



Financial Reporting Package
Terrawalk Homeowners' Association, Inc.
Period Ending 04/30/2024

Included Reports

Balance Sheet
Income/Expense Statement
General Ledger

Terrawalk Homeowners' Association, Inc.

Balance Sheet as of 4/30/2024

Assets	Operating	Total
Cash Assets		
11100 - Alliance Operating	\$21,303.25	\$21,303.25
11207 - Alliance Petty Cash	\$1,000.02	\$1,000.02
Total Cash Assets	\$22,303.27	\$22,303.27
Prepaid Asset		
13000 - Prepaid Insurance	\$14,444.26	\$14,444.26
Total Prepaid Asset	\$14,444.26	\$14,444.26
Total Assets	\$36,747.53	\$36,747.53
Liabilities / Equity		
Liability		
20135 - Loan from Developer	\$58,490.00	\$58,490.00
20170 - Insurance Loan Payable	\$15,757.38	\$15,757.38
Total Liability	\$74,247.38	\$74,247.38
Net Income		
39901 - Net income	(\$37,499.85)	(\$37,499.85)
Total Net Income	(\$37,499.85)	(\$37,499.85)
Total Liabilities / Equity	\$36,747.53	\$36,747.53

Terrawalk Homeowners' Association, Inc.

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
40000 - Assessments	-	333,967.62	(333,967.62)	-	1,335,870.48	(1,335,870.48)	4,007,611.47
44040 - Restaurant Income / Loss	-	(1,729.49)	1,729.49	-	(6,917.96)	6,917.96	(20,753.91)
44070 - Interest - Cash Accounts	.52	-	.52	2.49	-	2.49	-
44095 - Lifestyles Activities	-	5,000.00	(5,000.00)	-	20,000.00	(20,000.00)	60,000.00
Total Income	.52	337,238.13	(337,237.61)	2.49	1,348,952.52	(1,348,950.03)	4,046,857.56
Expense							
Payroll Expense							
50005 - Resident Services	2,518.25	36,750.96	34,232.71	2,518.25	147,003.84	144,485.59	441,011.50
50015 - Training	-	150.00	150.00	-	600.00	600.00	1,800.00
50070 - Uniforms	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
Total Payroll Expense	2,518.25	37,150.96	34,632.71	2,518.25	148,603.84	146,085.59	445,811.50
Administrative Expense							
51005 - Accounting Fees	-	1,020.83	1,020.83	-	4,083.32	4,083.32	12,250.00
51025 - Annual Report	-	-	-	-	61.25	61.25	61.25
51035 - Bank Charges	-	150.00	150.00	-	600.00	600.00	1,800.00
51045 - Printing & Reproduction	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
51070 - Computer / IT Services	-	1,485.00	1,485.00	27,670.97	5,940.00	(21,730.97)	17,820.00
51080 - Legal Fees - Collections	-	208.33	208.33	-	833.32	833.32	2,500.00
51085 - Licenses & Permits	-	100.00	100.00	-	400.00	400.00	1,200.00
51100 - Management Fees	1,500.00	12,000.00	10,500.00	6,000.00	48,000.00	42,000.00	144,000.00
51115 - Office Supplies	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
51120 - Postage & Mail	-	666.67	666.67	-	2,666.68	2,666.68	8,000.00
55025 - Property & Liability	1,313.12	7,083.33	5,770.21	1,313.12	28,333.32	27,020.20	85,000.00
Total Administrative Expense	2,813.12	23,714.16	20,901.04	34,984.09	94,917.89	59,933.80	284,631.25
Amenity/Pool Expense							
52005 - Pest Control	-	321.00	321.00	-	1,284.00	1,284.00	3,852.00
52025 - Clubhouse Maintenance	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	-	2,800.00	2,800.00	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	1,200.00	1,200.00	3,600.00
52050 - Locks & Keys	-	50.00	50.00	-	200.00	200.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	500.00	500.00	1,500.00
52060 - Fitness Center R&M	-	208.33	208.33	-	833.32	833.32	2,500.00
52075 - Holiday Decorations	-	1,041.67	1,041.67	-	4,166.68	4,166.68	12,500.00
52080 - Air Cond./Chiller R&M	-	316.67	316.67	-	1,266.68	1,266.68	3,800.00
52090 - Lifestyle Activities / Entertainment	-	5,000.00	5,000.00	-	20,000.00	20,000.00	60,000.00
52130 - Recreational R&M	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
52135 - Recreational Supplies	-	150.00	150.00	-	600.00	600.00	1,800.00
52190 - Pool R&M	-	750.00	750.00	-	3,000.00	3,000.00	9,000.00

Terrawalk Homeowners' Association, Inc.

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
52200 - Pool Supplies	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
Total Amenity/Pool Expense	-	10,462.67	10,462.67	-	41,850.68	41,850.68	125,552.00
Maintenance							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	-	3,500.00	3,500.00	10,500.00
56020 - Landscape - Irrigation Repairs	-	600.00	600.00	-	2,400.00	2,400.00	7,200.00
56025 - Exterior Maintenance	-	541.67	541.67	-	2,166.68	2,166.68	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	4,166.67	4,166.67	-	16,666.68	16,666.68	50,000.00
56035 - Landscape Replacement - Common	-	2,916.67	2,916.67	-	11,666.68	11,666.68	35,000.00
56045 - Landscape - Tree Trimming	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
56055 - Golf Cart Repairs	-	150.00	150.00	-	600.00	600.00	1,800.00
56065 - Gatehouse Maintenance & Repair	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	600.00	600.00	1,800.00
56155 - Sign Maintenance	-	150.00	150.00	-	600.00	600.00	1,800.00
Total Maintenance	-	11,050.01	11,050.01	-	44,200.04	44,200.04	132,600.00
Contracts							
58001 - Monitoring / Visitor Mgmt	-	4,367.90	4,367.90	-	17,471.60	17,471.60	52,414.80
58010 - Fitness Equipment PM	-	175.00	175.00	-	700.00	700.00	2,100.00
58015 - HVAC PM	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	1,400.00	1,400.00	4,200.00
58050 - Landscape Contract - Common Area	-	50,416.67	50,416.67	-	201,666.68	201,666.68	605,000.00
58190 - Leased Equipment	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	9,200.00	9,200.00	27,600.00
58900 - Vehicular Access Control	-	8,750.00	8,750.00	-	35,000.00	35,000.00	105,000.00
Total Contracts	-	67,026.24	67,026.24	-	268,104.96	268,104.96	804,314.80
Lot Maintenance - 34.5' Villa Lots							
80400 - Landscape Maintenance - 34.5' Villa Lots	-	16,632.00	16,632.00	-	66,528.00	66,528.00	199,584.00
80410 - Irrigation - 34.5' Villa Lots	-	2,640.00	2,640.00	-	10,560.00	10,560.00	31,680.00
80440 - Landscape Replacement - 34.5' Villa Lots	-	792.00	792.00	-	3,168.00	3,168.00	9,504.00
80450 - Mulch - 34.5' Villa Lots	-	3,432.00	3,432.00	-	13,728.00	13,728.00	41,184.00
Total Lot Maintenance - 34.5' Villa Lots	-	23,496.00	23,496.00	-	93,984.00	93,984.00	281,952.00
Lot Maintenance - 50' Lots							
80500 - Landscape Maintenance - 50' Lots	-	44,160.00	44,160.00	-	176,640.00	176,640.00	529,920.00
80510 - Irrigation - 50' Lots	-	6,900.00	6,900.00	-	27,600.00	27,600.00	82,800.00
80540 - Landscape Replacement - 50' Lots	-	1,840.00	1,840.00	-	7,360.00	7,360.00	22,080.00
80550 - Mulch - 50' Lots	-	6,440.00	6,440.00	-	25,760.00	25,760.00	77,280.00

Terrawalk Homeowners' Association, Inc.

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	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	-	237,360.00	237,360.00	712,080.00
Lot Maintenance - 64' Lots							
80600 - Landscape Maintenance - 64' Lots	-	29,554.08	29,554.08	-	118,216.32	118,216.32	354,648.97
80610 - Irrigation - 64' Lots	-	4,669.92	4,669.92	-	18,679.68	18,679.68	56,039.04
80640 - Landscape Replacement - 64' Lots	-	1,104.00	1,104.00	-	4,416.00	4,416.00	13,248.00
80650 - Mulch - 64' Lots	-	4,140.00	4,140.00	-	16,560.00	16,560.00	49,680.00
Total Lot Maintenance - 64' Lots	-	39,468.00	39,468.00	-	157,872.00	157,872.00	473,616.01
Utility Expense							
57010 - Electricity	-	5,000.00	5,000.00	-	20,000.00	20,000.00	60,000.00
57050 - Electricity - Street Lights	-	14,325.00	14,325.00	-	57,300.00	57,300.00	171,900.00
57065 - Natural Gas	-	1,200.00	1,200.00	-	4,800.00	4,800.00	14,400.00
57075 - Phone/Internet Service	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
57100 - Water & Sewer	-	30,000.00	30,000.00	-	120,000.00	120,000.00	360,000.00
Total Utility Expense	-	51,525.00	51,525.00	-	206,100.00	206,100.00	618,300.00
Reserve Expense							
99000 - Pooled Reserves	-	14,000.00	14,000.00	-	56,000.00	56,000.00	168,000.00
Total Reserve Expense	-	14,000.00	14,000.00	-	56,000.00	56,000.00	168,000.00
Total Expense	5,331.37	337,233.04	331,901.67	37,502.34	1,348,993.41	1,311,491.07	4,046,857.56
Net Income (Loss)	(5,330.85)	5.09	(5,335.94)	(37,499.85)	(40.89)	(37,458.96)	-
Net Total	(5,330.85)	5.09	(5,335.94)	(37,499.85)	(40.89)	(37,458.96)	-

Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 4/1/2024 - 4/30/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
11100 - Alliance Operating			25,321.00	0.50	4,018.25	21,303.25
Date	Ledger ID	Description		Debit	Credit	Type
04/01/2024	37988	211565 - Access Residential Management		-	1,500.00	Invoice
04/24/2024	62910	ACR SERVICES		-	2,518.25	Invoice
04/30/2024	68948	April Interest		.50	-	GL Entry
11207 - Alliance Petty Cash			1,000.00	0.02	-	1,000.02
Date	Ledger ID	Description		Debit	Credit	Type
04/30/2024	68920	April Interest		.02	-	GL Entry
13000 - Prepaid Insurance			0.00	15,757.38	1,313.12	14,444.26
Date	Ledger ID	Description		Debit	Credit	Type
04/30/2024		Zenith - Workers Comp		554.00	-	GL Entry
04/30/2024		IPFS Financing - Finance Charge		664.73	-	GL Entry
04/30/2024		Trisura Insurance - Package		14,118.30	-	GL Entry
04/30/2024		IPFS Financing - Doc Stamp		52.85	-	GL Entry
04/30/2024		Indian Harbor - Pollution		367.50	-	GL Entry
04/30/2024		Expense Prepaid Insurance		-	1,313.12	GL Entry
20100 - Accounts Payable			0.00	4,018.25	4,018.25	0.00
Date	Ledger ID	Description		Debit	Credit	Type
04/01/2024	37988	211565 - Access Residential Management		1,500.00	-	Invoice
04/01/2024		211565 - Access Residential Management		-	1,500.00	Invoice
04/24/2024	62910	ACR SERVICES		2,518.25	-	Invoice
04/24/2024		ACR SERVICES		-	2,518.25	Invoice
20135 - Loan from Developer			-58,490.00	-	-	-58,490.00
Date	Ledger ID	Description		Debit	Credit	Type
20170 - Insurance Loan Payable			0.00	-	15,757.38	-15,757.38
Date	Ledger ID	Description		Debit	Credit	Type
04/30/2024		IPFS Financing Total		-	15,757.38	GL Entry
44070 - Interest - Cash Accounts			-1.97	-	0.52	-2.49
Date	Ledger ID	Description		Debit	Credit	Type
04/30/2024	68948	April Interest		-	.50	GL Entry
04/30/2024	68920	April Interest		-	.02	GL Entry

Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
44070 - Interest - Cash Accounts		-1.97	-	0.52	-2.49
Date	Ledger ID Description		Debit	Credit	Type
50005 - Resident Services		0.00	2,518.25	-	2,518.25
Date	Ledger ID Description		Debit	Credit	Type
04/24/2024	ACR SERVICES		2,518.25	-	Invoice
51070 - Computer / IT Services		27,670.97	-	-	27,670.97
Date	Ledger ID Description		Debit	Credit	Type
51100 - Management Fees		4,500.00	1,500.00	-	6,000.00
Date	Ledger ID Description		Debit	Credit	Type
04/01/2024	211565 - Access Residential Management		1,500.00	-	Invoice
55025 - Property & Liability		0.00	1,313.12	-	1,313.12
Date	Ledger ID Description		Debit	Credit	Type
04/30/2024	Expense Prepaid Insurance		1,313.12	-	GL Entry
Net Total		0.00	25,107.52	25,107.52	0.00