# Towne Park Homeowners Association, Inc.

## Financial Statement
## Period Ending: April 30, 2018

HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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**Fiscal Year End:** December 31
**Accounting Method:** Accrual

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# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## Balance Sheet

## 4/30/2018

| | Operating | Reserve | Ground Lease | Total |
|---|---|---|---|---|
| **Assets** | | | | |
| **CASH** | | | | |
| 1010 - ALLIANCE OPERATING CHECKING-261 | $31,880.41 | | | $31,880.41 |
| 1012 - LANB OPERATING CHECKING-261 | $39,779.50 | | | $39,779.50 |
| 1031 - EDWARD JONES LAND LEASE RESERVE-115 | | | $43,717.98 | $43,717.98 |
| 1051 - EDWARD JONES MAINT RES-016 | | $698,133.49 | | $698,133.49 |
| 1053 - LANB LAND LEASE CHECKING 601 | | | $14,097.13 | $14,097.13 |
| 1054 - LANB RES SAVINGS-620 | | $2,625.97 | | $2,625.97 |
| **Total CASH** | **$71,659.91** | **$700,759.46** | **$57,815.11** | **$830,234.48** |
| **ACCOUNTS RECEIVABLE** | | | | |
| 1200 - A/R ASSESSMENTS | $44,912.05 | | | $44,912.05 |
| 1215 - A/R GROUND LEASE ASSESSMENT | $44,232.73 | | | $44,232.73 |
| 1225 - A/R WATER/SEWER | $18,033.28 | | | $18,033.28 |
| 1230 - A/R FINES | $2,400.00 | | | $2,400.00 |
| 1235 - A/R PROPERTY TAX | $3,343.93 | | | $3,343.93 |
| 1250 - A/R COLLECTION FEES | $1,372.46 | | | $1,372.46 |
| 1280 - A/R OTHER | $18,882.12 | | | $18,882.12 |
| 1285 - A/R OWNED UNIT RENT | $1,830.00 | | | $1,830.00 |
| 1290 - ALLOWANCE FOR DOUBTFUL ACCTS | ($27,802.87) | | | ($27,802.87) |
| **Total ACCOUNTS RECEIVABLE** | **$107,203.70** | | **$0.00** | **$107,203.70** |
| **OTHER ASSETS** | | | | |
| 1300 - DUE BETWEEN FUNDS | $1,492.99 | $8,443.38 | ($9,936.37) | $0.00 |
| 1700 - MASTER LAND LEASE | | | $11,000,000.00 | $11,000,000.00 |
| 1701 - HOMEOWNER LAND LEASE BUYOUT | | | ($5,386,000.00) | ($5,386,000.00) |
| **Total OTHER ASSETS** | **$1,492.99** | **$8,443.38** | **$5,604,063.63** | **$5,614,000.00** |
| **Assets Total** | **$180,356.60** | **$709,202.84** | **$5,661,878.74** | **$6,551,438.18** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## Balance Sheet

## 4/30/2018

### Liabilities & Equity

| | Operating | Reserve | Ground Lease | Total |
|---|---|---|---|---|
| **LIABILITIES** | | | | |
| 2100 - PREPAID OWNER ASSESSMENTS | $16,968.42 | | | $16,968.42 |
| 2200 - ACCOUNTS PAYABLE | $41,333.79 | | | $41,333.79 |
| 2250 - ACCRUED EXPENSES | $1,428.78 | | | $1,428.78 |
| 2300 - NSF/COLLECTION NOTICE FEE PAYABLE | $1,398.35 | | | $1,398.35 |
| 2650 - PLAYGROUND FUNDS RAISED | $864.25 | | | $864.25 |
| 2700 - LANB LAND LEASE MORTGAGE 6/1/43 | | | $5,340,876.36 | $5,340,876.36 |
| 2805 - SECURITY DEPOSIT - OWNED UNIT | $950.00 | | | $950.00 |
| **Total LIABILITIES** | **$62,943.59** | **$0.00** | **$5,340,876.36** | **$5,403,819.95** |
| **EQUITY** | | | | |
| 3200 - OPERATING EQUITY | $144,863.27 | | $148,855.97 | $293,719.24 |
| 3500 - RESERVE EQUITY | | $699,685.45 | | $699,685.45 |
| 3550 - GROUND LEASE EQUITY | | | $155,608.10 | $155,608.10 |
| 3600 - LAND LEASE RESERVE - RESTRICTED | | | $68,425.10 | $68,425.10 |
| 3800 - RESERVE CONTRIBUTION TO CLOSING COSTS | | | $75,000.00 | $75,000.00 |
| 3900 - LAND LEASE CLOSING COSTS | | | ($152,249.39) | ($152,249.39) |
| **Total EQUITY** | **$144,863.27** | **$699,685.45** | **$295,639.78** | **$1,140,188.50** |
| **Net Income** | **($27,450.26)** | **$9,517.39** | **$25,362.60** | **$7,429.73** |
| **Liabilities and Equity Total** | **$180,356.60** | **$709,202.84** | **$5,661,878.74** | **$6,551,438.18** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Operating

## 4/1/2018 - 4/30/2018

| | 4/1/2018 - 4/30/2018 | | | 1/1/2018 - 4/30/2018 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| **Income** | | | | | | | | |
| INCOME | | | | | | | | |
| 4100 - HOMEOWNER ASSESSMENTS | $55,890.00 | $55,890.00 | $0.00 | $223,560.00 | $223,560.00 | $0.00 | $670,680.00 | $447,120.00 |
| 4110 - GROUND LEASE ASSESSMENT | $27,913.00 | $27,604.00 | $309.00 | $113,403.00 | $111,652.00 | $1,751.00 | $345,675.00 | $232,272.00 |
| 4120 - WATER ASSESSMENT | $16,211.92 | $12,381.22 | $3,830.70 | $60,414.78 | $50,879.53 | $9,535.25 | $266,900.29 | $206,485.51 |
| 4130 - SPECIAL ASSESSMENT | ($63.16) | $0.00 | ($63.16) | ($63.16) | $0.00 | ($63.16) | $0.00 | $63.16 |
| 4135 - PROPERTY TAX ASSESSMENT | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $45,055.74 | $45,055.74 |
| 4330 - LATE FEES | $327.75 | $1,000.00 | ($672.25) | $1,856.75 | $4,000.00 | ($2,143.25) | $12,000.00 | $10,143.25 |
| 4350 - LIEN/COLLECTION FEES | $90.00 | $0.00 | $90.00 | $305.00 | $0.00 | $305.00 | $0.00 | ($305.00) |
| 4540 - GARAGE SALE INCOME | $5.00 | $0.00 | $5.00 | $5.00 | $0.00 | $5.00 | $600.00 | $595.00 |
| 4550 - GATE REMOTES INCOME | $493.00 | $233.33 | $259.67 | $843.00 | $933.32 | ($90.32) | $2,800.00 | $1,957.00 |
| 4560 - CRIER ADVERTISING | $340.00 | $166.67 | $173.33 | $850.00 | $666.68 | $183.32 | $2,000.00 | $1,150.00 |
| 4600 - INTEREST INCOME | $2.99 | $0.00 | $2.99 | $11.09 | $0.00 | $11.09 | $0.00 | ($11.09) |
| 4750 - LAND LEASE ESTOPPEL FEES | $600.00 | $0.00 | $600.00 | $1,200.00 | $0.00 | $1,200.00 | $0.00 | ($1,200.00) |
| 4800 - VIOLATION FINES | $325.00 | $58.33 | $266.67 | $800.00 | $233.32 | $566.68 | $700.00 | ($100.00) |
| 4850 - CLUBHOUSE RENTAL | $255.00 | $404.17 | ($149.17) | $630.00 | $1,616.68 | ($986.68) | $4,850.00 | $4,220.00 |
| 4860 - GATE DAMAGE REIMBURSEMENT | $75.00 | $0.00 | $75.00 | $75.00 | $0.00 | $75.00 | $0.00 | ($75.00) |
| 4870 - SOCIAL COMMITTEE INCOME | $13.17 | $0.00 | $13.17 | $34.79 | $0.00 | $34.79 | $0.00 | ($34.79) |
| 4875 - RENTAL INCOME | $950.00 | $950.00 | $0.00 | $3,800.00 | $3,800.00 | $0.00 | $11,400.00 | $7,600.00 |
| 4900 - OTHER INCOME | $0.00 | $41.67 | ($41.67) | $0.00 | $166.68 | ($166.68) | $500.00 | $500.00 |
| **Total INCOME** | **$103,428.67** | **$98,729.39** | **$4,699.28** | **$407,725.25** | **$397,508.21** | **$10,217.04** | **$1,363,161.03** | **$955,435.78** |
| TRANSFER BETWEEN FUNDS | | | | | | | | |
| 8900 - TRANSFER TO RESERVES | ($10,000.00) | ($3,458.89) | ($6,541.11) | ($26,917.78) | ($13,835.56) | ($13,082.22) | ($41,506.65) | ($14,588.87) |
| 8950 - TRANSFER TO GROUND LEASE | ($28,222.00) | ($27,243.50) | ($978.50) | ($113,712.00) | ($108,974.00) | ($4,738.00) | ($326,922.00) | ($213,210.00) |
| **Total TRANSFER BETWEEN FUNDS** | **($38,222.00)** | **($30,702.39)** | **($7,519.61)** | **($140,629.78)** | **($122,809.56)** | **($17,820.22)** | **($368,428.65)** | **($227,798.87)** |
| **Total Income** | **$65,206.67** | **$68,027.00** | **($2,820.33)** | **$267,095.47** | **$274,698.65** | **($7,603.18)** | **$994,732.38** | **$727,636.91** |
| **Expense** | | | | | | | | |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Operating

## 4/1/2018 - 4/30/2018

| | 4/1/2018 - 4/30/2018 | | | 1/1/2018 - 4/30/2018 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| ADMINISTRATIVE | | | | | | | | |
| 5100 - ACCOUNTING/TAX PREP FEES | $0.00 | $251.00 | $251.00 | $0.00 | $251.00 | $251.00 | $251.00 | $251.00 |
| 5200 - BAD DEBT | $0.00 | $8,333.33 | $8,333.33 | $0.00 | $33,333.32 | $33,333.32 | $100,000.00 | $100,000.00 |
| 5250 - BANK CHARGES | $15.00 | $34.58 | $19.58 | $99.90 | $138.32 | $38.42 | $415.00 | $315.10 |
| 5270 - COMPLEX OWNED UNIT | $232.23 | $250.00 | $17.77 | $999.55 | $1,000.00 | $0.45 | $3,000.00 | $2,000.45 |
| 5400 - INSURANCE | $0.00 | $1,230.52 | $1,230.52 | $15,672.00 | $4,922.08 | ($10,749.92) | $14,766.26 | ($905.74) |
| 5402 - INSURANCE - WORKERS COMP | $0.00 | $133.33 | $133.33 | $0.00 | $533.32 | $533.32 | $1,600.00 | $1,600.00 |
| 5450 - LABOR - ASSOCIATION EMPLOYEES | $4,404.08 | $7,666.67 | $3,262.59 | $30,187.27 | $30,666.68 | $479.41 | $92,899.37 | $62,712.10 |
| 5500 - LEGAL FEES | $0.00 | $208.33 | $208.33 | $0.00 | $833.32 | $833.32 | $2,500.00 | $2,500.00 |
| 5520 - LICENSES/PERMITS | $0.00 | $0.00 | $0.00 | $0.00 | $400.00 | $400.00 | $400.00 | $400.00 |
| 5530 - LIEN/COLLECTION COSTS | $55.00 | $190.00 | $135.00 | $373.95 | $760.00 | $386.05 | $2,280.00 | $1,906.05 |
| 5550 - LONG DISTANCE/FAX | $0.00 | $0.00 | $0.00 | $18.28 | $0.00 | ($18.28) | $0.00 | ($18.28) |
| 5600 - MANAGEMENT FEES | $4,684.85 | $4,546.49 | ($138.36) | $18,739.40 | $18,185.96 | ($553.44) | $54,557.85 | $35,818.45 |
| 5650 - MEETINGS | $0.00 | $33.33 | $33.33 | $147.91 | $133.32 | ($14.59) | $400.00 | $252.09 |
| 5800 - OFFICE SUPPLIES | $248.00 | $500.00 | $252.00 | $998.11 | $2,000.00 | $1,001.89 | $6,000.00 | $5,001.89 |
| 5810 - POSTAGE | $240.85 | $350.00 | $109.15 | $871.88 | $1,400.00 | $528.12 | $4,200.00 | $3,328.12 |
| 5820 - PRINTING | $1,075.91 | $1,250.00 | $174.09 | $4,146.33 | $5,000.00 | $853.67 | $15,000.00 | $10,853.67 |
| 5860 - SOCIAL COMMITTEE | $207.74 | $250.00 | $42.26 | $312.26 | $1,000.00 | $687.74 | $3,000.00 | $2,687.74 |
| 5900 - WEBSITE | $0.00 | $66.58 | $66.58 | $37.99 | $266.32 | $228.33 | $799.00 | $761.01 |
| 8200 - SECURITY SERVICE | $766.37 | $912.16 | $145.79 | $4,419.78 | $3,648.64 | ($771.14) | $10,945.90 | $6,526.12 |
| 8250 - MISC./CONTINGENCY | $0.00 | $2,083.33 | $2,083.33 | $1,600.00 | $8,333.32 | $6,733.32 | $25,000.00 | $23,400.00 |
| 8280 - CORPORATION COMMISSION | $0.00 | $0.00 | $0.00 | $10.00 | $10.00 | $0.00 | $10.00 | $0.00 |
| 8840 - TAXES - PROPERTY | $24,614.36 | $0.00 | ($24,614.36) | $24,614.36 | $0.00 | ($24,614.36) | $45,055.74 | $20,441.38 |
| **Total ADMINISTRATIVE** | **$36,544.39** | **$28,289.65** | **($8,254.74)** | **$103,248.97** | **$112,815.60** | **$9,566.63** | **$383,080.12** | **$279,831.15** |
| BUILDING MAINTENANCE | | | | | | | | |
| 6400 - PEST CONTROL | $0.00 | $0.00 | $0.00 | $0.00 | $167.40 | $167.40 | $502.20 | $502.20 |
| 6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR | $0.00 | $0.00 | $0.00 | $0.00 | $100.00 | $100.00 | $100.00 | $100.00 |
| 6550 - REPAIRS & MAINTENANCE: LIGHTING | $0.00 | $350.00 | $350.00 | $2,621.52 | $1,400.00 | ($1,221.52) | $4,200.00 | $1,578.48 |
| 6570 - REPAIRS & MAINTENANCE: PLUMBING | $0.00 | $833.33 | $833.33 | $111.79 | $3,333.32 | $3,221.53 | $10,000.00 | $9,888.21 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Operating

## 4/1/2018 - 4/30/2018

| | 4/1/2018 - 4/30/2018 | | | 1/1/2018 - 4/30/2018 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| 6950 - WATER/SEWER METER READING SERVICE | $1,352.14 | $1,352.14 | $0.00 | $5,408.56 | $5,408.56 | $0.00 | $16,225.68 | $10,817.12 |
| 7550 - TRASH REMOVAL | $2,601.50 | $2,596.96 | ($4.54) | $11,056.38 | $10,387.84 | ($668.54) | $31,163.52 | $20,107.14 |
| **Total BUILDING MAINTENANCE** | **$3,953.64** | **$5,132.43** | **$1,178.79** | **$19,198.25** | **$20,797.12** | **$1,598.87** | **$62,191.40** | **$42,993.15** |
| GROUNDS MAINTENANCE | | | | | | | | |
| 6080 - FIRE HYDRANT INSPECTION | $0.00 | $0.00 | $0.00 | $645.00 | $1,700.00 | $1,055.00 | $1,700.00 | $1,055.00 |
| 6100 - GATE REPAIR | $0.00 | $383.33 | $383.33 | $859.09 | $1,533.32 | $674.23 | $4,600.00 | $3,740.91 |
| 6155 - GATE TRANSMITTERS | $800.88 | $316.67 | ($484.21) | $833.66 | $1,266.68 | $433.02 | $3,800.00 | $2,966.34 |
| 6300 - GROUNDS MAINTENANCE | $13,945.39 | $12,500.00 | ($1,445.39) | $54,234.46 | $50,000.00 | ($4,234.46) | $150,000.00 | $95,765.54 |
| 6310 - LANDSCAPE SUPPLIES/LABOR | $8,083.41 | $0.00 | ($8,083.41) | $9,235.28 | $5,187.34 | ($4,047.94) | $12,060.86 | $2,825.58 |
| 6320 - IRRIGATION REPAIR | $0.00 | $1,050.00 | $1,050.00 | $3,186.20 | $4,200.00 | $1,013.80 | $12,600.00 | $9,413.80 |
| 6500 - REPAIRS & MAINTENANCE: MISC | $193.39 | $416.67 | $223.28 | $2,334.36 | $1,666.68 | ($667.68) | $5,000.00 | $2,665.64 |
| 6572 - REPAIRS & MAINTENANCE: ROADS | $0.00 | $1,666.67 | $1,666.67 | $0.00 | $6,666.68 | $6,666.68 | $20,000.00 | $20,000.00 |
| 6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS | $0.00 | $416.67 | $416.67 | $6,299.50 | $1,666.68 | ($4,632.82) | $5,000.00 | ($1,299.50) |
| 6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS | $0.00 | $125.00 | $125.00 | $0.00 | $500.00 | $500.00 | $1,500.00 | $1,500.00 |
| 6800 - TREE TRIMMING & REMOVAL | $0.00 | $0.00 | $0.00 | $0.00 | $400.00 | $400.00 | $400.00 | $400.00 |
| 6910 - FOUNTAIN PARTS & SUPPLIES | $0.00 | $25.00 | $25.00 | $0.00 | $100.00 | $100.00 | $300.00 | $300.00 |
| **Total GROUNDS MAINTENANCE** | **$23,023.07** | **$16,900.01** | **($6,123.06)** | **$77,627.55** | **$74,887.38** | **($2,740.17)** | **$216,960.86** | **$139,333.31** |
| POOL/SPA/CLUBHOUSE | | | | | | | | |
| 6410 - CLUBHOUSE MAINTENANCE | $0.00 | $41.67 | $41.67 | $0.00 | $166.68 | $166.68 | $500.00 | $500.00 |
| 6450 - POOL MAINTENANCE | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $1,200.00 | $1,200.00 |
| 6460 - POOL SUPPLIES | $1,472.38 | $0.00 | ($1,472.38) | $3,362.95 | $0.00 | ($3,362.95) | $2,500.00 | ($862.95) |
| 6465 - POOL & CLUBHOUSE SIGNS | $0.00 | $0.00 | $0.00 | $180.44 | $0.00 | ($180.44) | $500.00 | $319.56 |
| 6470 - POOL MISCELLANEOUS | $0.00 | $83.33 | $83.33 | $0.00 | $333.32 | $333.32 | $1,000.00 | $1,000.00 |
| 6475 - LOCKS & KEYS | $0.00 | $25.00 | $25.00 | $232.84 | $100.00 | ($132.84) | $300.00 | $67.16 |
| **Total POOL/SPA/CLUBHOUSE** | **$1,472.38** | **$150.00** | **($1,322.38)** | **$3,776.23** | **$600.00** | **($3,176.23)** | **$6,000.00** | **$2,223.77** |
| UTILITIES | | | | | | | | |
| 7100 - ELECTRICITY | $307.24 | $2,416.67 | $2,109.43 | $9,412.98 | $9,666.68 | $253.70 | $29,000.00 | $19,587.02 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Operating

## 4/1/2018 - 4/30/2018

| | 4/1/2018 - 4/30/2018 | | | 1/1/2018 - 4/30/2018 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| 7300 - GAS | $88.15 | $458.33 | $370.18 | $1,086.63 | $1,833.32 | $746.69 | $5,500.00 | $4,413.37 |
| 7500 - TELEPHONE | $1,048.19 | $1,000.00 | ($48.19) | $5,060.72 | $4,000.00 | ($1,060.72) | $12,000.00 | $6,939.28 |
| 7900 - WATER/SEWER | $19,828.13 | $23,333.33 | $3,505.20 | $75,134.40 | $93,333.32 | $18,198.92 | $280,000.00 | $204,865.60 |
| **Total UTILITIES** | **$21,271.71** | **$27,208.33** | **$5,936.62** | **$90,694.73** | **$108,833.32** | **$18,138.59** | **$326,500.00** | **$235,805.27** |
| **Total Expense** | **$86,265.19** | **$77,680.42** | **($8,584.77)** | **$294,545.73** | **$317,933.42** | **$23,387.69** | **$994,732.38** | **$700,186.65** |
| **Operating Net Income** | **($21,058.52)** | **($9,653.42)** | **($11,405.10)** | **($27,450.26)** | **($43,234.77)** | **$15,784.51** | **$0.00** | **$27,450.26** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Reserve

## 4/1/2018 - 4/30/2018

| | 4/1/2018 - 4/30/2018 | | | 1/1/2018 - 4/30/2018 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| **Income** | | | | | | | | |
| **Total Income** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** |
| **Expense** | | | | | | | | |
| **Total Expense** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** |
| **Reserve Income** | | | | | | | | |
| INCOME | | | | | | | | |
| 4610 - INTEREST INCOME - RESERVE | $0.11 | $0.00 | $0.11 | $0.35 | $0.00 | $0.35 | $0.00 | ($0.35) |
| 4620 - UNREALIZED GAIN/LOSS-RESERVE | ($7,672.12) | $0.00 | ($7,672.12) | ($7,400.74) | $0.00 | ($7,400.74) | $0.00 | $7,400.74 |
| **Total INCOME** | **($7,672.01)** | **$0.00** | **($7,672.01)** | **($7,400.39)** | **$0.00** | **($7,400.39)** | **$0.00** | **$7,400.39** |
| TRANSFER BETWEEN FUNDS | | | | | | | | |
| 9000 - TRANSFER FROM OPERATING | $0.00 | $0.00 | $0.00 | $16,917.78 | $0.00 | $16,917.78 | $0.00 | ($16,917.78) |
| **Total TRANSFER BETWEEN FUNDS** | **$0.00** | **$0.00** | **$0.00** | **$16,917.78** | **$0.00** | **$16,917.78** | **$0.00** | **($16,917.78)** |
| **Total Reserve Income** | **($7,672.01)** | **$0.00** | **($7,672.01)** | **$9,517.39** | **$0.00** | **$9,517.39** | **$0.00** | **($9,517.39)** |
| **Reserve Net Income** | **($7,672.01)** | **$0.00** | **($7,672.01)** | **$9,517.39** | **$0.00** | **$9,517.39** | **$0.00** | **($9,517.39)** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Ground Lease

## 4/1/2018 - 4/30/2018

| | 4/1/2018 - 4/30/2018 | | | 1/1/2018 - 4/30/2018 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| **Income** | | | | | | | | |
| INCOME | | | | | | | | |
| 4615 - UNREALIZED GAIN/LOSS | $18.59 | $0.00 | $18.59 | ($171.47) | $0.00 | ($171.47) | $0.00 | $171.47 |
| **Total INCOME** | **$18.59** | **$0.00** | **$18.59** | **($171.47)** | **$0.00** | **($171.47)** | **$0.00** | **$171.47** |
| TRANSFER BETWEEN FUNDS | | | | | | | | |
| 9050 - TRANSFER FROM OPERATING | $28,222.00 | $0.00 | $28,222.00 | $113,712.00 | $0.00 | $113,712.00 | $0.00 | ($113,712.00) |
| **Total TRANSFER BETWEEN FUNDS** | **$28,222.00** | **$0.00** | **$28,222.00** | **$113,712.00** | **$0.00** | **$113,712.00** | **$0.00** | **($113,712.00)** |
| **Total Income** | **$28,240.59** | **$0.00** | **$28,240.59** | **$113,540.53** | **$0.00** | **$113,540.53** | **$0.00** | **($113,540.53)** |
| **Expense** | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | |
| 5250 - BANK CHARGES | $5.00 | $0.00 | ($5.00) | $20.00 | $0.00 | ($20.00) | $0.00 | ($20.00) |
| 5490 - LAND LEASE INTEREST | $21,819.33 | $0.00 | ($21,819.33) | $88,157.93 | $0.00 | ($88,157.93) | $0.00 | ($88,157.93) |
| **Total ADMINISTRATIVE** | **$21,824.33** | **$0.00** | **($21,824.33)** | **$88,177.93** | **$0.00** | **($88,177.93)** | **$0.00** | **($88,177.93)** |
| **Total Expense** | **$21,824.33** | **$0.00** | **($21,824.33)** | **$88,177.93** | **$0.00** | **($88,177.93)** | **$0.00** | **($88,177.93)** |
| **Ground Lease Net Income** | **$6,416.26** | **$0.00** | **$6,416.26** | **$25,362.60** | **$0.00** | **$25,362.60** | **$0.00** | **($25,362.60)** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Operating
## 1/1/2018 - 4/30/2018

| | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | YTD |
|---|---|---|---|---|---|
| **Income** | | | | | |
| INCOME | | | | | |
| 4100 - HOMEOWNER ASSESSMENTS | $55,890.00 | $55,890.00 | $55,890.00 | $55,890.00 | $223,560.00 |
| 4110 - GROUND LEASE ASSESSMENT | $28,634.00 | $28,325.00 | $28,531.00 | $27,913.00 | $113,403.00 |
| 4120 - WATER ASSESSMENT | $12,805.71 | $15,224.93 | $16,172.22 | $16,211.92 | $60,414.78 |
| 4130 - SPECIAL ASSESSMENT | $0.00 | $0.00 | $0.00 | ($63.16) | ($63.16) |
| 4135 - PROPERTY TAX ASSESSMENT | $0.00 | $0.00 | $0.00 | ($24,614.36) | ($24,614.36) |
| 4330 - LATE FEES | $427.62 | $514.88 | $586.50 | $327.75 | $1,856.75 |
| 4350 - LIEN/COLLECTION FEES | $55.00 | $35.00 | $125.00 | $90.00 | $305.00 |
| 4540 - GARAGE SALE INCOME | $0.00 | $0.00 | $0.00 | $5.00 | $5.00 |
| 4550 - GATE REMOTES INCOME | $0.00 | $130.00 | $220.00 | $493.00 | $843.00 |
| 4560 - CRIER ADVERTISING | $0.00 | $215.00 | $295.00 | $340.00 | $850.00 |
| 4600 - INTEREST INCOME | $3.40 | $1.59 | $3.11 | $2.99 | $11.09 |
| 4750 - LAND LEASE ESTOPPEL FEES | $150.00 | $0.00 | $450.00 | $600.00 | $1,200.00 |
| 4800 - VIOLATION FINES | $250.00 | $75.00 | $150.00 | $325.00 | $800.00 |
| 4850 - CLUBHOUSE RENTAL | $0.00 | $150.00 | $225.00 | $255.00 | $630.00 |
| 4860 - GATE DAMAGE REIMBURSEMENT | $0.00 | $0.00 | $0.00 | $75.00 | $75.00 |
| 4870 - SOCIAL COMMITTEE INCOME | $0.00 | $9.22 | $12.40 | $13.17 | $34.79 |
| 4875 - RENTAL INCOME | $950.00 | $950.00 | $950.00 | $950.00 | $3,800.00 |
| Total INCOME | $99,165.73 | $101,520.62 | $103,610.23 | $78,814.31 | $383,110.89 |
| TRANSFER BETWEEN FUNDS | | | | | |
| 8900 - TRANSFER TO RESERVES | ($3,458.89) | ($3,458.89) | ($10,000.00) | ($10,000.00) | ($26,917.78) |
| 8950 - TRANSFER TO GROUND LEASE | ($28,428.00) | ($28,531.00) | ($28,531.00) | ($28,222.00) | ($113,712.00) |
| Total TRANSFER BETWEEN FUNDS | ($31,886.89) | ($31,989.89) | ($38,531.00) | ($38,222.00) | ($140,629.78) |
| *Total Income* | $67,278.84 | $69,530.73 | $65,079.23 | $40,592.31 | $242,481.11 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Operating
## 1/1/2018 - 4/30/2018

| | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | YTD |
|---|---|---|---|---|---|
| **Expense** | | | | | |
| ADMINISTRATIVE | | | | | |
| 5250 - BANK CHARGES | $10.00 | $48.00 | $26.90 | $15.00 | $99.90 |
| 5270 - COMPLEX OWNED UNIT | $252.02 | $258.15 | $257.15 | $232.23 | $999.55 |
| 5400 - INSURANCE | $15,672.00 | $0.00 | $0.00 | $0.00 | $15,672.00 |
| 5450 - LABOR - ASSOCIATION EMPLOYEES | $9,136.07 | $8,493.61 | $8,153.51 | $4,404.08 | $30,187.27 |
| 5530 - LIEN/COLLECTION COSTS | $168.95 | $0.00 | $150.00 | $55.00 | $373.95 |
| 5550 - LONG DISTANCE/FAX | $0.00 | $18.28 | $0.00 | $0.00 | $18.28 |
| 5600 - MANAGEMENT FEES | $4,684.85 | $4,684.85 | $4,684.85 | $4,684.85 | $18,739.40 |
| 5650 - MEETINGS | $0.00 | $0.00 | $147.91 | $0.00 | $147.91 |
| 5800 - OFFICE SUPPLIES | $576.61 | $147.54 | $25.96 | $248.00 | $998.11 |
| 5810 - POSTAGE | $286.48 | $250.73 | $93.82 | $240.85 | $871.88 |
| 5820 - PRINTING | $1,075.86 | $1,856.85 | $137.71 | $1,075.91 | $4,146.33 |
| 5860 - SOCIAL COMMITTEE | $0.00 | $104.52 | $0.00 | $207.74 | $312.26 |
| 5900 - WEBSITE | $0.00 | $37.99 | $0.00 | $0.00 | $37.99 |
| 8200 - SECURITY SERVICE | $1,825.91 | $913.75 | $913.75 | $766.37 | $4,419.78 |
| 8250 - MISC./CONTINGENCY | $0.00 | $1,600.00 | $0.00 | $0.00 | $1,600.00 |
| 8280 - CORPORATION COMMISSION | $0.00 | $10.00 | $0.00 | $0.00 | $10.00 |
| Total ADMINISTRATIVE | $33,688.75 | $18,424.27 | $14,591.56 | $11,930.03 | $78,634.61 |
| BUILDING MAINTENANCE | | | | | |
| 6550 - REPAIRS & MAINTENANCE: LIGHTING | $1,639.51 | $0.00 | $982.01 | $0.00 | $2,621.52 |
| 6570 - REPAIRS & MAINTENANCE: PLUMBING | $100.00 | $0.00 | $11.79 | $0.00 | $111.79 |
| 6950 - WATER/SEWER METER READING SERVICE | $1,352.14 | $1,352.14 | $1,352.14 | $1,352.14 | $5,408.56 |
| 7550 - TRASH REMOVAL | $1,300.75 | $3,251.88 | $3,902.25 | $2,601.50 | $11,056.38 |
| Total BUILDING MAINTENANCE | $4,392.40 | $4,604.02 | $6,248.19 | $3,953.64 | $19,198.25 |
| GROUNDS MAINTENANCE | | | | | |
| 6080 - FIRE HYDRANT INSPECTION | $645.00 | $0.00 | $0.00 | $0.00 | $645.00 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Operating
## 1/1/2018 - 4/30/2018

| | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | YTD |
|---|---|---|---|---|---|
| 6100 - GATE REPAIR | $859.09 | $0.00 | $0.00 | $0.00 | $859.09 |
| 6155 - GATE TRANSMITTERS | $0.00 | $0.00 | $32.78 | $800.88 | $833.66 |
| 6300 - GROUNDS MAINTENANCE | $13,429.69 | $13,429.69 | $13,429.69 | $13,945.39 | $54,234.46 |
| 6310 - LANDSCAPE SUPPLIES/LABOR | $0.00 | $0.00 | $1,151.87 | $8,083.41 | $9,235.28 |
| 6320 - IRRIGATION REPAIR | $376.70 | $2,651.08 | $158.42 | $0.00 | $3,186.20 |
| 6500 - REPAIRS & MAINTENANCE: MISC | $883.21 | $1,075.38 | $182.38 | $193.39 | $2,334.36 |
| 6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS | $0.00 | $0.00 | $6,299.50 | $0.00 | $6,299.50 |
| Total GROUNDS MAINTENANCE | $16,193.69 | $17,156.15 | $21,254.64 | $23,023.07 | $77,627.55 |
| POOL/SPA/CLUBHOUSE | | | | | |
| 6460 - POOL SUPPLIES | $290.06 | $0.00 | $1,600.51 | $1,472.38 | $3,362.95 |
| 6465 - POOL & CLUBHOUSE SIGNS | $0.00 | $180.44 | $0.00 | $0.00 | $180.44 |
| 6475 - LOCKS & KEYS | $232.84 | $0.00 | $0.00 | $0.00 | $232.84 |
| Total POOL/SPA/CLUBHOUSE | $522.90 | $180.44 | $1,600.51 | $1,472.38 | $3,776.23 |
| TAXES/OTHER EXPENSES | | | | | |
| 8700 - SIGNS/FLAGS/BANNERS | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Total TAXES/OTHER EXPENSES | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| UTILITIES | | | | | |
| 7100 - ELECTRICITY | $2,595.39 | $2,354.57 | $4,155.78 | $307.24 | $9,412.98 |
| 7300 - GAS | $398.78 | $277.15 | $322.55 | $88.15 | $1,086.63 |
| 7500 - TELEPHONE | $1,913.41 | $1,049.56 | $1,049.56 | $1,048.19 | $5,060.72 |
| 7900 - WATER/SEWER | $17,790.19 | $18,739.10 | $18,776.98 | $19,828.13 | $75,134.40 |
| Total UTILITIES | $22,697.77 | $22,420.38 | $24,304.87 | $21,271.71 | $90,694.73 |
| *Total Expense* | $77,495.51 | $62,785.26 | $67,999.77 | $61,650.83 | $269,931.37 |
| Operating Net Income | ($10,216.67) | $6,745.47 | ($2,920.54) | ($21,058.52) | ($27,450.26) |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Reserve
## 1/1/2018 - 4/30/2018

| | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | YTD |
|---|---|---|---|---|---|
| **Income** | | | | | |
| *Total Income* | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **Expense** | | | | | |
| *Total Expense* | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Operating Net Income | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **Reserve Income** | | | | | |
| INCOME | | | | | |
| 4610 - INTEREST INCOME - RESERVE | $0.06 | $0.07 | $0.11 | $0.11 | $0.35 |
| 4620 - UNREALIZED GAIN/LOSS-RESERVE | $19,789.98 | ($19,518.60) | $0.00 | ($7,672.12) | ($7,400.74) |
| Total INCOME | $19,790.04 | ($19,518.53) | $0.11 | ($7,672.01) | ($7,400.39) |
| TRANSFER BETWEEN FUNDS | | | | | |
| 9000 - TRANSFER FROM OPERATING | $3,458.89 | $3,458.89 | $10,000.00 | $0.00 | $16,917.78 |
| Total TRANSFER BETWEEN FUNDS | $3,458.89 | $3,458.89 | $10,000.00 | $0.00 | $16,917.78 |
| *Total Reserve Income* | $23,248.93 | ($16,059.64) | $10,000.11 | ($7,672.01) | $9,517.39 |
| **Reserve Expense** | | | | | |
| *Total Reserve Expense* | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Reserve Net Income | $23,248.93 | ($16,059.64) | $10,000.11 | ($7,672.01) | $9,517.39 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Ground Lease
## 1/1/2018 - 4/30/2018

| | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | YTD |
|---|---|---|---|---|---|
| **Income** | | | | | |
| INCOME | | | | | |
| 4615 - UNREALIZED GAIN/LOSS | ($95.89) | ($94.17) | $0.00 | $18.59 | ($171.47) |
| Total INCOME | ($95.89) | ($94.17) | $0.00 | $18.59 | ($171.47) |
| TRANSFER BETWEEN FUNDS | | | | | |
| 9050 - TRANSFER FROM OPERATING | $28,428.00 | $28,531.00 | $28,531.00 | $28,222.00 | $113,712.00 |
| Total TRANSFER BETWEEN FUNDS | $28,428.00 | $28,531.00 | $28,531.00 | $28,222.00 | $113,712.00 |
| *Total Income* | $28,332.11 | $28,436.83 | $28,531.00 | $28,240.59 | $113,540.53 |
| **Expense** | | | | | |
| ADMINISTRATIVE | | | | | |
| 5250 - BANK CHARGES | $5.00 | $5.00 | $5.00 | $5.00 | $20.00 |
| 5490 - LAND LEASE INTEREST | $22,186.10 | $22,134.93 | $22,017.57 | $21,819.33 | $88,157.93 |
| Total ADMINISTRATIVE | $22,191.10 | $22,139.93 | $22,022.57 | $21,824.33 | $88,177.93 |
| *Total Expense* | $22,191.10 | $22,139.93 | $22,022.57 | $21,824.33 | $88,177.93 |
| Operating Net Income | $6,141.01 | $6,296.90 | $6,508.43 | $6,416.26 | $25,362.60 |