



Financial Reporting Package  
Terrawalk Homeowners' Association, Inc.  
Period Ending 09/30/2024

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 9/30/2024

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<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash Assets</b>			
11100 - Alliance Operating	\$38,234.92		\$38,234.92
<b>Total Cash Assets</b>	<b>\$38,234.92</b>		<b>\$38,234.92</b>
<b>Reserve Cash</b>			
11120 - Alliance Reserve		\$420.65	\$420.65
<b>Total Reserve Cash</b>		<b>\$420.65</b>	<b>\$420.65</b>
<b>Prepaid Asset</b>			
13000 - Prepaid Insurance	\$7,878.66		\$7,878.66
<b>Total Prepaid Asset</b>	<b>\$7,878.66</b>		<b>\$7,878.66</b>
<b>Other Asset</b>			
14000 - Deposits - Utilities	\$338.00		\$338.00
<b>Total Other Asset</b>	<b>\$338.00</b>		<b>\$338.00</b>
<b>Total Assets</b>	<b>\$46,451.58</b>	<b>\$420.65</b>	<b>\$46,872.23</b>

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# Terrawalk Homeowners' Association, Inc.

Balance Sheet as of 9/30/2024

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Accounts Payable Liability</b>			
20100 - Accounts Payable	\$81,297.31		\$81,297.31
<b>Total Accounts Payable Liability</b>	<b>\$81,297.31</b>		<b>\$81,297.31</b>
<b>Liability</b>			
20125 - Alliance Credit Card	\$1,195.95		\$1,195.95
20130 - Prepaid Assessments	\$4,051.96		\$4,051.96
20135 - Loan from Developer	\$153,751.69		\$153,751.69
20170 - Insurance Loan Payable	\$5,252.46		\$5,252.46
<b>Total Liability</b>	<b>\$164,252.06</b>		<b>\$164,252.06</b>
<b>Reserve Liability</b>			
32005 - Reserve Interest Earned		\$0.65	\$0.65
39000 - Pooled Reserves		\$420.00	\$420.00
<b>Total Reserve Liability</b>		<b>\$420.65</b>	<b>\$420.65</b>
<b>Capital Contribution</b>			
39910 - Capital Contributions	\$15,000.00		\$15,000.00
<b>Total Capital Contribution</b>	<b>\$15,000.00</b>		<b>\$15,000.00</b>
<b>Net Income</b>			
39901 - Net income	(\$214,097.79)		(\$214,097.79)
<b>Total Net Income</b>	<b>(\$214,097.79)</b>		<b>(\$214,097.79)</b>
<b>Total Liabilities / Equity</b>	<b>\$46,451.58</b>	<b>\$420.65</b>	<b>\$46,872.23</b>

# Terrawalk Homeowners' Association, Inc.

## Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b>Income</b>							
40000 - Assessments	4,502.57	333,967.62	(329,465.05)	10,647.67	3,005,708.58	(2,995,060.91)	4,007,611.47
44040 - Restaurant Income / Loss	-	(1,729.49)	1,729.49	-	(15,565.41)	15,565.41	(20,753.91)
44070 - Interest - Cash Accounts	1.29	-	1.29	10.03	-	10.03	-
44095 - Lifestyles Activities	-	5,000.00	(5,000.00)	-	45,000.00	(45,000.00)	60,000.00
<b>Total Income</b>	<b>4,503.86</b>	<b>337,238.13</b>	<b>(332,734.27)</b>	<b>10,657.70</b>	<b>3,035,143.17</b>	<b>(3,024,485.47)</b>	<b>4,046,857.56</b>
<b>Expense</b>							
<b>Payroll Expense</b>							
50005 - Resident Services	-	36,750.96	36,750.96	15,003.07	330,758.64	315,755.57	441,011.50
50015 - Training	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
50070 - Uniforms	-	250.00	250.00	200.00	2,250.00	2,050.00	3,000.00
<b>Total Payroll Expense</b>	<b>-</b>	<b>37,150.96</b>	<b>37,150.96</b>	<b>15,203.07</b>	<b>334,358.64</b>	<b>319,155.57</b>	<b>445,811.50</b>
<b>Administrative Expense</b>							
51005 - Accounting Fees	-	1,020.83	1,020.83	-	9,187.47	9,187.47	12,250.00
51025 - Annual Report	-	-	-	61.25	61.25	-	61.25
51035 - Bank Charges	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
51045 - Printing & Reproduction	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
51070 - Computer / IT Services	55,568.61	1,485.00	(54,083.61)	85,144.58	13,365.00	(71,779.58)	17,820.00
51080 - Legal Fees - Collections	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
51085 - Licenses & Permits	-	100.00	100.00	-	900.00	900.00	1,200.00
51100 - Management Fees	1,500.00	12,000.00	10,500.00	13,500.00	108,000.00	94,500.00	144,000.00
51115 - Office Supplies	72.38	500.00	427.62	7,112.02	4,500.00	(2,612.02)	6,000.00
51120 - Postage & Mail	63.10	666.67	603.57	136.40	6,000.03	5,863.63	8,000.00
55025 - Property & Liability	1,313.12	7,083.33	5,770.21	8,063.80	63,749.97	55,686.17	85,000.00
<b>Total Administrative Expense</b>	<b>58,517.21</b>	<b>23,714.16</b>	<b>(34,803.05)</b>	<b>114,018.05</b>	<b>213,488.69</b>	<b>99,470.64</b>	<b>284,631.25</b>
<b>Amenity/Pool Expense</b>							
52005 - Pest Control	-	321.00	321.00	-	2,889.00	2,889.00	3,852.00
52025 - Clubhouse Maintenance	-	1,000.00	1,000.00	-	9,000.00	9,000.00	12,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	21.29	6,300.00	6,278.71	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	2,700.00	2,700.00	3,600.00
52050 - Locks & Keys	-	50.00	50.00	-	450.00	450.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
52060 - Fitness Center R&M	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
52075 - Holiday Decorations	-	1,041.67	1,041.67	2,950.00	9,375.03	6,425.03	12,500.00
52080 - Air Cond./Chiller R&M	-	316.67	316.67	-	2,850.03	2,850.03	3,800.00
52090 - Lifestyle Activities / Entertainment	2,138.96	5,000.00	2,861.04	4,735.28	45,000.00	40,264.72	60,000.00
52130 - Recreational R&M	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
52135 - Recreational Supplies	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
52190 - Pool R&M	-	750.00	750.00	-	6,750.00	6,750.00	9,000.00

# Terrawalk Homeowners' Association, Inc.

## Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
52200 - Pool Supplies	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
<b>Total Amenity/Pool Expense</b>	<b>2,138.96</b>	<b>10,462.67</b>	<b>8,323.71</b>	<b>7,706.57</b>	<b>94,164.03</b>	<b>86,457.46</b>	<b>125,552.00</b>
<b>Maintenance</b>							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	-	7,875.00	7,875.00	10,500.00
56020 - Landscape - Irrigation Repairs	-	600.00	600.00	30.00	5,400.00	5,370.00	7,200.00
56025 - Exterior Maintenance	-	541.67	541.67	-	4,875.03	4,875.03	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	4,166.67	4,166.67	-	37,500.03	37,500.03	50,000.00
56035 - Landscape Replacement - Common	-	2,916.67	2,916.67	8,551.00	26,250.03	17,699.03	35,000.00
56045 - Landscape - Tree Trimming	-	1,000.00	1,000.00	-	9,000.00	9,000.00	12,000.00
56055 - Golf Cart Repairs	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
56065 - Gatehouse Maintenance & Repair	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
56155 - Sign Maintenance	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
<b>Total Maintenance</b>	<b>-</b>	<b>11,050.01</b>	<b>11,050.01</b>	<b>8,581.00</b>	<b>99,450.09</b>	<b>90,869.09</b>	<b>132,600.00</b>
<b>Contracts</b>							
58001 - Monitoring / Visitor Mgmt	-	4,367.90	4,367.90	-	39,311.10	39,311.10	52,414.80
58010 - Fitness Equipment PM	-	175.00	175.00	-	1,575.00	1,575.00	2,100.00
58015 - HVAC PM	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	3,150.00	3,150.00	4,200.00
58050 - Landscape Contract - Common Area	6,000.00	50,416.67	44,416.67	25,360.00	453,750.03	428,390.03	605,000.00
58190 - Leased Equipment	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	20,700.00	20,700.00	27,600.00
58900 - Vehicular Access Control	-	8,750.00	8,750.00	-	78,750.00	78,750.00	105,000.00
<b>Total Contracts</b>	<b>6,000.00</b>	<b>67,026.24</b>	<b>61,026.24</b>	<b>25,360.00</b>	<b>603,236.16</b>	<b>577,876.16</b>	<b>804,314.80</b>
<b>Lot Maintenance - 34.5' Villa Lots</b>							
80400 - Landscape Maintenance - 34.5' Villa Lots	1,825.00	16,632.00	14,807.00	4,745.00	149,688.00	144,943.00	199,584.00
80410 - Irrigation - 34.5' Villa Lots	-	2,640.00	2,640.00	-	23,760.00	23,760.00	31,680.00
80440 - Landscape Replacement - 34.5' Villa Lots	-	792.00	792.00	-	7,128.00	7,128.00	9,504.00
80450 - Mulch - 34.5' Villa Lots	-	3,432.00	3,432.00	-	30,888.00	30,888.00	41,184.00
<b>Total Lot Maintenance - 34.5' Villa Lots</b>	<b>1,825.00</b>	<b>23,496.00</b>	<b>21,671.00</b>	<b>4,745.00</b>	<b>211,464.00</b>	<b>206,719.00</b>	<b>281,952.00</b>
<b>Lot Maintenance - 50' Lots</b>							
80500 - Landscape Maintenance - 50' Lots	4,329.00	44,160.00	39,831.00	10,323.00	397,440.00	387,117.00	529,920.00
80510 - Irrigation - 50' Lots	-	6,900.00	6,900.00	-	62,100.00	62,100.00	82,800.00
80540 - Landscape Replacement - 50' Lots	-	1,840.00	1,840.00	-	16,560.00	16,560.00	22,080.00
80550 - Mulch - 50' Lots	-	6,440.00	6,440.00	-	57,960.00	57,960.00	77,280.00

# Terrawalk Homeowners' Association, Inc.

## Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>Total Lot Maintenance - 50' Lots</b>	<b>4,329.00</b>	<b>59,340.00</b>	<b>55,011.00</b>	<b>10,323.00</b>	<b>534,060.00</b>	<b>523,737.00</b>	<b>712,080.00</b>
<b>Lot Maintenance - 64' Lots</b>							
80600 - Landscape Maintenance - 64' Lots	3,596.00	29,554.08	25,958.08	9,548.00	265,986.72	256,438.72	354,648.97
80610 - Irrigation - 64' Lots	-	4,669.92	4,669.92	-	42,029.28	42,029.28	56,039.04
80640 - Landscape Replacement - 64' Lots	-	1,104.00	1,104.00	-	9,936.00	9,936.00	13,248.00
80650 - Mulch - 64' Lots	-	4,140.00	4,140.00	-	37,260.00	37,260.00	49,680.00
<b>Total Lot Maintenance - 64' Lots</b>	<b>3,596.00</b>	<b>39,468.00</b>	<b>35,872.00</b>	<b>9,548.00</b>	<b>355,212.00</b>	<b>345,664.00</b>	<b>473,616.01</b>
<b>Utility Expense</b>							
57010 - Electricity	156.73	5,000.00	4,843.27	663.42	45,000.00	44,336.58	60,000.00
57050 - Electricity - Street Lights	-	14,325.00	14,325.00	-	128,925.00	128,925.00	171,900.00
57065 - Natural Gas	-	1,200.00	1,200.00	-	10,800.00	10,800.00	14,400.00
57075 - Phone/Internet Service	(75.00)	1,000.00	1,075.00	-	9,000.00	9,000.00	12,000.00
57100 - Water & Sewer	8,434.66	30,000.00	21,565.34	28,187.38	270,000.00	241,812.62	360,000.00
<b>Total Utility Expense</b>	<b>8,516.39</b>	<b>51,525.00</b>	<b>43,008.61</b>	<b>28,850.80</b>	<b>463,725.00</b>	<b>434,874.20</b>	<b>618,300.00</b>
<b>Reserve Expense</b>							
99000 - Pooled Reserves	154.00	14,000.00	13,846.00	420.00	126,000.00	125,580.00	168,000.00
<b>Total Reserve Expense</b>	<b>154.00</b>	<b>14,000.00</b>	<b>13,846.00</b>	<b>420.00</b>	<b>126,000.00</b>	<b>125,580.00</b>	<b>168,000.00</b>
<b>Total Expense</b>	<b>85,076.56</b>	<b>337,233.04</b>	<b>252,156.48</b>	<b>224,755.49</b>	<b>3,035,158.61</b>	<b>2,810,403.12</b>	<b>4,046,857.56</b>
<b>Net Income (Loss)</b>	<b>(80,572.70)</b>	<b>5.09</b>	<b>(80,577.79)</b>	<b>(214,097.79)</b>	<b>(15.44)</b>	<b>(214,082.35)</b>	<b>-</b>
<b>Net Total</b>	<b>(80,572.70)</b>	<b>5.09</b>	<b>(80,577.79)</b>	<b>(214,097.79)</b>	<b>(15.44)</b>	<b>(214,082.35)</b>	<b>-</b>

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current Debit	Current Credit	Ending Balance
11100 - Alliance Operating		54,674.96	8,444.72	24,884.76	38,234.92
Date	Description	Debit	Credit	Type	
09/01/2024	981598 - Access Residential Management	-	1,500.00	Invoice	
09/03/2024	55117 - NORTHSTAR TECHNOLOGIES INC - September 2024 Hosting Fee	-	400.00	Invoice	
09/05/2024	Batched Check payment as per closing	1,906.74	-	Owner Payment	
09/06/2024	Batched Check Payment as per closing	1,749.49	-	Owner Payment	
09/07/2024	Batched Credit Distribution	50.00	50.00	Credit Distribution	
09/08/2024	Credit Card (Vantaca Pay) Recurring Payment	1,012.99	-	Owner Payment	
09/09/2024	072824-2000393-001 - BABCOCK RANCH WATER UTILITIES - Meter 61313664 Irrigation 06/25/24-07/25/24	-	363.12	Invoice	
09/09/2024	072824-2000383-001 - BABCOCK RANCH WATER UTILITIES - Meter 61313661 Irrigation 06/24/24-07/25/24	-	180.30	Invoice	
09/09/2024	Batched 072824-2000384-001 - BABCOCK RANCH WATER UTILITIES - Meter 61289743 Irrigation 06/25/24-07/25/24	75.94	151.88	Invoice	
09/10/2024	072824-2000395-001 - BABCOCK RANCH WATER UTILITIES - Meter 61319945 Irrigation 06/25/24-07/25/24	-	600.86	Invoice	
09/10/2024	072824-2000420-001 - BABCOCK RANCH WATER UTILITIES - Meter 61319953 Irrigation 06/25/24-07/25/24	-	241.61	Invoice	
09/10/2024	072824-2000422-001 - BABCOCK RANCH WATER UTILITIES - Meter 61312683 Irrigation 06/25/24-07/25/24	-	2,367.64	Invoice	
09/10/2024	072824-2000437-001 - BABCOCK RANCH WATER UTILITIES - Meter 61338769 Irrigation 06/25/24-07/25/24	-	933.52	Invoice	
09/10/2024	072824-2000374-001 - BABCOCK RANCH WATER UTILITIES - Meter 61274493 Irrigation 06/25/24 - 07/25/24	-	511.35	Invoice	
09/10/2024	13263 - LMG All Cleaning Services LLC - Cleaning post event 8.23.2024	-	100.00	Invoice	
09/10/2024	072824-2000372-001 - BABCOCK RANCH WATER UTILITIES - Meter 61274492 Irrigation 06/25/24-07/25/24	-	989.72	Invoice	
09/10/2024	072824-2000380-001 - BABCOCK RANCH WATER UTILITIES - Meter 61313662 Irrigation 06/25/24-07/25/24	-	160.45	Invoice	
09/10/2024	072824-2000423-001 - BABCOCK RANCH WATER UTILITIES - Meter 61312682 Irrigation 06/25/24-07/25/24	-	148.47	Invoice	
09/10/2024	072824-2000419-001 - BABCOCK RANCH WATER UTILITIES - Meter 61312674 Irrigation 06/25/24-07/25/24	-	290.95	Invoice	
09/10/2024	072824-2000379-001 - BABCOCK RANCH WATER UTILITIES - Meter 61319942 Irrigation 06/25/24-07/25/24	-	4,905.38	Invoice	
09/10/2024	072824-2000368-001 - BABCOCK RANCH WATER UTILITIES - Meter 61305787 Irrigation 06/25/24-07/25/24	-	1,025.11	Invoice	
09/10/2024	072824-2000421-001 - BABCOCK RANCH WATER UTILITIES - Meter 61312675 Irrigation 06/25/24-07/25/24	-	332.99	Invoice	
09/10/2024	072824-2000381-001 - BABCOCK RANCH WATER UTILITIES - 61312302 Irrigation 06/25/24-07/25/24	-	458.65	Invoice	
09/12/2024	090424-51944-62254 - Florida Power & Light - Acc 51944-62254 Service 8.2.24-9.4.24	-	141.31	Invoice	



# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
11100 - Alliance Operating		54,674.96	8,444.72	24,884.76	38,234.92
Date	Description	Debit	Credit	Type	
09/12/2024	082724-2000368-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305787 Irrigation 7.25.24-8.25.24	-	619.03	Invoice	
09/13/2024	082724-2000383-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313661 Irrigation - 7.25.2024-8.25.2024	-	238.03	Invoice	
09/13/2024	082724-2000380-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313662 Irrigation - 7.25.2024-8.25.2024	-	265.03	Invoice	
09/13/2024	082724-2000393-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313664 Irrigation - 7.25.2024-8.25.2024	-	202.03	Invoice	
09/13/2024	082724-2000376-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319939 - Irrigation 7.25.2024-8.25.2024	-	76.03	Invoice	
09/13/2024	082724-2000379-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319942 Irrigation - 7.25.2024 - 8.25.2024	-	88.03	Invoice	
09/13/2024	082724-2000378-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319940 Irrigation - 7.25.2024-8.25.2024	-	166.03	Invoice	
09/13/2024	082724-2000382-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313555 Irrigation - 7.25.2024-8.25.2024	-	10.03	Invoice	
09/13/2024	082724-2000373-002 - BABCOCK RANCH WATER UTILITIES - Meter 61277093 - 7.25.2024-8.25.2024	-	133.03	Invoice	
09/13/2024	082724-2000384-002 - BABCOCK RANCH WATER UTILITIES - Meter 61289743 Irrigation - 7.25.2024-8.25.2024	-	31.03	Invoice	
09/13/2024	090424-19185-15279 - Florida Power & Light - Account 19185-15279 8.26.24-9.4.2024	-	20.05	Invoice	
09/13/2024	082724-2000370-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305786 7.25.2024-8.25.2024	-	10.03	Invoice	
09/13/2024	082724-2000371-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305788 7.25.2024-8.25.2024	-	163.03	Invoice	
09/13/2024	082724-2000381-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312302 Irrigation - 7.25.2024-8.25.2024	-	361.03	Invoice	
09/13/2024	082724-2000374-002 - BABCOCK RANCH WATER UTILITIES - Meter 61274493 Irrigation 7.25.2024-8.25.2024	-	415.03	Invoice	
09/13/2024	2024-8 - Access Residential Management - New laptop and set up	-	553.30	Invoice	
09/13/2024	2024-8 - Access Residential Management - Website & Technology	-	50.00	Invoice	
09/13/2024	082724-2000372-002 - BABCOCK RANCH WATER UTILITIES - Meter 61274492 Irrigation 7.25.24-8.25.24	-	598.03	Invoice	
09/13/2024	2024-8 - Access Residential Management - Invoice Processing	-	26.40	Invoice	
09/13/2024	CR 472 - Access Residential Management - Cupcake Class	-	42.00	Invoice	
09/13/2024	2024-8 - Access Residential Management - Coupons	-	20.00	Invoice	
09/16/2024	082724-2000420-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319953 Irrigation - 7.25.2024- 8.25.2024	-	142.03	Invoice	
09/16/2024	09.01.2024.2 - Roman Entertainment Inc. - Concert Deposit	-	1,000.00	Invoice	

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
11100 - Alliance Operating		54,674.96	8,444.72	24,884.76	38,234.92
Date	Description	Debit	Credit	Type	
09/16/2024	082724-2000437-002 - BABCOCK RANCH WATER UTILITIES - Meter 61338769 Irrigation - 7.25.2024 - 8.25.2024	-	367.03	Invoice	
09/16/2024	082724-2000423-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312682 Irrigation - 7.25.2024 - 8.25.2024	-	28.03	Invoice	
09/16/2024	082724-2000395-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319945 Irrigation - 7.25.2024- 8.25.2024	-	322.03	Invoice	
09/16/2024	082724-2000422-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312683 Irrigation - 7.25.2024-8.25.2024	-	1,639.03	Invoice	
09/16/2024	082724-2000421-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312675 Irrigation - 7.25.2024- 8.25.2024	-	70.03	Invoice	
09/16/2024	082724-2000419-002 - BABCOCK RANCH WATER UTILITIES - 61312674 Irrigation - 7.25.2024 - 8.25.2024	-	223.03	Invoice	
09/19/2024	Quantum Fiber Reimbursement	75.00	-	GL Entry	
09/25/2024	Post Item - Alliance Credit Card Payment	-	999.04	Invoice	
09/27/2024	eCheck (Vantaca Pay) Scheduled Payment	1,012.99	-	Owner Payment	
09/30/2024	Transfer to Alliance Reserve - September Reserve Transfer - 11 Lots	-	154.00	Transfer	
09/30/2024	September Interest	1.29	-	GL Entry	
09/30/2024	Batched Check Payment as per closing	2,560.28	-	Owner Payment	
11120 - Alliance Reserve		266.28	154.37	-	420.65
Date	Description	Debit	Credit	Type	
09/30/2024	Transfer from Alliance Operating - 5229 - September Reserve Transfer - 11 Lots	154.00	-	Transfer	
09/30/2024	September Interest	.37	-	GL Entry	
12000 - Accounts Receivable		0.00	5,860.26	5,860.26	0.00
Date	Description	Debit	Credit	Type	
09/05/2024	Initial Capital Contribution 12437 Dolomite Way Lot 3716	1,250.00	-	Owner Charge	
09/05/2024	Batched Check payment as per closing	-	1,906.74	Owner Payment	
09/05/2024	Villa Series 34.5' Lot Assessment July 2024- Prorated Quarterly Assessment as per closing	656.74	-	Owner Charge	
09/05/2024	Admin Fees August 2024 prorated quarterly assessment	656.74	-	Owner Charge	
09/06/2024	Initial Capital Contribution 12465 Dolomite Way Lot 3709	1,250.00	-	Owner Charge	
09/06/2024	Villa Series 34.5' Lot Assessment August 2024 Prorated Quarterly Assessment as per closing	499.49	-	Owner Charge	
09/06/2024	Batched Check Payment as per closing	-	1,699.49	Owner Payment	
09/07/2024	Credit Distribution	-	50.00	Credit Distribution	
09/30/2024	Initial Capital Contribution 12426 Citrine Street Lt 3702	1,250.00	-	Owner Charge	

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
12000 - Accounts Receivable		0.00	5,860.26	5,860.26	0.00
Date	Description		Debit	Credit	Type
09/30/2024	Echelon Series 60' Lot Assessment September 2024 Prorated Quarterly assessment as per closing		297.29	-	Owner Charge
09/30/2024	Batched Check Payment as per closing		-	1,547.29	Owner Payment
09/30/2024	Adjustment Distribution charge incorrect.		-	656.74	Adjustment
13000 - Prepaid Insurance		9,191.78	-	1,313.12	7,878.66
Date	Description		Debit	Credit	Type
09/30/2024	Expense Prepaid Insurance		-	1,313.12	GL Entry
14000 - Deposits - Utilities		338.00	-	-	338.00
Date	Description		Debit	Credit	Type
20100 - Accounts Payable		-20,663.78	24,680.76	85,314.29	-81,297.31
Date	Description		Debit	Credit	Type
09/01/2024	09.01.2024.2 - Roman Entertainment Inc. - Concert Deposit		-	1,000.00	Invoice
09/01/2024	55117 - NORTHSTAR TECHNOLOGIES INC - September 2024 Hosting Fee		-	400.00	Invoice
09/01/2024	88738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - May 2024 Lawn Maintenance contract 8 -34.5' Villas		-	584.00	Invoice
09/01/2024	88738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - May 2024 Lawn Maintenance contract 8 -60' Lots		-	992.00	Invoice
09/01/2024	88738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - May 2024 Lawn Maintenance contract 15 -50' Lots		-	1,665.00	Invoice
09/01/2024	Batched 981598 - Access Residential Management		1,500.00	1,500.00	Invoice
09/03/2024	55117 - NORTHSTAR TECHNOLOGIES INC - September 2024 Hosting Fee		400.00	-	Invoice
09/09/2024	072824-2000383-001 - BABCOCK RANCH WATER UTILITIES - Meter 61313661 Irrigation 06/24/24-07/25/24		180.30	-	Invoice
09/09/2024	Batched 072824-2000384-001 - BABCOCK RANCH WATER UTILITIES - Meter 61289743 Irrigation 06/25/24-07/25/24		151.88	75.94	Invoice
09/09/2024	072824-2000393-001 - BABCOCK RANCH WATER UTILITIES - Meter 61313664 Irrigation 06/25/24-07/25/24		363.12	-	Invoice
09/09/2024	CR 472 - Access Residential Management - Cupcake Class		-	42.00	Invoice
09/10/2024	072824-2000420-001 - BABCOCK RANCH WATER UTILITIES - Meter 61319953 Irrigation 06/25/24-07/25/24		241.61	-	Invoice
09/10/2024	072824-2000368-001 - BABCOCK RANCH WATER UTILITIES - Meter 61305787 Irrigation 06/25/24-07/25/24		1,025.11	-	Invoice
09/10/2024	072824-2000419-001 - BABCOCK RANCH WATER UTILITIES - Meter 61312674 Irrigation 06/25/24-07/25/24		290.95	-	Invoice

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20100 - Accounts Payable		-20,663.78	24,680.76	85,314.29	-81,297.31
Date	Description	Debit	Credit	Type	
09/10/2024	072824-2000437-001 - BABCOCK RANCH WATER UTILITIES - Meter 61338769 Irrigation 06/25/24-07/25/24	933.52	-	Invoice	
09/10/2024	072824-2000423-001 - BABCOCK RANCH WATER UTILITIES - Meter 61312682 Irrigation 06/25/24-07/25/24	148.47	-	Invoice	
09/10/2024	072824-2000374-001 - BABCOCK RANCH WATER UTILITIES - Meter 61274493 Irrigation 06/25/24 - 07/25/24	511.35	-	Invoice	
09/10/2024	072824-2000395-001 - BABCOCK RANCH WATER UTILITIES - Meter 61319945 Irrigation 06/25/24-07/25/24	600.86	-	Invoice	
09/10/2024	072824-2000380-001 - BABCOCK RANCH WATER UTILITIES - Meter 61313662 Irrigation 06/25/24-07/25/24	160.45	-	Invoice	
09/10/2024	13263 - LMG All Cleaning Services LLC - Cleaning post event 8.23.2024	100.00	-	Invoice	
09/10/2024	56087 - NORTHSTAR TECHNOLOGIES INC - Professional services fee for Northstar Club Management System - 25% Due on Commencement of PhaseIII	-	13,500.00	Invoice	
09/10/2024	56087 - NORTHSTAR TECHNOLOGIES INC - Professional services fee for Northstar Club Management System - 25% Due on Software Installation	-	13,500.00	Invoice	
09/10/2024	56087 - NORTHSTAR TECHNOLOGIES INC - Monthly subscription fee for Northstar Club Management System Office, SMTP & Hosting from Apr 2024 to Sep 2024	-	28,092.00	Invoice	
09/10/2024	072824-2000422-001 - BABCOCK RANCH WATER UTILITIES - Meter 61312683 Irrigation 06/25/24-07/25/24	2,367.64	-	Invoice	
09/10/2024	072824-2000372-001 - BABCOCK RANCH WATER UTILITIES - Meter 61274492 Irrigation 06/25/24-07/25/24	989.72	-	Invoice	
09/10/2024	072824-2000379-001 - BABCOCK RANCH WATER UTILITIES - Meter 61319942 Irrigation 06/25/24-07/25/24	4,905.38	-	Invoice	
09/10/2024	072824-2000421-001 - BABCOCK RANCH WATER UTILITIES - Meter 61312675 Irrigation 06/25/24-07/25/24	332.99	-	Invoice	
09/10/2024	072824-2000381-001 - BABCOCK RANCH WATER UTILITIES - 61312302 Irrigation 06/25/24-07/25/24	458.65	-	Invoice	
09/12/2024	091224-FLS-226400 - IPFS CORPORATION - FLS-226400 - Payment 6	-	1,750.82	Invoice	
09/12/2024	090424-51944-62254 - Florida Power & Light - Acc 51944-62254 Service 8.2.24-9.4.24	141.31	-	Invoice	
09/12/2024	082724-2000368-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305787 Irrigation 7.25.24-8.25.24	619.03	-	Invoice	
09/13/2024	082724-2000381-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312302 Irrigation - 7.25.2024-8.25.2024	361.03	-	Invoice	
09/13/2024	082724-2000374-002 - BABCOCK RANCH WATER UTILITIES - Meter 61274493 Irrigation 7.25.2024-8.25.2024	415.03	-	Invoice	
09/13/2024	2024-8 - Access Residential Management - New laptop and set up	553.30	-	Invoice	

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current Debit	Current Credit	Ending Balance
<b>20100 - Accounts Payable</b>	<b>-20,663.78</b>	<b>24,680.76</b>	<b>85,314.29</b>	<b>-81,297.31</b>
Date	Description	Debit	Credit	Type
09/13/2024	090424-19185-15279 - Florida Power & Light - Account 19185-15279 8.26.24-9.4.2024	20.05	-	Invoice
09/13/2024	082724-2000373-002 - BABCOCK RANCH WATER UTILITIES - Meter 61277093 - 7.25.2024-8.25.2024	133.03	-	Invoice
09/13/2024	2024-8 - Access Residential Management - Website & Technology	50.00	-	Invoice
09/13/2024	082724-2000378-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319940 Irrigation - 7.25.2024-8.25.2024	166.03	-	Invoice
09/13/2024	082724-2000379-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319942 Irrigation - 7.25.2024 - 8.25.2024	88.03	-	Invoice
09/13/2024	082724-2000384-002 - BABCOCK RANCH WATER UTILITIES - Meter 61289743 Irrigation - 7.25.2024-8.25.2024	31.03	-	Invoice
09/13/2024	2024-8 - Access Residential Management - Invoice Processing	26.40	-	Invoice
09/13/2024	082724-2000382-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313555 Irrigation - 7.25.2024-8.25.2024	10.03	-	Invoice
09/13/2024	082724-2000370-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305786 7.25.2024-8.25.2024	10.03	-	Invoice
09/13/2024	082724-2000383-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313661 Irrigation - 7.25.2024-8.25.2024	238.03	-	Invoice
09/13/2024	082724-2000372-002 - BABCOCK RANCH WATER UTILITIES - Meter 61274492 Irrigation 7.25.24-8.25.24	598.03	-	Invoice
09/13/2024	082724-2000380-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313662 Irrigation - 7.25.2024-8.25.2024	265.03	-	Invoice
09/13/2024	CR 472 - Access Residential Management - Cupcake Class	42.00	-	Invoice
09/13/2024	082724-2000393-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313664 Irrigation - 7.25.2024-8.25.2024	202.03	-	Invoice
09/13/2024	082724-2000371-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305788 7.25.2024-8.25.2024	163.03	-	Invoice
09/13/2024	082724-2000376-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319939 - Irrigation 7.25.2024-8.25.2024	76.03	-	Invoice
09/13/2024	2024-8 - Access Residential Management - Coupons	20.00	-	Invoice
09/15/2024	092524-92272 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sept 2024 Landscape Contract commons weed control and Fertilizer	-	6,000.00	Invoice
09/16/2024	082724-2000423-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312682 Irrigation - 7.25.2024 - 8.25.2024	28.03	-	Invoice
09/16/2024	082724-2000421-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312675 Irrigation - 7.25.2024- 8.25.2024	70.03	-	Invoice
09/16/2024	09.01.2024.2 - Roman Entertainment Inc. - Concert Deposit	1,000.00	-	Invoice
09/16/2024	082724-2000395-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319945 Irrigation - 7.25.2024- 8.25.2024	322.03	-	Invoice
09/16/2024	082724-2000420-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319953 Irrigation - 7.25.2024- 8.25.2024	142.03	-	Invoice

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current Debit	Current Credit	Ending Balance
20100 - Accounts Payable		-20,663.78	24,680.76	85,314.29	-81,297.31
Date	Description	Debit	Credit	Type	
09/16/2024	082724-2000422-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312683 Irrigation - 7.25.2024-8.25.2024	1,639.03	-	Invoice	
09/16/2024	082724-2000437-002 - BABCOCK RANCH WATER UTILITIES - Meter 61338769 Irrigation - 7.25.2024 - 8.25.2024	367.03	-	Invoice	
09/16/2024	082724-2000419-002 - BABCOCK RANCH WATER UTILITIES - 61312674 Irrigation - 7.25.2024 - 8.25.2024	223.03	-	Invoice	
09/24/2024	92271 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - September 2024 Lawn Maintenance contract 21 -60' Lots	-	2,604.00	Invoice	
09/24/2024	92271 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - September 2024 Lawn Maintenance contract 24 -50' Lots	-	2,664.00	Invoice	
09/24/2024	92271 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - September 2024 Lawn Maintenance contract 17 -34.5' Villas	-	1,241.00	Invoice	
09/25/2024	Batched Post Item - Alliance Credit Card Payment	999.04	999.04	Invoice	
09/26/2024	092624-2000421-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312675 Irrigation - 8.25.2024- 9.25.2024	-	133.03	Invoice	
09/26/2024	092624-2000422-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312683 Irrigation - 8.25.2024-9.25.2024	-	3,709.03	Invoice	
09/26/2024	092624-2000382-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313555 Irrigation - 8.25.2024-9.25.2024	-	10.03	Invoice	
09/26/2024	092624-2000383-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313661 Irrigation - 8.25.2024-9.25.2024	-	229.03	Invoice	
09/26/2024	092624-2000380-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313662 Irrigation - 8.25.2024-9.25.2024	-	172.03	Invoice	
09/26/2024	092624-2000393-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313664 Irrigation - 8.25.2024-9.25.2024	-	139.03	Invoice	
09/26/2024	092624-2000376-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319939 - Irrigation 8.25.2024-9.25.2024	-	85.03	Invoice	
09/26/2024	092624-2000378-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319940 Irrigation - 8.25.2024-9.25.2024	-	172.03	Invoice	
09/26/2024	092624-2000379-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319942 Irrigation - 8.25.2024-9.25.2024	-	94.03	Invoice	
09/26/2024	092624-2000395-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319945 Irrigation - 8.25.2024-9.25.2024	-	379.03	Invoice	
09/26/2024	092624-2000420-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319953 Irrigation - 8.25.2024 - 9.25.2024	-	142.03	Invoice	
09/26/2024	092624-2000437-002 - BABCOCK RANCH WATER UTILITIES - Meter 61338769 Irrigation - 8.25.2024-9.25.2024	-	487.03	Invoice	
09/26/2024	092624-2000423-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312682 Irrigation - 8.25.2024-9.25.2024	-	25.03	Invoice	
09/26/2024	092624-2000384-002 - BABCOCK RANCH WATER UTILITIES - Meter 61289743 Irrigation - 8.25.2024-9.25.2024	-	31.03	Invoice	
09/26/2024	092624-2000370-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305786 8.25.2024-9.25.2024	-	10.03	Invoice	

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
<b>20100 - Accounts Payable</b>	-20,663.78	24,680.76	85,314.29	-81,297.31
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/26/2024	092624-2000368-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305787 Irrigation 8.25.24-9.25.24	-	604.03	Invoice
09/26/2024	092624-2000371-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305788 8.25.2024-7.25.2024	-	202.03	Invoice
09/26/2024	092624-2000381-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312302 Irrigation - 8.25.2024-9.25.2024	-	352.03	Invoice
09/26/2024	092624-2000372-002 - BABCOCK RANCH WATER UTILITIES - Meter 61274492 Irrigation 8.25.24-9.25.2024	-	655.03	Invoice
09/26/2024	092624-2000374-002 - BABCOCK RANCH WATER UTILITIES - Meter 61274493 Irrigation 8.25.2024-9.25.2024	-	430.03	Invoice
09/26/2024	092624-2000373-002 - BABCOCK RANCH WATER UTILITIES - Meter 61277093 -8.25.2024-9.25.2024	-	151.03	Invoice
09/26/2024	092624-2000419-002 - BABCOCK RANCH WATER UTILITIES - 61312674 Irrigation - 8.25.2024-9.25.2024	-	223.03	Invoice
09/30/2024	100224-51944-62254 - Florida Power & Light - Acc 51944-62254 Service 9.4.24-10.2.24	-	119.50	Invoice
09/30/2024	100224-19185-15279 - Florida Power & Light - Acct 19185-15279 - Sept. 4 - Oct. 2 2024	-	37.23	Invoice
09/30/2024	2024-9 - Access Residential Management - Website & Technology	-	50.00	Invoice
09/30/2024	2024-9 - Access Residential Management - Invoice Processing	-	63.10	Invoice
<b>20125 - Alliance Credit Card</b>	-999.04	999.04	1,195.95	-1,195.95
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/25/2024	Post Item - Alliance Credit Card Payment	999.04	-	Invoice
09/30/2024	September 2024 -Credit Card	-	1,195.95	GL Entry
<b>20130 - Prepaid Assessments</b>	-1,012.99	50.00	3,088.97	-4,051.96
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/06/2024	Check Payment as per closing	-	50.00	Owner Payment
09/07/2024	Credit Distribution	50.00	-	Credit Distribution
09/08/2024	Credit Card (Vantaca Pay) Recurring Payment	-	1,012.99	Owner Payment
09/27/2024	eCheck (Vantaca Pay) Scheduled Payment	-	1,012.99	Owner Payment
09/30/2024	Check Payment as per closing	-	1,012.99	Owner Payment
<b>20135 - Loan from Developer</b>	-153,751.69	-	-	-153,751.69
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current Debit	Current Credit	Ending Balance
20170 - Insurance Loan Payable	-7,003.28	1,750.82	-	-5,252.46
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/12/2024	091224-FLS-226400 - IPFS CORPORATION - FLS-226400 - Payment 6	1,750.82	-	Invoice
20176 - Echelon 60' Lot - Deferred Assessments	-2,765.39	3,062.68	297.29	0.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	Reclass Quarterly Income	3,062.68	-	GL Entry
09/30/2024	Echelon Series 60' Lot Assessment September 2024 Prorated Quarterly assessment as per closing	-	297.29	Owner Charge
20177 - Villa 34.5' Lot - Deferred Assessments	-283.66	1,439.89	1,156.23	0.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/05/2024	Villa Series 34.5' Lot Assessment July 2024- Prorated Quarterly Assessment as per closing	-	656.74	Owner Charge
09/06/2024	Villa Series 34.5' Lot Assessment August 2024 Prorated Quarterly Assessment as per closing	-	499.49	Owner Charge
09/30/2024	Reclass Quarterly Income	1,439.89	-	GL Entry
32005 - Reserve Interest Earned	-0.28	-	0.37	-0.65
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	September Interest	-	.37	GL Entry
39000 - Pooled Reserves	-266.00	-	154.00	-420.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	September Reserve Transfer - 11 Lots	-	154.00	GL Entry
39910 - Capital Contributions	-11,250.00	-	3,750.00	-15,000.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/05/2024	Initial Capital Contribution 12437 Dolomite Way Lot 3716	-	1,250.00	Owner Charge
09/06/2024	Initial Capital Contribution 12465 Dolomite Way Lot 3709	-	1,250.00	Owner Charge
09/30/2024	Initial Capital Contribution 12426 Citrine Street Lt 3702	-	1,250.00	Owner Charge
40000 - Assessments	-6,145.10	-	4,502.57	-10,647.67
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	Reclass Quarterly Income	-	4,502.57	GL Entry



# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
44000 - Administrative Fees	0.00	656.74	656.74	0.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/05/2024	Admin Fees August 2024 prorated quarterly assessment	-	656.74	Owner Charge
09/30/2024	Adjustment Distribution charge incorrect.	656.74	-	Adjustment
44070 - Interest - Cash Accounts	-8.74	-	1.29	-10.03
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	September Interest	-	1.29	GL Entry
50005 - Resident Services	15,003.07	-	-	15,003.07
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
50070 - Uniforms	200.00	-	-	200.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
51025 - Annual Report	61.25	-	-	61.25
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
51070 - Computer / IT Services	29,575.97	55,568.61	-	85,144.58
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/01/2024	55117 - NORTHSTAR TECHNOLOGIES INC - September 2024 Hosting Fee	400.00	-	Invoice
09/10/2024	56087 - NORTHSTAR TECHNOLOGIES INC - Professional services fee for Northstar Club Management System - 25% Due on Software Installation	13,500.00	-	Invoice
09/10/2024	56087 - NORTHSTAR TECHNOLOGIES INC - Professional services fee for Northstar Club Management System - 25% Due on Commencement of PhaseIII	13,500.00	-	Invoice
09/10/2024	56087 - NORTHSTAR TECHNOLOGIES INC - Monthly subscription fee for Northstar Club Management System Office, SMTP & Hosting from Apr 2024 to Sep 2024	28,092.00	-	Invoice
09/30/2024	Ethernet splitter 9.15.2024	26.61	-	GL Entry
09/30/2024	2024-9 - Access Residential Management - Website & Technology	50.00	-	Invoice
51100 - Management Fees	12,000.00	1,500.00	-	13,500.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/01/2024	981598 - Access Residential Management	1,500.00	-	Invoice

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
51100 - Management Fees	12,000.00	1,500.00	-	13,500.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
51115 - Office Supplies	7,039.64	72.38	-	7,112.02
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	Team meeting lunch	72.38	-	GL Entry
51120 - Postage & Mail	73.30	63.10	-	136.40
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	2024-9 - Access Residential Management - Invoice Processing	63.10	-	Invoice
52030 - Clubhouse Janitorial Supplies	21.29	-	-	21.29
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
52075 - Holiday Decorations	2,950.00	-	-	2,950.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
52090 - Lifestyle Activities / Entertainment	2,596.32	2,203.14	64.18	4,735.28
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/01/2024	09.01.2024.2 - Roman Entertainment Inc. - Concert Deposit	1,000.00	-	Invoice
09/09/2024	CR 472 - Access Residential Management - Cupcake Class	42.00	-	Invoice
09/30/2024	Invoice for Yearly Subscription for Interactive Monthly Newsletter	49.00	-	GL Entry
09/30/2024	Return of Clipboards that were too small for Music Bingo	-	64.18	GL Entry
09/30/2024	Vendor Payment for Haunted House Décor & Production on 10/29/24	500.00	-	GL Entry
09/30/2024	Coffee Connection - Coffee & Donuts on 09/12	60.14	-	GL Entry
09/30/2024	Deposit for Group Tickets to BPDT for A Christmas Carol on 12/12	180.00	-	GL Entry
09/30/2024	Deposit for Group Tickets to BPDT for BUDDY on 01/14	180.00	-	GL Entry
09/30/2024	Deposit for Group Tickets to BPDT for Chicago on 11/08	180.00	-	GL Entry
09/30/2024	Billing for Monthly Communications while waiting for Northstar to Launch	12.00	-	GL Entry
55025 - Property & Liability	6,750.68	1,313.12	-	8,063.80
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	Expense Prepaid Insurance	1,313.12	-	GL Entry

# Terrawalk Homeowners' Association, Inc.

GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
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	8,551.00	-	-	8,551.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
57010 - Electricity	506.69	156.73	-	663.42
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/30/2024	100224-19185-15279 - Florida Power & Light - Acct 19185-15279 - Sept. 4 - Oct. 2 2024	37.23	-	Invoice
09/30/2024	100224-51944-62254 - Florida Power & Light - Acc 51944-62254 Service 9.4.24-10.2.24	119.50	-	Invoice
57075 - Phone/Internet Service	75.00	-	75.00	0.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/19/2024	Quantum Fiber Reimbursement	-	75.00	GL Entry
57100 - Water & Sewer	19,752.72	8,434.66	-	28,187.38
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
09/26/2024	092624-2000379-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319942 Irrigation - 8.25.2024-9.25.2024	94.03	-	Invoice
09/26/2024	092624-2000395-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319945 Irrigation - 8.25.2024-9.25.2024	379.03	-	Invoice
09/26/2024	092624-2000420-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319953 Irrigation - 8.25.2024 - 9.25.2024	142.03	-	Invoice
09/26/2024	092624-2000437-002 - BABCOCK RANCH WATER UTILITIES - Meter 61338769 Irrigation - 8.25.2024-9.25.2024	487.03	-	Invoice
09/26/2024	092624-2000421-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312675 Irrigation - 8.25.2024- 9.25.2024	133.03	-	Invoice
09/26/2024	092624-2000423-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312682 Irrigation - 8.25.2024-9.25.2024	25.03	-	Invoice
09/26/2024	092624-2000422-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312683 Irrigation - 8.25.2024-9.25.2024	3,709.03	-	Invoice
09/26/2024	092624-2000382-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313555 Irrigation - 8.25.2024-9.25.2024	10.03	-	Invoice
09/26/2024	092624-2000383-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313661 Irrigation - 8.25.2024-9.25.2024	229.03	-	Invoice
09/26/2024	092624-2000380-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313662 Irrigation - 8.25.2024-9.25.2024	172.03	-	Invoice

# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
57100 - Water & Sewer	19,752.72	8,434.66	-	28,187.38

Date	Description	Debit	Credit	Type
09/26/2024	092624-2000393-002 - BABCOCK RANCH WATER UTILITIES - Meter 61313664 Irrigation - 8.25.2024-9.25.2024	139.03	-	Invoice
09/26/2024	092624-2000376-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319939 - Irrigation 8.25.2024-9.25.2024	85.03	-	Invoice
09/26/2024	092624-2000378-002 - BABCOCK RANCH WATER UTILITIES - Meter 61319940 Irrigation - 8.25.2024-9.25.2024	172.03	-	Invoice
09/26/2024	092624-2000370-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305786 8.25.2024-9.25.2024	10.03	-	Invoice
09/26/2024	092624-2000368-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305787 Irrigation 8.25.24-9.25.24	604.03	-	Invoice
09/26/2024	092624-2000371-002 - BABCOCK RANCH WATER UTILITIES - Meter 61305788 8.25.2024-7.25.2024	202.03	-	Invoice
09/26/2024	092624-2000381-002 - BABCOCK RANCH WATER UTILITIES - Meter 61312302 Irrigation - 8.25.2024-9.25.2024	352.03	-	Invoice
09/26/2024	092624-2000373-002 - BABCOCK RANCH WATER UTILITIES - Meter 61277093 -8.25.2024-9.25.2024	151.03	-	Invoice
09/26/2024	092624-2000384-002 - BABCOCK RANCH WATER UTILITIES - Meter 61289743 Irrigation - 8.25.2024-9.25.2024	31.03	-	Invoice
09/26/2024	092624-2000374-002 - BABCOCK RANCH WATER UTILITIES - Meter 61274493 Irrigation 8.25.2024-9.25.2024	430.03	-	Invoice
09/26/2024	092624-2000372-002 - BABCOCK RANCH WATER UTILITIES - Meter 61274492 Irrigation 8.25.24-9.25.2024	655.03	-	Invoice
09/26/2024	092624-2000419-002 - BABCOCK RANCH WATER UTILITIES - 61312674 Irrigation - 8.25.2024-9.25.2024	223.03	-	Invoice

58050 - Landscape Contract - Common Area	19,360.00	6,000.00	-	25,360.00
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Date	Description	Debit	Credit	Type
09/15/2024	092524-92272 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sept 2024 Landscape Contract commons weed control and Fertilizer	6,000.00	-	Invoice

80400 - Landscape Maintenance - 34.5' Villa Lots	2,920.00	1,825.00	-	4,745.00
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Date	Description	Debit	Credit	Type
09/01/2024	88738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - May 2024 Lawn Maintenance contract 8 -34.5' Villas	584.00	-	Invoice
09/24/2024	92271 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - September 2024 Lawn Maintenance contract 17 -34.5' Villas	1,241.00	-	Invoice

80500 - Landscape Maintenance - 50' Lots	5,994.00	4,329.00	-	10,323.00
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Date	Description	Debit	Credit	Type
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# Terrawalk Homeowners' Association, Inc.

## GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
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80500 - Landscape Maintenance - 50' Lots		5,994.00	4,329.00	-	10,323.00
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Date	Description		Debit	Credit	Type
09/01/2024	88738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - May 2024 Lawn Maintenance contract 15 -50' Lots		1,665.00	-	Invoice
09/24/2024	92271 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - September 2024 Lawn Maintenance contract 24 -50' Lots		2,664.00	-	Invoice
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80600 - Landscape Maintenance - 64' Lots		5,952.00	3,596.00	-	9,548.00
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Date	Description		Debit	Credit	Type
09/01/2024	88738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - May 2024 Lawn Maintenance contract 8 -60' Lots		992.00	-	Invoice
09/24/2024	92271 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - September 2024 Lawn Maintenance contract 21 -60' Lots		2,604.00	-	Invoice
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99000 - Pooled Reserves		266.00	154.00	-	420.00
<hr/>					
Date	Description		Debit	Credit	Type
09/30/2024	September Reserve Transfer - 11 Lots		154.00	-	GL Entry
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<b>Net Total</b>		<b>0.00</b>	<b>132,315.02</b>	<b>132,315.02</b>	<b>0.00</b>