

WOODS WALK
HOMEOWNERS' ASSOCIATION, INC

FINANCIAL REPORT

MAY 31, 2026

FOR MANAGEMENT PURPOSES ONLY

Presented by:
American Adventure Property Management
AAPM, LLC

Woods Walk Homeowners' Assoc., Inc.

BALANCE SHEET

As of: 05/31/2026

Assets

Account #	Account Name	Total
Cash		
1005	Alliance Operating - 0718	\$151,667.56
1008	Alliance Cash Manager	\$68,970.84
1010	Alliance Reserve	\$129,078.16
	CASH TOTAL:	<u>\$349,716.56</u>
Other Current Assets		
1100	Accounts Receivable	\$14,308.82
1150	Allowance for Bad Debts	(\$5,870.29)
1210	Prepaid Insurance	\$14,468.26
1220	Prepaid Expenses	\$3,605.50
	OTHER CURRENT ASSETS TOTAL:	<u>\$26,512.29</u>
	TOTAL ASSETS:	<u><u>\$376,228.85</u></u>

Liabilities

Account #	Account Name	Total
Current Liabilities		
2025	Accounts Payable	\$7,257.94
2067	Deferred Cable Revenue	\$20,700.00
2070	Prepaid Owner Assessments	\$23,768.81
	CURRENT LIABILITIES TOTAL:	<u>\$51,726.75</u>
	TOTAL LIABILITIES:	<u>\$51,726.75</u>

Equity

Account #	Account Name	Total
Reserves		
2510	Reserve - Emergency Oper. Fund	\$1,189.44
2535	Reserves - Capital Expenditure	\$127,610.28
2590	Reserves Interest	\$5,173.22
	RESERVES TOTAL:	<u>\$133,972.94</u>
Operating Surplus (Deficit)		
2810	Fund Balance	\$182,879.94
	OPERATING SURPLUS (DEFICIT) TOTAL:	<u>\$182,879.94</u>
	Current Year Net Income/(Loss)	\$7,649.22

Woods Walk Homeowners' Assoc., Inc.
As of: 05/31/2026

BALANCE SHEET

Account #	Account Name	Total
	TOTAL EQUITY:	<u>\$324,502.10</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$376,228.85</u></u>

Woods Walk Homeowners' Assoc., Inc.

INCOME STATEMENT

Start: 05/01/2026 | End: 05/31/2026

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
3010 Maintenance Income	16,521.75	16,521.75	0.00	82,702.97	82,608.75	94.22	198,261.00
Income Total	16,521.75	16,521.75	0.00	82,702.97	82,608.75	94.22	198,261.00
Other Income							
3045 Interest Income Ops	3.18	0.00	3.18	15.48	0.00	15.48	0.00
3050 Interest Income Reserves	27.40	0.00	27.40	133.42	0.00	133.42	0.00
3060 NSF Charges	0.00	0.00	0.00	60.00	0.00	60.00	0.00
3070 Interest - Delinquent Owners	0.00	0.00	0.00	85.22	0.00	85.22	0.00
3076 Collection Adm. Fee	0.00	0.00	0.00	1,520.68	0.00	1,520.68	0.00
3080 Screening Fees	250.00	0.00	250.00	1,000.00	0.00	1,000.00	0.00
3085 Violation Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
3089 Shopping Center	0.00	720.33	(720.33)	8,643.63	3,601.65	5,041.98	8,644.00
Other Income Total	280.58	720.33	(439.75)	11,558.43	3,601.65	7,956.78	8,644.00
Total Income	16,802.33	17,242.08	(439.75)	94,261.40	86,210.40	8,051.00	206,905.00

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)	11,525.00	11,517.10	(7.90)	27,641.00
5120 Office Expense	3,823.98	833.33	(2,990.65)	8,799.99	4,166.65	(4,633.34)	10,000.00
5135 Accounting Fees	0.00	266.67	266.67	0.00	1,333.35	1,333.35	3,200.00
5140 Licenses	0.00	12.50	12.50	61.25	62.50	1.25	150.00
5145 Legal Fees	5,151.44	758.83	(4,392.61)	8,064.39	3,794.15	(4,270.24)	9,106.00
5150 Screening Expenses	0.00	155.00	155.00	165.00	775.00	610.00	1,860.00
5155 Reserve Interest Expense	27.40	0.00	(27.40)	27.40	0.00	(27.40)	0.00
5160 Insurance	1,607.58	1,153.25	(454.33)	7,622.77	5,766.25	(1,856.52)	13,839.00
5190 Bad Debt Expense	83.33	83.33	0.00	333.32	416.65	83.33	1,000.00
Administrative Total	12,998.73	5,566.33	(7,432.40)	36,599.12	27,831.65	(8,767.47)	66,796.00
Utilities							
5205 Electricity	2,231.73	2,440.67	208.94	11,230.99	12,203.35	972.36	29,288.00
Utilities Total	2,231.73	2,440.67	208.94	11,230.99	12,203.35	972.36	29,288.00
Landscaping							
5405 Lawn Maintenance	3,000.00	3,000.00	0.00	18,000.00	15,000.00	(3,000.00)	36,000.00
5410 Landscape Improvements	0.00	416.67	416.67	5,068.50	2,083.35	(2,985.15)	5,000.00
5420 Tree Trimming	0.00	1,666.67	1,666.67	0.00	8,333.35	8,333.35	20,000.00
5425 Irrigation	454.00	416.67	(37.33)	877.00	2,083.35	1,206.35	5,000.00
5430 Fertilization & Pest Control	350.00	375.00	25.00	2,650.00	1,875.00	(775.00)	4,500.00
5435 Lake Maintenance	1,492.30	1,514.75	22.45	8,380.13	7,573.75	(806.38)	18,177.00
5450 Holiday Lighting	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00
Landscaping Total	5,296.30	7,889.76	2,593.46	34,975.63	39,448.80	4,473.17	94,677.00
Repairs & Maintenance							
5660 General Repairs & Maintenance	0.00	903.67	903.67	1,961.00	4,518.35	2,557.35	10,844.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5675 Pressure Cleaning	1,650.00	275.00	(1,375.00)	1,650.00	1,375.00	(275.00)	3,300.00
5680 Miscellaneous	14.16	166.67	152.51	114.16	833.35	719.19	2,000.00
Repairs & Maintenance Total	1,664.16	1,345.34	(318.82)	3,725.16	6,726.70	3,001.54	16,144.00
Reserve Funding							
6036 Reserve Interest Expense	0.00	0.00	0.00	81.28	0.00	(81.28)	0.00
Reserve Funding Total	0.00	0.00	0.00	81.28	0.00	(81.28)	0.00
Total Expense	22,190.92	17,242.10	(4,948.82)	86,612.18	86,210.50	(401.68)	206,905.00
Net Income	(5,388.59)	(0.02)	(5,388.57)	7,649.22	(0.10)	7,649.32	0.00