



Financial Reporting Package
Terrawalk Homeowners' Association, Inc.
Period Ending 03/31/2024

Included Reports

Balance Sheet
Income/Expense Statement
General Ledger

Terrawalk Homeowners' Association, Inc.

Balance Sheet as of 3/31/2024

Assets	Operating	Total
Cash Assets		
11100 - Alliance Operating	\$25,321.00	\$25,321.00
11207 - Alliance Petty Cash	\$1,000.00	\$1,000.00
Total Cash Assets	\$26,321.00	\$26,321.00
Total Assets	\$26,321.00	\$26,321.00
Liabilities / Equity		
Liability		
20135 - Loan from Developer	\$58,490.00	\$58,490.00
Total Liability	\$58,490.00	\$58,490.00
Net Income		
39901 - Net income	(\$32,169.00)	(\$32,169.00)
Total Net Income	(\$32,169.00)	(\$32,169.00)
Total Liabilities / Equity	\$26,321.00	\$26,321.00

Terrawalk Homeowners' Association, Inc.

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
40000 - Assessments	-	333,967.62	(333,967.62)	-	1,001,902.86	(1,001,902.86)	4,007,611.47
44040 - Restaurant Income / Loss	-	(1,729.49)	1,729.49	-	(5,188.47)	5,188.47	(20,753.91)
44070 - Interest - Cash Accounts	.58	-	.58	1.97	-	1.97	-
44095 - Lifestyles Activities	-	5,000.00	(5,000.00)	-	15,000.00	(15,000.00)	60,000.00
Total Income	.58	337,238.13	(337,237.55)	1.97	1,011,714.39	(1,011,712.42)	4,046,857.56
Expense							
Payroll Expense							
50005 - Resident Services	-	36,750.96	36,750.96	-	110,252.88	110,252.88	441,011.50
50015 - Training	-	150.00	150.00	-	450.00	450.00	1,800.00
50070 - Uniforms	-	250.00	250.00	-	750.00	750.00	3,000.00
Total Payroll Expense	-	37,150.96	37,150.96	-	111,452.88	111,452.88	445,811.50
Administrative Expense							
51005 - Accounting Fees	-	1,020.83	1,020.83	-	3,062.49	3,062.49	12,250.00
51025 - Annual Report	-	61.25	61.25	-	61.25	61.25	61.25
51035 - Bank Charges	-	150.00	150.00	-	450.00	450.00	1,800.00
51045 - Printing & Reproduction	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
51070 - Computer / IT Services	670.97	1,485.00	814.03	27,670.97	4,455.00	(23,215.97)	17,820.00
51080 - Legal Fees - Collections	-	208.33	208.33	-	624.99	624.99	2,500.00
51085 - Licenses & Permits	-	100.00	100.00	-	300.00	300.00	1,200.00
51100 - Management Fees	1,500.00	12,000.00	10,500.00	4,500.00	36,000.00	31,500.00	144,000.00
51115 - Office Supplies	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
51120 - Postage & Mail	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
55025 - Property & Liability	-	7,083.33	7,083.33	-	21,249.99	21,249.99	85,000.00
Total Administrative Expense	2,170.97	23,775.41	21,604.44	32,170.97	71,203.73	39,032.76	284,631.25
Amenity/Pool Expense							
52005 - Pest Control	-	321.00	321.00	-	963.00	963.00	3,852.00
52025 - Clubhouse Maintenance	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	-	2,100.00	2,100.00	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	900.00	900.00	3,600.00
52050 - Locks & Keys	-	50.00	50.00	-	150.00	150.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	375.00	375.00	1,500.00
52060 - Fitness Center R&M	-	208.33	208.33	-	624.99	624.99	2,500.00
52075 - Holiday Decorations	-	1,041.67	1,041.67	-	3,125.01	3,125.01	12,500.00
52080 - Air Cond./Chiller R&M	-	316.67	316.67	-	950.01	950.01	3,800.00
52090 - Lifestyle Activities / Entertainment	-	5,000.00	5,000.00	-	15,000.00	15,000.00	60,000.00
52130 - Recreational R&M	-	250.00	250.00	-	750.00	750.00	3,000.00
52135 - Recreational Supplies	-	150.00	150.00	-	450.00	450.00	1,800.00
52190 - Pool R&M	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00

Terrawalk Homeowners' Association, Inc.

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
52200 - Pool Supplies	-	250.00	250.00	-	750.00	750.00	3,000.00
Total Amenity/Pool Expense	-	10,462.67	10,462.67	-	31,388.01	31,388.01	125,552.00
Maintenance							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	-	2,625.00	2,625.00	10,500.00
56020 - Landscape - Irrigation Repairs	-	600.00	600.00	-	1,800.00	1,800.00	7,200.00
56025 - Exterior Maintenance	-	541.67	541.67	-	1,625.01	1,625.01	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	4,166.67	4,166.67	-	12,500.01	12,500.01	50,000.00
56035 - Landscape Replacement - Common	-	2,916.67	2,916.67	-	8,750.01	8,750.01	35,000.00
56045 - Landscape - Tree Trimming	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
56055 - Golf Cart Repairs	-	150.00	150.00	-	450.00	450.00	1,800.00
56065 - Gatehouse Maintenance & Repair	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	450.00	450.00	1,800.00
56155 - Sign Maintenance	-	150.00	150.00	-	450.00	450.00	1,800.00
Total Maintenance	-	11,050.01	11,050.01	-	33,150.03	33,150.03	132,600.00
Contracts							
58001 - Monitoring / Visitor Mgmt	-	4,367.90	4,367.90	-	13,103.70	13,103.70	52,414.80
58010 - Fitness Equipment PM	-	175.00	175.00	-	525.00	525.00	2,100.00
58015 - HVAC PM	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	1,050.00	1,050.00	4,200.00
58050 - Landscape Contract - Common Area	-	50,416.67	50,416.67	-	151,250.01	151,250.01	605,000.00
58190 - Leased Equipment	-	250.00	250.00	-	750.00	750.00	3,000.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	6,900.00	6,900.00	27,600.00
58900 - Vehicular Access Control	-	8,750.00	8,750.00	-	26,250.00	26,250.00	105,000.00
Total Contracts	-	67,026.24	67,026.24	-	201,078.72	201,078.72	804,314.80
Lot Maintenance - 34.5' Villa Lots							
80400 - Landscape Maintenance - 34.5' Villa Lots	-	16,632.00	16,632.00	-	49,896.00	49,896.00	199,584.00
80410 - Irrigation - 34.5' Villa Lots	-	2,640.00	2,640.00	-	7,920.00	7,920.00	31,680.00
80440 - Landscape Replacement - 34.5' Villa Lots	-	792.00	792.00	-	2,376.00	2,376.00	9,504.00
80450 - Mulch - 34.5' Villa Lots	-	3,432.00	3,432.00	-	10,296.00	10,296.00	41,184.00
Total Lot Maintenance - 34.5' Villa Lots	-	23,496.00	23,496.00	-	70,488.00	70,488.00	281,952.00
Lot Maintenance - 50' Lots							
80500 - Landscape Maintenance - 50' Lots	-	44,160.00	44,160.00	-	132,480.00	132,480.00	529,920.00
80510 - Irrigation - 50' Lots	-	6,900.00	6,900.00	-	20,700.00	20,700.00	82,800.00
80540 - Landscape Replacement - 50' Lots	-	1,840.00	1,840.00	-	5,520.00	5,520.00	22,080.00
80550 - Mulch - 50' Lots	-	6,440.00	6,440.00	-	19,320.00	19,320.00	77,280.00

Terrawalk Homeowners' Association, Inc.

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
Total Lot Maintenance - 50' Lots	-	59,340.00	59,340.00	-	178,020.00	178,020.00	712,080.00
Lot Maintenance - 64' Lots							
80600 - Landscape Maintenance - 64' Lots	-	29,554.08	29,554.08	-	88,662.24	88,662.24	354,648.97
80610 - Irrigation - 64' Lots	-	4,669.92	4,669.92	-	14,009.76	14,009.76	56,039.04
80640 - Landscape Replacement - 64' Lots	-	1,104.00	1,104.00	-	3,312.00	3,312.00	13,248.00
80650 - Mulch - 64' Lots	-	4,140.00	4,140.00	-	12,420.00	12,420.00	49,680.00
Total Lot Maintenance - 64' Lots	-	39,468.00	39,468.00	-	118,404.00	118,404.00	473,616.01
Utility Expense							
57010 - Electricity	-	5,000.00	5,000.00	-	15,000.00	15,000.00	60,000.00
57050 - Electricity - Street Lights	-	14,325.00	14,325.00	-	42,975.00	42,975.00	171,900.00
57065 - Natural Gas	-	1,200.00	1,200.00	-	3,600.00	3,600.00	14,400.00
57075 - Phone/Internet Service	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
57100 - Water & Sewer	-	30,000.00	30,000.00	-	90,000.00	90,000.00	360,000.00
Total Utility Expense	-	51,525.00	51,525.00	-	154,575.00	154,575.00	618,300.00
Reserve Expense							
99000 - Pooled Reserves	-	14,000.00	14,000.00	-	42,000.00	42,000.00	168,000.00
Total Reserve Expense	-	14,000.00	14,000.00	-	42,000.00	42,000.00	168,000.00
Total Expense	2,170.97	337,294.29	335,123.32	32,170.97	1,011,760.37	979,589.40	4,046,857.56
Net Income (Loss)	(2,170.39)	(56.16)	(2,114.23)	(32,169.00)	(45.98)	(32,123.02)	-
Net Total	(2,170.39)	(56.16)	(2,114.23)	(32,169.00)	(45.98)	(32,123.02)	-

Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 3/1/2024 - 3/31/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
11100 - Alliance Operating			29,991.39	0.58	4,670.97	25,321.00
Date	Ledger ID	Description	Debit	Credit	Type	
03/06/2024	24072	030124-TWH - Access Residential Management - March 2024 Management Fees	-	1,500.00	Invoice	
03/06/2024	24070	020124-TWH - Access Residential Management - February 2024 Management Fees	-	1,500.00	Invoice	
03/25/2024	34235	52511 - NORTHSTAR TECHNOLOGIES INC - April Monthly Hosting Fees	-	670.97	Invoice	
03/26/2024	35071	Transfer to Alliance Petty Cash Account - Initial Funds to Debit Card	-	1,000.00	Transfer	
03/31/2024	38995	March Interest	.58	-	GL Entry	
11207 - Alliance Petty Cash			0.00	1,000.00	-	1,000.00
Date	Ledger ID	Description	Debit	Credit	Type	
03/26/2024	35072	Transfer from Alliance Operating - 5229 - Initial Funds to Debit Card	1,000.00	-	Transfer	
20100 - Accounts Payable			-1,500.00	3,670.97	2,170.97	0.00
Date	Ledger ID	Description	Debit	Credit	Type	
03/01/2024		030124-TWH - Access Residential Management - March 2024 Management Fees	-	1,500.00	Invoice	
03/06/2024	24072	030124-TWH - Access Residential Management - March 2024 Management Fees	1,500.00	-	Invoice	
03/06/2024	24070	020124-TWH - Access Residential Management - February 2024 Management Fees	1,500.00	-	Invoice	
03/11/2024		52511 - NORTHSTAR TECHNOLOGIES INC - April Monthly Hosting Fees	-	670.97	Invoice	
03/25/2024	34235	52511 - NORTHSTAR TECHNOLOGIES INC - April Monthly Hosting Fees	670.97	-	Invoice	
20135 - Loan from Developer			-58,490.00	-	-	-58,490.00
Date	Ledger ID	Description	Debit	Credit	Type	
44070 - Interest - Cash Accounts			-1.39	-	0.58	-1.97
Date	Ledger ID	Description	Debit	Credit	Type	
03/31/2024	38995	March Interest	-	.58	GL Entry	
51070 - Computer / IT Services			27,000.00	670.97	-	27,670.97
Date	Ledger ID	Description	Debit	Credit	Type	
03/11/2024		52511 - NORTHSTAR TECHNOLOGIES INC - April Monthly Hosting Fees	670.97	-	Invoice	

Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 3/1/2024 - 3/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
51070 - Computer / IT Services		27,000.00	670.97	-	27,670.97
Date	Ledger ID Description		Debit	Credit	Type
51100 - Management Fees		3,000.00	1,500.00	-	4,500.00
Date	Ledger ID Description		Debit	Credit	Type
03/01/2024	030124-TWH - Access Residential Management - March 2024 Management Fees		1,500.00	-	Invoice
Net Total		0.00	6,842.52	6,842.52	0.00