposits**	$69.93
		Reconciling Balance	$150,002.87
		- Statement Balance	$150,002.87
		Difference	$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
	2/28/2025	AR 17379	Cash Receipts - Direct Debit	Uncleared	69.93	0.00
60	1/22/2025	AP 17145	CAIS - CAIS D & O	Uncleared	0.00	509.00
				Totals	$69.93	$509.00

Woods Walk Homeowners' Assoc., Inc.

CHECK REGISTER - SUMMARY

START: 02/01/2025 | END: 02/28/2025

Date	Check	Vendor	Reference	Amount
Alliance Association Bank Alliance Bank Operating				
02/07/2025	62	BPS - BP Sprinklers	Irrigation Repair	$525.00
02/07/2025	63	Solitude - Solitude Lake Mgmt LLC	Monthly Services	$1,406.64
02/04/2025	64	BEC` - Becker	General Counsel	$1,751.35
02/21/2025	ACH	Proplogix - Proplogix	Cancel of sale	$299.00
02/05/2025	ACH	AAPM - AAPM, LLC	Sales app and background checks	$135.00
02/05/2025	ACH	DLM - Diversified Landscapes & Ma...	Monthly Services	$2,600.00
02/14/2025	ACH 1	FPL - FPL	Monthly Services	$36.40
02/26/2025	ACH 2	AAPM - AAPM, LLC	Office Expenses	$349.50
02/14/2025	ACH 2	FPL - FPL	Monthly Services	$54.45
02/26/2025	ACH 3	AAPM - AAPM, LLC	Monthly Services	$2,305.00
02/14/2025	ACH 3	FPL - FPL	Monthly Services	$82.20
02/19/2025	ACH 4	FPL - FPL	Monthly Services	$71.36
02/19/2025	ACH 5	FPL - FPL	Monthly Services	$983.06
02/11/2025	ACH 6	FPL - FPL	FPL ACH	$34.79
02/11/2025	ACH 7	FPL - FPL	FPL ACH	$388.04
02/11/2025	ACH 8	FPL - FPL	FPL ACH	$519.36
				Sub-Total: $11,541.15

Total: $11,541.15

Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: January 31, 2025
This statement: February 28, 2025
Total days in statement period: 28

WOODS WALK HOMEOWNERS ASSOCIATION INC
C/O AMERICAN ADVENTURE PROPERTY
RESERVE
1730 S FEDERAL HWY # 327
DELRAY BEACH FL 33483-3309

Page 1
XXXXXX2495
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX2495	Beginning balance	$128,650.13
Low balance	$128,650.13	Total additions	24.67
Average balance	$128,650.13	Total subtractions	0.00
Avg collected balance	$128,650	Ending balance	$128,674.80
Interest paid year to date	$51.98		

CREDITS

Date	Description	Additions
02-28	' Interest Credit	24.67

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	128,650.13	02-28	128,674.80		

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	28
Average balance for APY	$128,650.13
Interest earned	$24.67

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

	Woods Walk Homeowners' Assoc., Inc.						
	Aged Owner Balance						
	As of: 02/28/2025						
Account#	Name	Address	Total	Current	Over 30	Over 60	Over 90
100WDW0930	Ryan & Tiffany Deckard	3552 Little Pine Lane	$139.86	$69.93	$69.93	$0.00	$0.00
100WDW0680	Richard Hindes	3557 Cypress Wood Court	$71.40	$69.93	$1.47	$0.00	$0.00
100WDW0910	Judith Perna	3557 Little Pine Lane	$171.78	$69.93	$69.93	$31.92	$0.00
100WDW0840	Sharette Young	3572 Cypress Wood Court	$71.85	$69.93	$1.92	$0.00	$0.00
100WDW0110	Cody Nevad	3594 Woods Walk Boulevard	$130.55	$69.93	$60.62	$0.00	$0.00
100WDW0140	Michael Seitz	3606 Woods Walk Boulevard	$319.46	$69.93	$69.93	$66.60	$113.00
100WDW0150	Arnold M. Mezzoni	3610 Woods Walk Boulevard	$21.36	$0.60	$0.00	$0.00	$20.76
100WDW0490	Justin Michael Weinberg	3638 Woods Walk Boulevard	$20.59	$20.59	$0.00	$0.00	$0.00
100WDW1550	Susan Denny	3643 Woods Walk Boulevard	$293.13	$0.00	$0.00	$0.00	$293.13
100WDW0790	Julio C Rivera	3652 Cypress Wood Court	$389.20	$69.93	$69.93	$66.60	$182.74
100WDW0610	Kathleen Stevens	3654 Woods Walk Boulevard	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW0620	Branden & Megan Stair	3658 Woods Walk Boulevard	$71.36	$69.93	$1.43	$0.00	$0.00
100WDW1650	William Briard	3663 Woods Walk Boulevard	$64.31	$64.31	$0.00	$0.00	$0.00
100WDW0640	Timothy Erdies	3666 Woods Walk Boulevard	$337.87	$69.93	$69.93	$66.60	$131.41
100WDW0650	Lourdna Vixama	3670 Woods Walk Boulevard	$125.86	$69.93	$55.93	$0.00	$0.00
100WDW0770	John & Ashlie Bonafair	3684 Cypress Wood Court	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW1720	Samuel M Silverman	3691 Woods Walk Boulevard	$1,000.00	$0.00	$0.00	$0.00	$1,000.00
100WDW1760	Michael Pancia	3707 Woods Walk Boulevard	$63.21	$63.21	$0.00	$0.00	$0.00
100WDW1790	Gabriel & Rebecca Schnirman	3719 Woods Walk Boulevard	$66.60	$66.60	$0.00	$0.00	$0.00
100WDW1800	Enrique Sobrino	3723 Woods Walk Boulevard	$63.50	$63.50	$0.00	$0.00	$0.00
100WDW1840	Hugo Bustamante	3739 Woods Walk Boulevard	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW1850	Gregory & Christine Miegl	3743 Woods Walk Boulevard	$203.16	$69.93	$69.93	$63.30	$0.00
100WDW1860	Dennis Amaty	3747 Woods Walk Boulevard	$535.89	$69.93	$69.93	$66.60	$329.43
100WDW1870	Joshua & Maria Hamric	3751 Woods Walk Boulevard	$1,602.85	$69.93	$69.93	$66.60	$1,396.39
100WDW0990	IH4 Property Florida, LP	3754 Woods Walk Boulevard	$59.36	$59.36	$0.00	$0.00	$0.00
100WDW1000	Kristin B & Terry Burstein	3758 Woods Walk Boulevard	$402.66	$69.93	$69.93	$66.60	$196.20
100WDW1910	Carolyn Silberman	3767 Woods Walk Boulevard	$465.46	$69.93	$69.93	$66.60	$259.00
100WDW1030	Kathy Troy	3770 Woods Walk Boulevard	$396.27	$69.93	$69.93	$66.60	$189.81
100WDW1940	Matthew & Kelley Starr	3779 Woods Walk Boulevard	$139.46	$69.93	$69.53	$0.00	$0.00
100WDW1960	Juan C Villar	3787 Woods Walk Boulevard	$85.00	$69.93	$15.07	$0.00	$0.00
100WDW1440	Freo Florida, LLC	3814 Woods Walk Boulevard	$879.35	$69.93	$49.95	$0.00	$759.47
100WDW2040	Robert Baker, Jr	3819 Woods Walk Boulevard	$0.60	$0.60	$0.00	$0.00	$0.00
100WDW1470	Canute & Gloria Lobban	3842 Woods Walk Boulevard	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW1480	Frederick & Gale Swanson	3850 Woods Walk Boulevard	$30.07	$30.07	$0.00	$0.00	$0.00
100WDW1500	Robert Marx	3858 Woods Walk Boulevard	$130.10	$69.93	$60.17	$0.00	$0.00
100WDW2160	Greg Spencer Estate	3867 Woods Walk Boulevard	$66.60	$66.60	$0.00	$0.00	$0.00
100WDW1530	John David Crowell & Charlene Dufour	3870 Woods Walk Boulevard	$30.00	$0.00	$0.00	$0.00	$30.00
100WDW1540	Blanca Nunez Belen	3874 Woods Walk Boulevard	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW1220	Stephen Williams	9640 Pine Trail Court	$66.60	$66.60	$0.00	$0.00	$0.00
100WDW1050	Nichole & Eugeniuse Ricetti	9641 Pine Trail Court	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW1400	Richard Alan	9670 Pine Mill Court	$333.95	$69.93	$69.93	$66.60	$127.49
100WDW1280	Lola & Timour Rakhimi	9671 Pine Mill Court	$1,066.06	$69.93	$69.93	$66.60	$859.60
100WDW1390	Christopher Andreassi-Muserlain	9680 Pine Mill Court	$139.86	$69.93	$69.93	$0.00	$0.00
100WDW1180	Forrest W Duff	9680 Pine Trail Court	$406.26	$69.93	$69.93	$66.60	$199.80
100WDW1170	Stacy Issac	9690 Pine Trail Court	$1,425.90	$69.93	$69.93	$66.60	$1,219.44
100WDW1370	Frederick & Christine Vega	9700 Pine Mill Court	$65.73	$65.73	$0.00	$0.00	$0.00
100WDW1360	Paul Dixon	9710 Pine Mill Court	$1,064.06	$69.93	$69.93	$66.60	$857.60
100WDW1350	Gregory & Blanca Rivera	9720 Pine Mill Court	$418.48	$69.93	$69.93	$133.20	$145.42
100WDW2230	Elijah McLeod	9728 Wood Pine Court	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW2220	IH4 Property Florida, LP	9729 Wood Pine Court	$1,823.63	$69.93	$69.93	$66.60	$1,617.17
100WDW2240	Colin J Murphy	9736 Wood Pine Court	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW2210	Duane & Heidi Patchin	9737 Wood Pine Court	$174.70	$69.93	$69.93	$34.84	$0.00
100WDW2200	John Dunlap	9745 Wood Pine Court	$359.06	$69.93	$69.93	$66.60	$152.60
100WDW0310	Edmanuel Ramos	9827 Cross Pine Court	$138.86	$69.93	$68.93	$0.00	$0.00
100WDW0320	Ryan Stacey	9839 Cross Pine Court	$69.93	$69.93	$0.00	$0.00	$0.00
100WDW0220	Paul Price	9888 Cross Pine Court	$915.85	$69.93	$69.93	$66.60	$709.39
100WDW0550	Jose E & Amaryllis Barrios	9894 Pine Dust Court	$53.28	$53.28	$0.00	$0.00	$0.00

100WDW0570	Charles Campbell & Lois Babik	9895 Pine Dust Court	$133.43	$69.93	$63.50	$0.00	$0.00
100WDW0370	Eliazar Cruz & Kenia Cuadra	9899 Cross Pine Court	$133.20	$69.93	$63.27	$0.00	$0.00
100WDW0580	Harold Miller	9903 Pine Dust Court	$3.16	$3.16	$0.00	$0.00	$0.00
100WDW0200	THR Florida LP	9912 Cross Pine Court	$171.04	$69.93	$69.93	$31.18	$0.00
100WDW0510	Chelsea & Michael Laudicina	9926 Pine Dust Court	$707.61	$69.93	$69.93	$66.60	$501.15
100WDW0500	IH2 Property Florida, LP	9934 Pine Dust Court	$72.82	$69.93	$2.89	$0.00	$0.00
100WDW0170	Terranova Famiy Trust	9948 Cross Pine Court	$606.06	$69.93	$69.93	$66.60	$399.60
100WDW1610	John Charles Parker	9987 Pine Run Court	$69.93	$69.93	$0.00	$0.00	$0.00
TOTAL			$19,427.62	$3,980.85	$2,262.93	$1,493.24	$11,690.60

Woods Walk Homeowners' Assoc., Inc.			
	Prepaid Owners		
	As of: 02/28/2025		
Owner	Address	Account #	Prepaid Balance
James & Caroline Hinson	3539 Little Pine Lane	100WDW0880	$89.56
Mario Chavez	3540 Cypress Wood Court	100WDW0860	$69.00
Alen & Dora Grzunov	3541 Cypress Wood Court	100WDW0670	$69.93
William Wyatt	3546 Little Pine Lane	100WDW0940	$279.62
John Meek	3551 Little Pine Lane	100WDW0900	$699.30
Daniel James Kniech	3554 Woods Walk Boulevard	100WDW0010	$207.14
Scott Burgess	3556 Cypress Wood Court	100WDW0850	$279.72
Marcelo & Tara Filice	3558 Woods Walk Boulevard	100WDW0020	$0.47
John Fournier	3562 Woods Walk Boulevard	100WDW0030	$389.75
Rafael Naranjo	3566 Woods Walk Boulevard	100WDW0040	$69.63
Barry H Galison	3570 Woods Walk Boulevard	100WDW0050	$132.57
Thomas Devoursney	3573 Cypress Wood Court	100WDW0690	$69.93
Sharon A. Millette	3574 Woods Walk Boulevard	100WDW0060	$66.60
Robert Mosley	3578 Woods Walk Boulevard	100WDW0070	$294.58
Scott Lanouette	3582 Woods Walk Boulevard	100WDW0080	$698.28
David & Brenda Bendt	3586 Woods Walk Boulevard	100WDW0090	$497.96
Peter Kalin Silas	3604 Cypress Wood Court	100WDW0820	$699.30
Thomas Wake	3605 Cypress Wood Court	100WDW0710	$632.70
Rebecca Lathrop	3620 Cypress Wood Court	100WDW0810	$69.93
Crystal Locke	3622 Woods Walk Boulevard	100WDW0450	$121.60
James Cheer	3626 Woods Walk Boulevard	100WDW0460	$699.30
Joseph Lydon	3634 Woods Walk Boulevard	100WDW0480	$169.88
Bruce Gustafson	3636 Cypress Wood Court	100WDW0800	$652.74
Vasant Patel	3637 Cypress Wood Court	100WDW0730	$3.33
Carlos & Nell Balmaseda	3647 Woods Walk Boulevard	100WDW1560	$69.93
Janelle N Bhola	3653 Cypress Wood Court	100WDW0740	$280.92
Kathleen Stevens	3654 Woods Walk Boulevard	100WDW0610	$69.93
Michael & Janet Cosgrove	3655 Woods Walk Boulevard	100WDW1580	$79.92
Robert Villani	3668 Cypress Wood Court	100WDW0780	$69.93
John Sheldon	3674 Woods Walk Boulevard	100WDW0660	$635.80
Raymond Horton	3683 Woods Walk Boulevard	100WDW1700	$69.93
John & Ashlie Bonafair	3684 Cypress Wood Court	100WDW0770	$96.87
William Pflug	3685 Cypress Wood Court	100WDW0760	$67.26
Alan & Susan Adler	3695 Woods Walk Boulevard	100WDW1730	$157.05
Kenneth & Karen Dempsey	3703 Woods Walk Boulevard	100WDW1750	$3.10
Fred Guerra	3706 Woods Walk Boulevard	100WDW0870	$53.44
Vincent & Beryl Mancuso	3715 Woods Walk Boulevard	100WDW1780	$754.30
Michael & Donna Gomez	3726 Woods Walk Boulevard	100WDW0960	$74.53
Robert Gitto	3727 Woods Walk Boulevard	100WDW1810	$262.86
Mark Wilson	3730 Woods Walk Boulevard	100WDW0970	$0.33
Marissa Relucio	3731 Woods Walk Boulevard	100WDW1820	$65.15
Brian & Debra Beckers	3746 Woods Walk Boulevard	100WDW0980	$124.68
Kent Mayer	3759 Woods Walk Boulevard	100WDW1890	$67.25
Randall & Jacqualyn Worters	3762 Woods Walk Boulevard	100WDW1010	$69.93
William & Marsha Guilford	3763 Woods Walk Boulevard	100WDW1900	$69.93

Terence & Michelle O'Donnell	3771 Woods Walk Boulevard	100WDW1920	$69.93
Frederick & Nicole Lutzy	3774 Woods Walk Boulevard	100WDW1040	$26.57
Juan Pabon	3775 Woods Walk Boulevard	100WDW1930	$69.93
Malcolm Bomford	3791 Woods Walk Boulevard	100WDW1970	$119.45
IH5 Property Florida LP	3794 Woods Walk Boulevard	100WDW1230	$55.63
Rory Ramsaran & Gwendolyn Coppin	3798 Woods Walk Boulevard	100WDW1240	$93.28
Perijo Campitelli	3803 Woods Walk Boulevard	100WDW2000	$29.77
Dennis Yeskey	3811 Woods Walk Boulevard	100WDW2020	$699.30
Jason Hau Le	3818 Woods Walk Boulevard	100WDW1450	$140.46
Elizabeth Kong	3823 Woods Walk Boulevard	100WDW2050	$77.74
Christopher & Brenda Ungerer	3826 Woods Walk Boulevard	100WDW1460	$374.93
Richard Wile	3831 Woods Walk Boulevard	100WDW2070	$707.72
Diana M. Rivera as Trustee	3835 Woods Walk Boulevard	100WDW2080	$169.93
Rick & Maria Leyva	3839 Woods Walk Boulevard	100WDW2090	$139.86
Canute & Gloria Lobban	3842 Woods Walk Boulevard	100WDW1470	$69.93
Cary Schwartz	3843 Woods Walk Boulevard	100WDW2100	$236.53
Marcelo Castro	3854 Woods Walk Boulevard	100WDW1490	$67.23
Joseph Fenoy	3859 Woods Walk Boulevard	100WDW2140	$90.54
Dino & Marilena Miano	3863 Woods Walk Boulevard	100WDW2150	$0.07
Dennis Amaty	3866 Woods Walk Boulevard	100WDW1520	$350.54
Wally Thompson	3871 Woods Walk Boulevard	100WDW2170	$699.30
Todd & Elizabeth Parsons	3875 Woods Walk Boulevard	100WDW2180	$71.74
Andrew McNally	9640 Pine Mill Court	100WDW1430	$697.11
James & Elissa Kelly	9641 Pine Mill Court	100WDW1250	$136.53
Sherril Lee Weeks-Koolen	9650 Pine Mill Court	100WDW1420	$130.14
Barry & Marcia Heckathorn	9650 Pine Trail Court	100WDW1210	$69.93
Si Tien Nguyen	9651 Pine Mill Court	100WDW1260	$279.29
Joshua Lewis	9651 Pine Trail Court	100WDW1060	$0.14
Harvey Stein	9660 Pine Mill Court	100WDW1410	$69.93
Richard Morelli	9660 Pine Trail Court	100WDW1200	$72.15
Bruce & Marnel Yedlin	9661 Pine Mill Court	100WDW1270	$126.83
Vincent & Cora Difiore	9661 Pine Trail Court	100WDW1070	$699.30
Caroline George	9670 Pine Trail Court	100WDW1190	$79.55
Jeff Orcutt	9671 Pine Trail Court	100WDW1080	$279.72
Arlin Weingold	9681 Pine Mill Court	100WDW1290	$133.42
Paul Magersuppe	9690 Pine Mill Court	100WDW1380	$279.62
Jay Flax	9691 Pine Mill Court	100WDW1300	$70.02
Lurton & Page Elizer	9701 Pine Trail Court	100WDW1110	$280.59
Lloyd Scheibner	9710 Pine Trail Court	100WDW1150	$699.30
William & Dolores Mildern	9711 Pine Mill Court	100WDW1320	$78.33
Lawrence Ferri & Karen Wiser	9721 Pine Mill Court	100WDW1330	$69.93
Elijah McLeod	9728 Wood Pine Court	100WDW2230	$69.93
Victor Pascale	9744 Wood Pine Court	100WDW2250	$160.40
Alan Fineman	9804 Cross Pine Court	100WDW0290	$69.93
Emilio & Jane Quiroga	9816 Cross Pine Court	100WDW0280	$69.93
Timothy O'Connor	9828 Cross Pine Court	100WDW0270	$699.30
Jerry Wade Castillo Jr	9840 Cross Pine Court	100WDW0260	$73.26
IH3 Property Florida, LP (*)	9851 Cross Pine Court	100WDW0330	$62.17
Robert & Denise Calvelli	9852 Cross Pine Court	100WDW0250	$297.63
Robert & Beverly Sagehorn	9863 Cross Pine Court	100WDW0340	$121.73

Robert Gradomski	9864 Cross Pine Court	100WDW0240	$3.33
Philip Perinoff	9875 Cross Pine Court	100WDW0350	$699.30
Diego McCormick	9876 Cross Pine Court	100WDW0230	$7.60
Andrew W. Lofholm	9886 Pine Dust Court	100WDW0560	$699.30
Paul Cummings	9887 Cross Pine Court	100WDW0360	$697.59
Jose E & Amaryllis Barrios	9894 Pine Dust Court	100WDW0550	$63.27
Diana & Emilio Manozca	9910 Pine Dust Court	100WDW0530	$159.94
Manuel Diaz	9911 Cross Pine Court	100WDW0380	$3.33
Norman Lebron	9924 Cross Pine Court	100WDW0190	$626.17
Frank & Sherrie Goldsmith	9927 Pine Dust Court	100WDW0590	$66.64
Victor & Kimberly Vargas-Vila	9935 Cross Pine Court	100WDW0400	$145.19
Herland Romero	9947 Cross Pine Court	100WDW0410	$281.17
Bryan Peterson	9960 Cross Pine Court	100WDW0160	$66.60
Sharon Barone	9975 Pine Run Court	100WDW1630	$762.80
Frank Pennachio	9981 Pine Run Court	100WDW1620	$291.32
Miquel Iribarren	9993 Pine Run Court	100WDW1600	$216.22
Kimberly Wier	9999 Pine Run Court	100WDW1590	$18.02
TOTAL			$25,150.14

AP Open Items

Woods Walk Homeowners' Assoc., Inc.
As of: 02/28/2025

Vendor		Item #	Invoice	Date	Reference	Amount
BPS	BP Sprinklers	17310	24455	2/21/2025	Irrigation	**$795.00**
ASPIS	Acrisure Southe...	17311	53480	2/21/2025	2025 Insurance	**$16,446.15**
						$17,241.15

Woods Walk Homeowners' Assoc., Inc.

YEARLY INCOME STATEMENT

Start: 01/01/2025 | End: 02/28/2025

INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
3010 Maintenance Income	$15,734.25	$15,734.25	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$31,468.50
Sub Total Income	**$15,734.25**	**$15,734.25**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$31,468.50**
Other Income													
3045 Interest Income Ops	$3.17	$2.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6.04
3050 Interest Income Reserves	$27.31	$24.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51.98
3080 Screening Fees	$150.00	$15.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$165.00
Sub Total Other Income	**$180.48**	**$42.54**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$223.02**
TOTAL INCOME	$15,914.73	$15,776.79	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$31,691.52**

EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Administrative													
5100 Management Fees	$2,305.00	$2,305.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,610.00
5120 Office Expense	$3,487.50	$164.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,652.00
5145 Legal Fees	$1,567.50	$1,751.35	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,318.85
5150 Screening Expenses	($235.00)	$299.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$64.00
5160 Insurance	$1,205.94	$1,205.94	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,411.88
Sub Total Administrative	**$8,330.94**	**$5,725.79**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$14,056.73**
Utilities													
5205 Electricity	$2,201.89	$2,169.66	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,371.55
Sub Total Utilities	**$2,201.89**	**$2,169.66**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,371.55**
Landscaping													

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
5405 Lawn Maintenance	$2,600.00	$2,600.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,200.00
5425 Irrigation	$1,220.00	$795.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,015.00
5430 Fertilization & Pest Control	$350.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$350.00
5435 Lake Maintenance	$1,406.64	$1,406.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,813.28
Sub Total Landscaping	**$5,576.64**	**$4,801.64**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$10,378.28**
Reserve Funding													
6036 Reserve Interest Expense	$27.31	$24.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51.98
Sub Total Reserve Funding	**$27.31**	**$24.67**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$51.98**
TOTAL EXPENSE	$16,136.78	$12,721.76	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$28,858.54**
NET INCOME	($222.05)	$3,055.03	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$2,832.98**