



Financial Reporting Package  
Terrawalk Homeowners' Association, Inc.  
Period Ending 07/31/2024

Included Reports

Balance Sheet  
Income/Expense Statement  
General Ledger

DISCLAIMER: THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

# Terrawalk Homeowners' Association, Inc.

Balance Sheet as of 7/31/2024

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<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash Assets</b>			
11100 - Alliance Operating	\$72,274.45		\$72,274.45
<b>Total Cash Assets</b>	<b>\$72,274.45</b>		<b>\$72,274.45</b>
<b>Reserve Cash</b>			
11120 - Alliance Reserve		\$140.07	\$140.07
<b>Total Reserve Cash</b>		<b>\$140.07</b>	<b>\$140.07</b>
<b>Receivable Asset</b>			
12000 - Accounts Receivable	\$1,012.99		\$1,012.99
<b>Total Receivable Asset</b>	<b>\$1,012.99</b>		<b>\$1,012.99</b>
<b>Prepaid Asset</b>			
13000 - Prepaid Insurance	\$10,504.90		\$10,504.90
<b>Total Prepaid Asset</b>	<b>\$10,504.90</b>		<b>\$10,504.90</b>
<b>Total Assets</b>	<b>\$83,792.34</b>	<b>\$140.07</b>	<b>\$83,932.41</b>

# Terrawalk Homeowners' Association, Inc.

Balance Sheet as of 7/31/2024

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Accounts Payable Liability</b>			
20100 - Accounts Payable	\$677.80		\$677.80
<b>Total Accounts Payable Liability</b>	<b>\$677.80</b>		<b>\$677.80</b>
<b>Liability</b>			
20130 - Prepaid Assessments	\$1,012.99		\$1,012.99
20135 - Loan from Developer	\$153,751.69		\$153,751.69
20170 - Insurance Loan Payable	\$8,754.10		\$8,754.10
20176 - Echelon 60' Lot - Deferred Assessments	\$3,636.94		\$3,636.94
20177 - Villa 34.5' Lot - Deferred Assessments	\$567.33		\$567.33
<b>Total Liability</b>	<b>\$167,723.05</b>		<b>\$167,723.05</b>
<b>Reserve Liability</b>			
32005 - Reserve Interest Earned		\$0.07	\$0.07
39000 - Pooled Reserves		\$140.00	\$140.00
<b>Total Reserve Liability</b>		<b>\$140.07</b>	<b>\$140.07</b>
<b>Capital Contribution</b>			
39910 - Capital Contributions	\$8,750.00		\$8,750.00
<b>Total Capital Contribution</b>	<b>\$8,750.00</b>		<b>\$8,750.00</b>
<b>Net Income</b>			
39901 - Net income	(\$93,358.51)		(\$93,358.51)
<b>Total Net Income</b>	<b>(\$93,358.51)</b>		<b>(\$93,358.51)</b>
<b>Total Liabilities / Equity</b>	<b>\$83,792.34</b>	<b>\$140.07</b>	<b>\$83,932.41</b>

# Terrawalk Homeowners' Association, Inc.

## Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b>Income</b>							
40000 - Assessments	2,102.13	333,967.62	(331,865.49)	3,096.03	2,337,773.34	(2,334,677.31)	4,007,611.47
44040 - Restaurant Income / Loss	-	(1,729.49)	1,729.49	-	(12,106.43)	12,106.43	(20,753.91)
44070 - Interest - Cash Accounts	1.65	-	1.65	7.18	-	7.18	-
44095 - Lifestyles Activities	-	5,000.00	(5,000.00)	-	35,000.00	(35,000.00)	60,000.00
<b>Total Income</b>	<b>2,103.78</b>	<b>337,238.13</b>	<b>(335,134.35)</b>	<b>3,103.21</b>	<b>2,360,666.91</b>	<b>(2,357,563.70)</b>	<b>4,046,857.56</b>
<b>Expense</b>							
<b>Payroll Expense</b>							
50005 - Resident Services	4,592.36	36,750.96	32,158.60	15,003.07	257,256.72	242,253.65	441,011.50
50015 - Training	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
50070 - Uniforms	200.00	250.00	50.00	200.00	1,750.00	1,550.00	3,000.00
<b>Total Payroll Expense</b>	<b>4,792.36</b>	<b>37,150.96</b>	<b>32,358.60</b>	<b>15,203.07</b>	<b>260,056.72</b>	<b>244,853.65</b>	<b>445,811.50</b>
<b>Administrative Expense</b>							
51005 - Accounting Fees	-	1,020.83	1,020.83	-	7,145.81	7,145.81	12,250.00
51025 - Annual Report	-	-	-	61.25	61.25	-	61.25
51035 - Bank Charges	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
51045 - Printing & Reproduction	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
51070 - Computer / IT Services	505.00	1,485.00	980.00	29,125.97	10,395.00	(18,730.97)	17,820.00
51080 - Legal Fees - Collections	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
51085 - Licenses & Permits	-	100.00	100.00	-	700.00	700.00	1,200.00
51100 - Management Fees	1,500.00	12,000.00	10,500.00	10,500.00	84,000.00	73,500.00	144,000.00
51115 - Office Supplies	739.98	500.00	(239.98)	5,185.97	3,500.00	(1,685.97)	6,000.00
51120 - Postage & Mail	18.80	666.67	647.87	46.90	4,666.69	4,619.79	8,000.00
55025 - Property & Liability	1,313.12	7,083.33	5,770.21	5,437.56	49,583.31	44,145.75	85,000.00
<b>Total Administrative Expense</b>	<b>4,076.90</b>	<b>23,714.16</b>	<b>19,637.26</b>	<b>50,357.65</b>	<b>166,060.37</b>	<b>115,702.72</b>	<b>284,631.25</b>
<b>Amenity/Pool Expense</b>							
52005 - Pest Control	-	321.00	321.00	-	2,247.00	2,247.00	3,852.00
52025 - Clubhouse Maintenance	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	-	4,900.00	4,900.00	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	2,100.00	2,100.00	3,600.00
52050 - Locks & Keys	-	50.00	50.00	-	350.00	350.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	875.00	875.00	1,500.00
52060 - Fitness Center R&M	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
52075 - Holiday Decorations	-	1,041.67	1,041.67	-	7,291.69	7,291.69	12,500.00
52080 - Air Cond./Chiller R&M	-	316.67	316.67	-	2,216.69	2,216.69	3,800.00
52090 - Lifestyle Activities / Entertainment	350.00	5,000.00	4,650.00	350.00	35,000.00	34,650.00	60,000.00
52130 - Recreational R&M	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
52135 - Recreational Supplies	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
52190 - Pool R&M	-	750.00	750.00	-	5,250.00	5,250.00	9,000.00

# Terrawalk Homeowners' Association, Inc.

## Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
52200 - Pool Supplies	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
<b>Total Amenity/Pool Expense</b>	<b>350.00</b>	<b>10,462.67</b>	<b>10,112.67</b>	<b>350.00</b>	<b>73,238.69</b>	<b>72,888.69</b>	<b>125,552.00</b>
<b>Maintenance</b>							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	-	6,125.00	6,125.00	10,500.00
56020 - Landscape - Irrigation Repairs	-	600.00	600.00	30.00	4,200.00	4,170.00	7,200.00
56025 - Exterior Maintenance	-	541.67	541.67	-	3,791.69	3,791.69	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	4,166.67	4,166.67	-	29,166.69	29,166.69	50,000.00
56035 - Landscape Replacement - Common	-	2,916.67	2,916.67	7,775.00	20,416.69	12,641.69	35,000.00
56045 - Landscape - Tree Trimming	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00
56055 - Golf Cart Repairs	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
56065 - Gatehouse Maintenance & Repair	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
56155 - Sign Maintenance	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
<b>Total Maintenance</b>	<b>-</b>	<b>11,050.01</b>	<b>11,050.01</b>	<b>7,805.00</b>	<b>77,350.07</b>	<b>69,545.07</b>	<b>132,600.00</b>
<b>Contracts</b>							
58001 - Monitoring / Visitor Mgmt	-	4,367.90	4,367.90	-	30,575.30	30,575.30	52,414.80
58010 - Fitness Equipment PM	-	175.00	175.00	-	1,225.00	1,225.00	2,100.00
58015 - HVAC PM	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	2,450.00	2,450.00	4,200.00
58050 - Landscape Contract - Common Area	6,000.00	50,416.67	44,416.67	13,360.00	352,916.69	339,556.69	605,000.00
58190 - Leased Equipment	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	16,100.00	16,100.00	27,600.00
58900 - Vehicular Access Control	-	8,750.00	8,750.00	-	61,250.00	61,250.00	105,000.00
<b>Total Contracts</b>	<b>6,000.00</b>	<b>67,026.24</b>	<b>61,026.24</b>	<b>13,360.00</b>	<b>469,183.68</b>	<b>455,823.68</b>	<b>804,314.80</b>
<b>Lot Maintenance - 34.5' Villa Lots</b>							
80400 - Landscape Maintenance - 34.5' Villa Lots	1,168.00	16,632.00	15,464.00	1,752.00	116,424.00	114,672.00	199,584.00
80410 - Irrigation - 34.5' Villa Lots	-	2,640.00	2,640.00	-	18,480.00	18,480.00	31,680.00
80440 - Landscape Replacement - 34.5' Villa Lots	-	792.00	792.00	-	5,544.00	5,544.00	9,504.00
80450 - Mulch - 34.5' Villa Lots	-	3,432.00	3,432.00	-	24,024.00	24,024.00	41,184.00
<b>Total Lot Maintenance - 34.5' Villa Lots</b>	<b>1,168.00</b>	<b>23,496.00</b>	<b>22,328.00</b>	<b>1,752.00</b>	<b>164,472.00</b>	<b>162,720.00</b>	<b>281,952.00</b>
<b>Lot Maintenance - 50' Lots</b>							
80500 - Landscape Maintenance - 50' Lots	1,998.00	44,160.00	42,162.00	3,774.00	309,120.00	305,346.00	529,920.00
80510 - Irrigation - 50' Lots	-	6,900.00	6,900.00	-	48,300.00	48,300.00	82,800.00
80540 - Landscape Replacement - 50' Lots	-	1,840.00	1,840.00	-	12,880.00	12,880.00	22,080.00
80550 - Mulch - 50' Lots	-	6,440.00	6,440.00	-	45,080.00	45,080.00	77,280.00

# Terrawalk Homeowners' Association, Inc.

## Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>Total Lot Maintenance - 50' Lots</b>	<b>1,998.00</b>	<b>59,340.00</b>	<b>57,342.00</b>	<b>3,774.00</b>	<b>415,380.00</b>	<b>411,606.00</b>	<b>712,080.00</b>
<b>Lot Maintenance - 64' Lots</b>							
80600 - Landscape Maintenance - 64' Lots	2,232.00	29,554.08	27,322.08	3,720.00	206,878.56	203,158.56	354,648.97
80610 - Irrigation - 64' Lots	-	4,669.92	4,669.92	-	32,689.44	32,689.44	56,039.04
80640 - Landscape Replacement - 64' Lots	-	1,104.00	1,104.00	-	7,728.00	7,728.00	13,248.00
80650 - Mulch - 64' Lots	-	4,140.00	4,140.00	-	28,980.00	28,980.00	49,680.00
<b>Total Lot Maintenance - 64' Lots</b>	<b>2,232.00</b>	<b>39,468.00</b>	<b>37,236.00</b>	<b>3,720.00</b>	<b>276,276.00</b>	<b>272,556.00</b>	<b>473,616.01</b>
<b>Utility Expense</b>							
57010 - Electricity	-	5,000.00	5,000.00	-	35,000.00	35,000.00	60,000.00
57050 - Electricity - Street Lights	-	14,325.00	14,325.00	-	100,275.00	100,275.00	171,900.00
57065 - Natural Gas	-	1,200.00	1,200.00	-	8,400.00	8,400.00	14,400.00
57075 - Phone/Internet Service	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00
57100 - Water & Sewer	-	30,000.00	30,000.00	-	210,000.00	210,000.00	360,000.00
<b>Total Utility Expense</b>	<b>-</b>	<b>51,525.00</b>	<b>51,525.00</b>	<b>-</b>	<b>360,675.00</b>	<b>360,675.00</b>	<b>618,300.00</b>
<b>Reserve Expense</b>							
99000 - Pooled Reserves	98.00	14,000.00	13,902.00	140.00	98,000.00	97,860.00	168,000.00
<b>Total Reserve Expense</b>	<b>98.00</b>	<b>14,000.00</b>	<b>13,902.00</b>	<b>140.00</b>	<b>98,000.00</b>	<b>97,860.00</b>	<b>168,000.00</b>
<b>Total Expense</b>	<b>20,715.26</b>	<b>337,233.04</b>	<b>316,517.78</b>	<b>96,461.72</b>	<b>2,360,692.53</b>	<b>2,264,230.81</b>	<b>4,046,857.56</b>
<b>Net Income (Loss)</b>	<b>(18,611.48)</b>	<b>5.09</b>	<b>(18,616.57)</b>	<b>(93,358.51)</b>	<b>(25.62)</b>	<b>(93,332.89)</b>	<b>-</b>
<b>Net Total</b>	<b>(18,611.48)</b>	<b>5.09</b>	<b>(18,616.57)</b>	<b>(93,358.51)</b>	<b>(25.62)</b>	<b>(93,332.89)</b>	<b>-</b>

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
11100 - Alliance Operating		70,835.75	27,333.76	25,895.06	72,274.45
Date	Description	Debit	Credit	Type	
07/01/2024	54105 - NORTHSTAR TECHNOLOGIES INC - July 2024 Hosting Fee	-	400.00	Invoice	
07/01/2024	88861 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals - Commons Areas	-	4,625.00	Invoice	
07/01/2024	062624-89810 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs - Replaced broken pop up head in Commons	-	30.00	Invoice	
07/01/2024	665746 - Access Residential Management	-	1,500.00	Invoice	
07/02/2024	Batched Check payment as per closing	2,474.49	-	Owner Payment	
07/03/2024	TWH-2024-0705 - ACR SERVICES	-	2,096.47	Invoice	
07/09/2024	Batched Check payment as per closing	2,452.23	-	Owner Payment	
07/12/2024	Deficit Foudning-July 2024-Pulte Group-LA	14,075.71	-	GL Entry	
07/15/2024	eCheck (Vantaca Pay) One time payment	850.99	-	Owner Payment	
07/18/2024	070124-FLS-226400 - IPFS CORPORATION - FLS-226400 - Payment 4	-	1,750.82	Invoice	
07/18/2024	2024-6 - Access Residential Management - Website & Technology	-	50.00	Invoice	
07/18/2024	2024-6 - Access Residential Management - Invoice Processing	-	14.90	Invoice	
07/20/2024	TWH-2024- 0719 - ACR SERVICES	-	2,014.27	Invoice	
07/23/2024	080124 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	-	350.00	Invoice	
07/23/2024	071724 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	-	350.00	Invoice	
07/25/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 18-50' lots	-	1,998.00	Invoice	
07/25/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 18-60' lots	-	2,232.00	Invoice	
07/25/2024	90425 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Lawn Maintenance Contract Common July 2024	-	6,000.00	Invoice	
07/25/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 16-34.5' Villas	-	1,168.00	Invoice	
07/25/2024	Batched Check payment as per closing	2,296.39	-	Owner Payment	
07/29/2024	1TPV-RV9M-1479 - AMAZON CAPITAL SERVICES - Office start-up supplies: Plastic Wastebasket/Trash Can, Multi-Surface Mop Kit for Floor Cleaning	-	735.98	Invoice	
07/29/2024	ACR SERVICES - July Payroll Insurance Rebill	-	481.62	Invoice	
07/30/2024	Transfer to Alliance Reserve - July Reserve 7 Lots	-	98.00	Transfer	
07/30/2024	Batched Check Payment as per closing	4,482.30	-	Owner Payment	
07/31/2024	080124 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	350.00	-	Invoice	
07/31/2024	071724 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	350.00	-	Invoice	
07/31/2024	July Interest	1.65	-	GL Entry	



# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
11100 - Alliance Operating		70,835.75	27,333.76	25,895.06	72,274.45
Date	Description		Debit	Credit	Type
11120 - Alliance Reserve		42.01	98.06	-	140.07
Date	Description		Debit	Credit	Type
07/30/2024	Transfer from Alliance Operating - 5229 - July Reserve 7 Lots		98.00	-	Transfer
07/31/2024	July Interest		.06	-	GL Entry
12000 - Accounts Receivable		0.00	12,556.40	11,543.41	1,012.99
Date	Description		Debit	Credit	Type
07/01/2024	Villa Series 34.5' Lot Assessment		850.99	-	Owner Charge
07/01/2024	Echelon Series 60' Lot Assessment		1,012.99	-	Owner Charge
07/02/2024	Initial Capital Contribution 12439 Citrine Street - Lot 3686		1,250.00	-	Owner Charge
07/02/2024	Echelon Series 60' Lot Assessment Prorated June 2024 - Quarterly Assessment		211.50	-	Owner Charge
07/02/2024	Batched Check payment as per closing		-	1,461.50	Owner Payment
07/09/2024	Initial Capital Contribution 12438 Citrine Street - Lot 3705		1,250.00	-	Owner Charge
07/09/2024	Echelon Series 60' Lot Assessment Prorated June 2024- Quarterly Assessment		189.24	-	Owner Charge
07/09/2024	Echelon Series 60' Lot Assessment July 2024 - Quarterly Assessment		1,012.99	-	Owner Charge
07/09/2024	Batched Check payment as per closing		-	2,452.23	Owner Payment
07/15/2024	eCheck (Vantaca Pay) One time payment		-	850.99	Owner Payment
07/25/2024	Echelon Series 60' Lot Assessment Prorated June 2024- Quarterly Assessment		33.40	-	Owner Charge
07/25/2024	Initial Capital Contribution 12402 Citrine Street - Lot 3696		1,250.00	-	Owner Charge
07/25/2024	Echelon Series 60' Lot Assessment July 2024 - Quarterly Assessment		1,012.99	-	Owner Charge
07/25/2024	Batched Check payment as per closing		-	2,296.39	Owner Payment
07/30/2024	Echelon Series 60' Lot Assessment June 2024 - Prorated Quarterly Assessment		33.40	-	Owner Charge
07/30/2024	Initial Capital Contribution 12403 Citrine Street - Lot 3695		1,250.00	-	Owner Charge
07/30/2024	Initial Capital Contribution 12414 citrine Lot 3699		1,250.00	-	Owner Charge
07/30/2024	Echelon Series 60' Lot Assessment July 2024 Prorated Quarterly Assessment		935.91	-	Owner Charge
07/30/2024	Echelon Series 60' Lot Assessment July 2024 - Quarterly Assessment		1,012.99	-	Owner Charge
07/30/2024	Batched Check Payment as per closing		-	4,482.30	Owner Payment

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
13000 - Prepaid Insurance		11,818.02	-	1,313.12	10,504.90
Date	Description		Debit	Credit	Type
07/31/2024	Expense Prepaid Insurance		-	1,313.12	GL Entry
20100 - Accounts Payable		-4,655.00	26,497.06	22,519.86	-677.80
Date	Description		Debit	Credit	Type
07/01/2024	Batched 54105 - NORTHSTAR TECHNOLOGIES INC - July 2024 Hosting Fee		400.00	400.00	Invoice
07/01/2024	88861 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals - Commons Areas		4,625.00	-	Invoice
07/01/2024	062624-89810 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs - Replaced broken pop up head in Commons		30.00	-	Invoice
07/01/2024	2024-6 - Access Residential Management - Website & Technology		-	50.00	Invoice
07/01/2024	2024-6 - Access Residential Management - Invoice Processing		-	14.90	Invoice
07/01/2024	070124-FLS-226400 - IPFS CORPORATION - FLS-226400 - Payment 4		-	1,750.82	Invoice
07/01/2024	Batched 665746 - Access Residential Management		1,500.00	1,500.00	Invoice
07/02/2024	TWH-2024-0705 - ACR SERVICES		-	2,096.47	Invoice
07/03/2024	TWH-2024-0705 - ACR SERVICES		2,096.47	-	Invoice
07/17/2024	071724 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event		-	350.00	Invoice
07/17/2024	Batched 080124 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event		-	700.00	Invoice
07/17/2024	TWH-2024- 0719 - ACR SERVICES		-	2,014.27	Invoice
07/18/2024	2024-6 - Access Residential Management - Website & Technology		50.00	-	Invoice
07/18/2024	070124-FLS-226400 - IPFS CORPORATION - FLS-226400 - Payment 4		1,750.82	-	Invoice
07/18/2024	2024-6 - Access Residential Management - Invoice Processing		14.90	-	Invoice
07/19/2024	90425 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Lawn Maintenance Contract Common July 2024		-	6,000.00	Invoice
07/19/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 18-50' lots		-	1,998.00	Invoice
07/19/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 18-60' lots		-	2,232.00	Invoice
07/19/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 16-34.5' Villas		-	1,168.00	Invoice
07/20/2024	TWH-2024- 0719 - ACR SERVICES		2,014.27	-	Invoice
07/23/2024	080124 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event		350.00	-	Invoice
07/23/2024	071724 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event		350.00	-	Invoice

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-4,655.00	26,497.06	22,519.86	-677.80
Date	Description	Debit	Credit	Type	
07/25/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 16-34.5' Villas	1,168.00	-	Invoice	
07/25/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 18-60' lots	2,232.00	-	Invoice	
07/25/2024	90425 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Lawn Maintenance Contract Common July 2024	6,000.00	-	Invoice	
07/25/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 18-50' lots	1,998.00	-	Invoice	
07/25/2024	1TPV-RV9M-1479 - AMAZON CAPITAL SERVICES - Office start-up supplies: Plastic Wastebasket/Trash Can, Multi-Surface Mop Kit for Floor Cleaning	-	735.98	Invoice	
07/29/2024	1TPV-RV9M-1479 - AMAZON CAPITAL SERVICES - Office start-up supplies: Plastic Wastebasket/Trash Can, Multi-Surface Mop Kit for Floor Cleaning	735.98	-	Invoice	
07/29/2024	Batched ACR SERVICES - July Payroll Insurance Rebill	481.62	481.62	Invoice	
07/31/2024	Batched 071724 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	350.00	350.00	Invoice	
07/31/2024	Batched 080124 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	350.00	350.00	Invoice	
07/31/2024	2024-7 - Access Residential Management - Website & Technology	-	50.00	Invoice	
07/31/2024	2024-7 - Access Residential Management - Survey Monkey	-	55.00	Invoice	
07/31/2024	2024-7 - Access Residential Management - Uniforms-Sandra Reynolds & Jeanane Dulane	-	200.00	Invoice	
07/31/2024	2024-7 - Access Residential Management - Invoice Processing	-	18.80	Invoice	
07/31/2024	2024-7 - Access Residential Management - Coupons	-	4.00	Invoice	
20115 - Accrued Payables		-64.90	64.90	-	0.00
Date	Description	Debit	Credit	Type	
07/01/2024	Reverse - Access Management June Rebills	64.90	-	GL Entry	
20130 - Prepaid Assessments		0.00	-	1,012.99	-1,012.99
Date	Description	Debit	Credit	Type	
07/02/2024	Check payment as per closing	-	1,012.99	Owner Payment	
20135 - Loan from Developer		-139,675.98	-	14,075.71	-153,751.69
Date	Description	Debit	Credit	Type	
07/12/2024	Deficit Foudning-July 2024-Pulte Group-LA	-	14,075.71	GL Entry	

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
20170 - Insurance Loan Payable	-10,504.92	1,750.82	-	-8,754.10
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/01/2024	070124-FLS-226400 - IPFS CORPORATION - FLS-226400 - Payment 4	1,750.82	-	Invoice
20176 - Echelon 60' Lot - Deferred Assessments	0.00	1,818.47	5,455.41	-3,636.94
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/01/2024	Echelon Series 60' Lot Assessment	-	1,012.99	Owner Charge
07/02/2024	Echelon Series 60' Lot Assessment Prorated June 2024 - Quarterly Assessment	-	211.50	Owner Charge
07/09/2024	Echelon Series 60' Lot Assessment Prorated June 2024- Quarterly Assessment	-	189.24	Owner Charge
07/09/2024	Echelon Series 60' Lot Assessment July 2024 - Quarterly Assessment	-	1,012.99	Owner Charge
07/25/2024	Echelon Series 60' Lot Assessment Prorated June 2024- Quarterly Assessment	-	33.40	Owner Charge
07/25/2024	Echelon Series 60' Lot Assessment July 2024 - Quarterly Assessment	-	1,012.99	Owner Charge
07/30/2024	Reclass Quarterly Income	1,818.47	-	GL Entry
07/30/2024	Echelon Series 60' Lot Assessment June 2024 - Prorated Quarterly Assessment	-	33.40	Owner Charge
07/30/2024	Echelon Series 60' Lot Assessment July 2024 Prorated Quarterly Assessment	-	935.91	Owner Charge
07/30/2024	Echelon Series 60' Lot Assessment July 2024 - Quarterly Assessment	-	1,012.99	Owner Charge
20177 - Villa 34.5' Lot - Deferred Assessments	0.00	283.66	850.99	-567.33
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/01/2024	Villa Series 34.5' Lot Assessment	-	850.99	Owner Charge
07/30/2024	Reclass Quarterly Income	283.66	-	GL Entry
32005 - Reserve Interest Earned	-0.01	-	0.06	-0.07
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/31/2024	July Interest	-	.06	GL Entry
39000 - Pooled Reserves	-42.00	-	98.00	-140.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/30/2024	July Reserve 7 Lots	-	98.00	GL Entry

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
<b>39910 - Capital Contributions</b>	-2,500.00	-	6,250.00	-8,750.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/02/2024	Initial Capital Contribution 12439 Citrine Street - Lot 3686	-	1,250.00	Owner Charge
07/09/2024	Initial Capital Contribution 12438 Citrine Street - Lot 3705	-	1,250.00	Owner Charge
07/25/2024	Initial Capital Contribution 12402 Citrine Street - Lot 3696	-	1,250.00	Owner Charge
07/30/2024	Initial Capital Contribution 12414 citrine Lot 3699	-	1,250.00	Owner Charge
07/30/2024	Initial Capital Contribution 12403 Citrine Street - Lot 3695	-	1,250.00	Owner Charge
<b>40000 - Assessments</b>	-993.90	-	2,102.13	-3,096.03
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/30/2024	Reclass Quarterly Income	-	2,102.13	GL Entry
<b>44070 - Interest - Cash Accounts</b>	-5.53	-	1.65	-7.18
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/31/2024	July Interest	-	1.65	GL Entry
<b>50005 - Resident Services</b>	10,410.71	4,592.36	-	15,003.07
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/02/2024	TWH-2024-0705 - ACR SERVICES	2,096.47	-	Invoice
07/17/2024	TWH-2024- 0719 - ACR SERVICES	2,014.27	-	Invoice
07/29/2024	ACR SERVICES - July Payroll Insurance Rebill	481.62	-	Invoice
<b>50070 - Uniforms</b>	0.00	200.00	-	200.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/31/2024	2024-7 - Access Residential Management - Uniforms-Sandra Reynolds & Jeanane Dulane	200.00	-	Invoice
<b>51025 - Annual Report</b>	61.25	-	-	61.25
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
<b>51070 - Computer / IT Services</b>	28,620.97	555.00	50.00	29,125.97
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/01/2024	Reverse - Access Management June Rebills	-	50.00	GL Entry
07/01/2024	54105 - NORTHSTAR TECHNOLOGIES INC - July 2024 Hosting Fee	400.00	-	Invoice
07/01/2024	2024-6 - Access Residential Management - Website & Technology	50.00	-	Invoice

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
<b>51070 - Computer / IT Services</b>	28,620.97	555.00	50.00	29,125.97
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/31/2024	2024-7 - Access Residential Management - Website & Technology	50.00	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Survey Monkey	55.00	-	Invoice
<b>51100 - Management Fees</b>	9,000.00	1,500.00	-	10,500.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/01/2024	665746 - Access Residential Management	1,500.00	-	Invoice
<b>51115 - Office Supplies</b>	4,445.99	939.98	200.00	5,185.97
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/25/2024	1TPV-RV9M-1479 - AMAZON CAPITAL SERVICES - Office start-up supplies: Plastic Wastebasket/Trash Can, Multi-Surface Mop Kit for Floor Cleaning	735.98	-	Invoice
07/31/2024	Batched 2024-7 - Access Residential Management - Uniforms-Sandra Reynolds & Jeanane Dulane	200.00	200.00	Invoice
07/31/2024	2024-7 - Access Residential Management - Coupons	4.00	-	Invoice
<b>51120 - Postage &amp; Mail</b>	28.10	33.70	14.90	46.90
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/01/2024	Reverse - Access Management June Rebills	-	14.90	GL Entry
07/01/2024	2024-6 - Access Residential Management - Invoice Processing	14.90	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Invoice Processing	18.80	-	Invoice
<b>51999 - Miscellaneous</b>	0.00	55.00	55.00	0.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/31/2024	Batched 2024-7 - Access Residential Management - Survey Monkey	55.00	55.00	Invoice
<b>52090 - Lifestyle Activities / Entertainment</b>	0.00	1,050.00	700.00	350.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/17/2024	Batched 080124 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	700.00	-	Invoice
07/17/2024	071724 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	350.00	-	Invoice
07/31/2024	080124 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	-	350.00	Invoice

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
52090 - Lifestyle Activities / Entertainment	0.00	1,050.00	700.00	350.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/31/2024	071724 - MALIBU MUSIC SERVICE, LLC - Aug. 1, 2024 5-8pm performance by Eric Malibu for model home sales event	-	350.00	Invoice
55025 - Property & Liability	4,124.44	1,313.12	-	5,437.56
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/31/2024	Expense Prepaid Insurance	1,313.12	-	GL Entry
56020 - Landscape - Irrigation Repairs	30.00	-	-	30.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
56035 - Landscape Replacement - Common	7,775.00	-	-	7,775.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
58050 - Landscape Contract - Common Area	7,360.00	6,000.00	-	13,360.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/19/2024	90425 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Lawn Maintenance Contract Common July 2024	6,000.00	-	Invoice
80400 - Landscape Maintenance - 34.5' Villa Lots	584.00	1,168.00	-	1,752.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/19/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 16-34.5' Villas	1,168.00	-	Invoice
80500 - Landscape Maintenance - 50' Lots	1,776.00	1,998.00	-	3,774.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/19/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 18-50' lots	1,998.00	-	Invoice
80600 - Landscape Maintenance - 64' Lots	1,488.00	2,232.00	-	3,720.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/19/2024	90424 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance contract 18-60' lots	2,232.00	-	Invoice

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

	<b>Beginning Balance</b>	<b>Current</b>		<b>Ending Balance</b>
		<b>Debit</b>	<b>Credit</b>	
99000 - Pooled Reserves	42.00	98.00	-	140.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
07/30/2024	July Reserve 7 Lots	98.00	-	GL Entry
<b>Net Total</b>		<b>0.00</b>	<b>92,138.29</b>	<b>92,138.29</b>
				<b>0.00</b>