Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: August 31, 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

8/31/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$41,775.75			$41,775.75
1012 - LANB OPERATING CHECKING-261	$18,417.41			$18,417.41
1031 - EDWARD JONES LAND LEASE RESERVE-115			$43,977.64	$43,977.64
1051 - EDWARD JONES MAINT RES-016		$763,013.76		$763,013.76
1053 - LANB LAND LEASE CHECKING 601			$1,437.42	$1,437.42
1054 - LANB RES SAVINGS-620		$2,626.41		$2,626.41
Total CASH	**$60,193.16**	**$765,640.17**	**$45,415.06**	**$871,248.39**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$45,605.64			$45,605.64
1215 - A/R GROUND LEASE ASSESSMENT	$40,775.19			$40,775.19
1225 - A/R WATER/SEWER	$16,575.41			$16,575.41
1230 - A/R FINES	$3,498.09			$3,498.09
1235 - A/R PROPERTY TAX	$3,469.33			$3,469.33
1250 - A/R COLLECTION FEES	$1,363.24			$1,363.24
1280 - A/R OTHER	$18,060.09			$18,060.09
1285 - A/R OWNED UNIT RENT	$1,030.00			$1,030.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($68,509.69)			($68,509.69)
Total ACCOUNTS RECEIVABLE	**$61,867.30**		**$0.00**	**$61,867.30**
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			($5,629,000.00)	($5,629,000.00)
Total OTHER ASSETS	**$1,492.99**	**$8,443.38**	**$5,361,063.63**	**$5,371,000.00**
Assets Total	**$123,553.45**	**$774,083.55**	**$5,406,478.69**	**$6,304,115.69**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

8/31/2018

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$27,659.08			$27,659.08
2200 - ACCOUNTS PAYABLE	$16,929.83			$16,929.83
2250 - ACCRUED EXPENSES	$2,245.33			$2,245.33
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,363.24			$1,363.24
2500 - TRANSFER/DISC PAYABLE	$4.75			$4.75
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,058,885.94	$5,058,885.94
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$49,152.23**	**$0.00**	**$5,058,885.94**	**$5,108,038.17**
EQUITY				
3200 - OPERATING EQUITY	$145,727.52		$148,855.97	$294,583.49
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	**$145,727.52**	**$699,685.45**	**$295,639.78**	**$1,141,052.75**
Net Income	**($71,326.30)**	**$74,398.10**	**$51,952.97**	**$55,024.77**
Liabilities and Equity Total	**$123,553.45**	**$774,083.55**	**$5,406,478.69**	**$6,304,115.69**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$447,120.00	$447,120.00	$0.00	$670,680.00	$223,560.00
4110 - GROUND LEASE ASSESSMENT	$27,604.00	$26,780.00	$824.00	$224,231.00	$220,214.00	$4,017.00	$345,675.00	$121,444.00
4120 - WATER ASSESSMENT	$34,569.96	$38,462.92	($3,892.96)	$167,987.21	$160,557.12	$7,430.09	$266,900.29	$98,913.08
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$24,635.34	$22,527.87	$2,107.47	$45,055.74	$20,420.40
4330 - LATE FEES	$676.88	$1,000.00	($323.12)	$4,312.61	$8,000.00	($3,687.39)	$12,000.00	$7,687.39
4350 - LIEN/COLLECTION FEES	$165.00	$0.00	$165.00	$470.00	$0.00	$470.00	$0.00	($470.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$245.00	$300.00	($55.00)	$600.00	$355.00
4550 - GATE REMOTES INCOME	$200.00	$233.33	($33.33)	$1,688.00	$1,866.64	($178.64)	$2,800.00	$1,112.00
4560 - CRIER ADVERTISING	$200.00	$166.67	$33.33	$1,815.00	$1,333.36	$481.64	$2,000.00	$185.00
4600 - INTEREST INCOME	$2.98	$0.00	$2.98	$24.58	$0.00	$24.58	$0.00	($24.58)
4750 - LAND LEASE ESTOPPEL FEES	$900.00	$0.00	$900.00	$2,400.00	$0.00	$2,400.00	$0.00	($2,400.00)
4800 - VIOLATION FINES	$225.00	$58.33	$166.67	$2,825.00	$466.64	$2,358.36	$700.00	($2,125.00)
4850 - CLUBHOUSE RENTAL	$300.00	$404.17	($104.17)	$1,080.00	$3,233.36	($2,153.36)	$4,850.00	$3,770.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
4870 - SOCIAL COMMITTEE INCOME	$8.93	$0.00	$8.93	$50.77	$0.00	$50.77	$0.00	($50.77)
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$7,600.00	$7,600.00	$0.00	$11,400.00	$3,800.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$333.36	($333.36)	$500.00	$500.00
Total INCOME	**$121,692.75**	**$123,987.09**	**($2,294.34)**	**$886,634.51**	**$873,552.35**	**$13,082.16**	**$1,363,161.03**	**$476,526.52**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($3,458.89)	($6,541.11)	($66,917.78)	($27,671.12)	($39,246.66)	($41,506.65)	$25,411.13
8950 - TRANSFER TO GROUND LEASE	($27,707.00)	($27,243.50)	($463.50)	($224,334.00)	($217,948.00)	($6,386.00)	($326,922.00)	($102,588.00)
Total TRANSFER BETWEEN FUNDS	**($37,707.00)**	**($30,702.39)**	**($7,004.61)**	**($291,251.78)**	**($245,619.12)**	**($45,632.66)**	**($368,428.65)**	**($77,176.87)**
Total Income	**$83,985.75**	**$93,284.70**	**($9,298.95)**	**$595,382.73**	**$627,933.23**	**($32,550.50)**	**$994,732.38**	**$399,349.65**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$630.49	$251.00	($379.49)	$251.00	($379.49)
5200 - BAD DEBT	$5,581.18	$8,333.33	$2,752.15	$46,147.59	$66,666.64	$20,519.05	$100,000.00	$53,852.41
5250 - BANK CHARGES	$53.00	$34.58	($18.42)	$573.90	$276.64	($297.26)	$415.00	($158.90)
5270 - COMPLEX OWNED UNIT	$260.43	$250.00	($10.43)	$2,066.89	$2,000.00	($66.89)	$3,000.00	$933.11
5400 - INSURANCE	$0.00	$1,230.52	$1,230.52	$15,672.00	$9,844.16	($5,827.84)	$14,766.26	($905.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$1,066.64	$1,066.64	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,701.21	$7,666.67	($1,034.54)	$69,863.53	$61,333.36	($8,530.17)	$92,899.37	$23,035.84
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$2,338.12	$1,666.64	($671.48)	$2,500.00	$161.88
5520 - LICENSES/PERMITS	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$245.00	$190.00	($55.00)	$797.95	$1,520.00	$722.05	$2,280.00	$1,482.05
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$18.28	$0.00	($18.28)	$0.00	($18.28)
5600 - MANAGEMENT FEES	$9,621.21	$4,546.49	($5,074.72)	$37,730.31	$36,371.92	($1,358.39)	$54,557.85	$16,827.54
5650 - MEETINGS	$0.00	$33.33	$33.33	$358.68	$266.64	($92.04)	$400.00	$41.32
5800 - OFFICE SUPPLIES	$331.42	$500.00	$168.58	$3,127.31	$4,000.00	$872.69	$6,000.00	$2,872.69
5810 - POSTAGE	$400.12	$350.00	($50.12)	$2,247.98	$2,800.00	$552.02	$4,200.00	$1,952.02
5820 - PRINTING	$991.89	$1,250.00	$258.11	$8,458.68	$10,000.00	$1,541.32	$15,000.00	$6,541.32
5860 - SOCIAL COMMITTEE	$145.24	$250.00	$104.76	$620.43	$2,000.00	$1,379.57	$3,000.00	$2,379.57
5900 - WEBSITE	$0.00	$66.58	$66.58	$37.99	$532.64	$494.65	$799.00	$761.01
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$46.23	$0.00	($46.23)	$0.00	($46.23)
8200 - SECURITY SERVICE	$1,306.94	$912.16	($394.78)	$9,637.97	$7,297.28	($2,340.69)	$10,945.90	$1,307.93
8250 - MISC./CONTINGENCY	$0.00	$2,083.33	$2,083.33	$5,893.89	$16,666.64	$10,772.75	$25,000.00	$19,106.11
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$10.00	$10.00	$0.00	$10.00	$0.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,677.52	$22,527.87	($2,149.65)	$45,055.74	$20,378.22
Total ADMINISTRATIVE	**$27,637.64**	**$28,038.65**	**$401.01**	**$230,955.74**	**$247,498.07**	**$16,542.33**	**$383,080.12**	**$152,124.38**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	$0.00	$334.80	$334.80	$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	$2,800.00	$178.48	$4,200.00	$1,578.48
6570 - REPAIRS & MAINTENANCE: PLUMBING	$1,542.11	$833.33	($708.78)	$1,653.90	$6,666.64	$5,012.74	$10,000.00	$8,346.10

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018				
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	$10,817.12	$10,817.12	$0.00	$16,225.68	$5,408.56
7550 - TRASH REMOVAL	$3,547.50	$2,596.96	($950.54)	$19,941.26	$20,775.68	$834.42	$31,163.52	$11,222.26
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$425.75	$0.00	($425.75)	$0.00	($425.75)
Total BUILDING MAINTENANCE	**$6,441.75**	**$5,132.43**	**($1,309.32)**	**$35,459.55**	**$41,494.24**	**$6,034.69**	**$62,191.40**	**$26,731.85**
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	$3,066.64	$2,207.55	$4,600.00	$3,740.91
6155 - GATE TRANSMITTERS	$474.65	$316.67	($157.98)	$2,158.39	$2,533.36	$374.97	$3,800.00	$1,641.61
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$107,953.22	$100,000.00	($7,953.22)	$150,000.00	$42,046.78
6310 - LANDSCAPE SUPPLIES/LABOR	$2,750.40	$0.00	($2,750.40)	$8,283.53	$9,074.10	$790.57	$12,060.86	$3,777.33
6320 - IRRIGATION REPAIR	$610.51	$1,050.00	$439.49	$9,570.80	$8,400.00	($1,170.80)	$12,600.00	$3,029.20
6330 - LANDSCAPE - ADDITIONAL	$481.50	$0.00	($481.50)	$957.94	$0.00	($957.94)	$0.00	($957.94)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$416.67	$416.67	$7,659.47	$3,333.36	($4,326.11)	$5,000.00	($2,659.47)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$13,333.36	$13,333.36	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$7,022.35	$3,333.36	($3,688.99)	$5,000.00	($2,022.35)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$7,169.00	$400.00	($6,769.00)	$400.00	($6,769.00)
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$65.55	$200.00	$134.45	$300.00	$234.45
Total GROUNDS MAINTENANCE	**$17,746.75**	**$16,900.01**	**($846.74)**	**$152,344.34**	**$146,374.18**	**($5,970.16)**	**$216,960.86**	**$64,616.52**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$2,902.50	$333.36	($2,569.14)	$500.00	($2,402.50)
6450 - POOL MAINTENANCE	$0.00	$300.00	$300.00	$540.00	$1,200.00	$660.00	$1,200.00	$660.00
6460 - POOL SUPPLIES	$667.98	$625.00	($42.98)	$5,754.63	$2,500.00	($3,254.63)	$2,500.00	($3,254.63)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$0.00	$0.00	$262.69	$500.00	$237.31	$500.00	$237.31
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$666.64	$666.64	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$25.00	$25.00	$563.98	$200.00	($363.98)	$300.00	($263.98)
Total POOL/SPA/CLUBHOUSE	**$667.98**	**$1,075.00**	**$407.02**	**$10,023.80**	**$5,400.00**	**($4,623.80)**	**$6,000.00**	**($4,023.80)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$6,242.48	$2,416.67	($3,825.81)	$20,818.25	$19,333.36	($1,484.89)	$29,000.00	$8,181.75
7300 - GAS	$443.79	$458.33	$14.54	$2,834.24	$3,666.64	$832.40	$5,500.00	$2,665.76
7500 - TELEPHONE	$255.95	$1,000.00	$744.05	$7,603.05	$8,000.00	$396.95	$12,000.00	$4,396.95
7900 - WATER/SEWER	$34,757.59	$23,333.33	($11,424.26)	$206,670.06	$186,666.64	($20,003.42)	$280,000.00	$73,329.94
Total UTILITIES	**$41,699.81**	**$27,208.33**	**($14,491.48)**	**$237,925.60**	**$217,666.64**	**($20,258.96)**	**$326,500.00**	**$88,574.40**
Total Expense	**$94,193.93**	**$78,354.42**	**($15,839.51)**	**$666,709.03**	**$658,433.13**	**($8,275.90)**	**$994,732.38**	**$328,023.35**
Operating Net Income	**($10,208.18)**	**$14,930.28**	**($25,138.46)**	**($71,326.30)**	**($30,499.90)**	**($40,826.40)**	**$0.00**	**$71,326.30**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018				
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	$0.79	$0.00	$0.79	$0.00	($0.79)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$1,743.74	$0.00	$1,743.74	$7,479.53	$0.00	$7,479.53	$0.00	($7,479.53)
Total INCOME	**$1,743.85**	**$0.00**	**$1,743.85**	**$7,480.32**	**$0.00**	**$7,480.32**	**$0.00**	**($7,480.32)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$66,917.78	$0.00	$66,917.78	$0.00	($66,917.78)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$66,917.78**	**$0.00**	**$66,917.78**	**$0.00**	**($66,917.78)**
Total Reserve Income	**$11,743.85**	**$0.00**	**$11,743.85**	**$74,398.10**	**$0.00**	**$74,398.10**	**$0.00**	**($74,398.10)**
Reserve Net Income	**$11,743.85**	**$0.00**	**$11,743.85**	**$74,398.10**	**$0.00**	**$74,398.10**	**$0.00**	**($74,398.10)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$111.51	$0.00	$111.51	$88.19	$0.00	$88.19	$0.00	($88.19)
Total INCOME	**$111.51**	**$0.00**	**$111.51**	**$88.19**	**$0.00**	**$88.19**	**$0.00**	**($88.19)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$27,707.00	$0.00	$27,707.00	$224,334.00	$0.00	$224,334.00	$0.00	($224,334.00)
Total TRANSFER BETWEEN FUNDS	**$27,707.00**	**$0.00**	**$27,707.00**	**$224,334.00**	**$0.00**	**$224,334.00**	**$0.00**	**($224,334.00)**
Total Income	**$27,818.51**	**$0.00**	**$27,818.51**	**$224,422.19**	**$0.00**	**$224,422.19**	**$0.00**	**($224,422.19)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$25.00	$0.00	($25.00)	$0.00	($25.00)
5490 - LAND LEASE INTEREST	$20,881.75	$0.00	($20,881.75)	$172,444.22	$0.00	($172,444.22)	$0.00	($172,444.22)
Total ADMINISTRATIVE	**$20,881.75**	**$0.00**	**($20,881.75)**	**$172,469.22**	**$0.00**	**($172,469.22)**	**$0.00**	**($172,469.22)**
Total Expense	**$20,881.75**	**$0.00**	**($20,881.75)**	**$172,469.22**	**$0.00**	**($172,469.22)**	**$0.00**	**($172,469.22)**
Ground Lease Net Income	**$6,936.76**	**$0.00**	**$6,936.76**	**$51,952.97**	**$0.00**	**$51,952.97**	**$0.00**	**($51,952.97)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 8/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	YTD
Income									
INCOME									
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$447,120.00
4110 - GROUND LEASE ASSESSMENT	$28,634.00	$28,325.00	$28,531.00	$27,913.00	$27,810.00	$27,707.00	$27,707.00	$27,604.00	$224,231.00
4120 - WATER ASSESSMENT	$12,805.71	$15,224.93	$16,172.22	$16,211.92	$17,363.84	$22,047.77	$33,590.86	$34,569.96	$167,987.21
4130 - SPECIAL ASSESSMENT	$0.00	$0.00	$0.00	($63.16)	$63.16	$0.00	$0.00	$0.00	$0.00
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$24,635.34	$0.00	$0.00	$0.00	$24,635.34
4330 - LATE FEES	$427.62	$514.88	$586.50	$327.75	$0.00	$889.18	$889.80	$676.88	$4,312.61
4350 - LIEN/COLLECTION FEES	$55.00	$35.00	$125.00	$90.00	$0.00	$0.00	$0.00	$165.00	$470.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$5.00	$20.00	$220.00	$0.00	$0.00	$245.00
4550 - GATE REMOTES INCOME	$0.00	$130.00	$220.00	$493.00	$200.00	$445.00	$0.00	$200.00	$1,688.00
4560 - CRIER ADVERTISING	$0.00	$215.00	$295.00	$340.00	$215.00	$550.00	$0.00	$200.00	$1,815.00
4600 - INTEREST INCOME	$3.40	$1.59	$3.11	$2.99	$3.44	$4.33	$2.74	$2.98	$24.58
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$450.00	$600.00	$150.00	$150.00	$0.00	$900.00	$2,400.00
4800 - VIOLATION FINES	$250.00	$75.00	$150.00	$325.00	$100.00	$25.00	$1,675.00	$225.00	$2,825.00
4850 - CLUBHOUSE RENTAL	$0.00	$150.00	$225.00	$255.00	$0.00	$150.00	$0.00	$300.00	$1,080.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00	$0.00	$0.00	$150.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$9.22	$12.40	$13.17	$0.00	$7.05	$0.00	$8.93	$50.77
4875 - RENTAL INCOME	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$7,600.00
Total INCOME	$99,165.73	$101,520.62	$103,610.23	$103,428.67	$127,400.78	$109,110.33	$120,705.40	$121,692.75	$886,634.51
TRANSFER BETWEEN FUNDS									
8900 - TRANSFER TO RESERVES	($3,458.89)	($3,458.89)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($66,917.78)
8950 - TRANSFER TO GROUND LEASE	($28,428.00)	($28,531.00)	($28,531.00)	($28,222.00)	($27,913.00)	($27,295.00)	($27,707.00)	($27,707.00)	($224,334.00)
Total TRANSFER BETWEEN FUNDS	($31,886.89)	($31,989.89)	($38,531.00)	($38,222.00)	($37,913.00)	($37,295.00)	($37,707.00)	($37,707.00)	($291,251.78)
Total Income	$67,278.84	$69,530.73	$65,079.23	$65,206.67	$89,487.78	$71,815.33	$82,998.40	$83,985.75	$595,382.73

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 8/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	YTD
Expense									
ADMINISTRATIVE									
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$630.49	$0.00	$0.00	$630.49
5200 - BAD DEBT	$0.00	$0.00	$0.00	$0.00	$0.00	$39,535.03	$1,031.38	$5,581.18	$46,147.59
5250 - BANK CHARGES	$10.00	$48.00	$26.90	$15.00	$310.00	$20.00	$91.00	$53.00	$573.90
5270 - COMPLEX OWNED UNIT	$252.02	$258.15	$257.15	$232.23	$291.38	$251.29	$264.24	$260.43	$2,066.89
5400 - INSURANCE	$15,672.00	$0.00	$0.00	$0.00	$0.00	$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	$13,612.48	$8,617.58	$8,744.99	$8,701.21	$69,863.53
5500 - LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,338.12	$0.00	$2,338.12
5530 - LIEN/COLLECTION COSTS	$168.95	$0.00	$150.00	$55.00	$179.00	$0.00	$0.00	$245.00	$797.95
5550 - LONG DISTANCE/FAX	$0.00	$18.28	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18.28
5600 - MANAGEMENT FEES	$4,684.85	$4,684.85	$4,684.85	$4,684.85	$4,684.85	$0.00	$4,684.85	$9,621.21	$37,730.31
5650 - MEETINGS	$0.00	$0.00	$147.91	$0.00	$0.00	$210.77	$0.00	$0.00	$358.68
5800 - OFFICE SUPPLIES	$576.61	$147.54	$25.96	$248.00	$431.49	$488.29	$878.00	$331.42	$3,127.31
5810 - POSTAGE	$286.48	$250.73	$93.82	$240.85	$441.53	$0.00	$534.45	$400.12	$2,247.98
5820 - PRINTING	$1,075.86	$1,856.85	$137.71	$1,075.91	$1,993.10	$0.00	$1,327.36	$991.89	$8,458.68
5860 - SOCIAL COMMITTEE	$0.00	$104.52	$0.00	$207.74	$103.54	$0.00	$59.39	$145.24	$620.43
5900 - WEBSITE	$0.00	$37.99	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$37.99
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$0.00	$0.00	$46.23	$0.00	$0.00	$46.23
8200 - SECURITY SERVICE	$1,825.91	$913.75	$913.75	$766.37	$1,303.75	$1,303.75	$1,303.75	$1,306.94	$9,637.97
8250 - MISC./CONTINGENCY	$0.00	$1,600.00	$0.00	$4,293.89	$0.00	$0.00	$0.00	$0.00	$5,893.89
8280 - CORPORATION COMMISSION	$0.00	$10.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,614.36	$63.16	$0.00	$0.00	$0.00	$24,677.52
Total ADMINISTRATIVE	$33,688.75	$18,424.27	$14,591.56	$40,838.28	$23,414.28	$51,103.43	$21,257.53	$27,637.64	$230,955.74
BUILDING MAINTENANCE									
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$0.00	$982.01	$0.00	$0.00	$0.00	$0.00	$0.00	$2,621.52
6570 - REPAIRS & MAINTENANCE: PLUMBING	$100.00	$0.00	$11.79	$0.00	$0.00	$0.00	$0.00	$1,542.11	$1,653.90
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$10,817.12
7550 - TRASH REMOVAL	$1,300.75	$3,251.88	$3,902.25	$2,601.50	$1,182.50	$4,154.88	$0.00	$3,547.50	$19,941.26
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$0.00	$425.75

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 8/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	YTD
Total BUILDING MAINTENANCE	$4,392.40	$4,604.02	$6,248.19	$3,953.64	$2,534.64	$5,932.77	$1,352.14	$6,441.75	$35,459.55
GROUNDS MAINTENANCE									
6080 - FIRE HYDRANT INSPECTION	$645.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$645.00
6100 - GATE REPAIR	$859.09	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$859.09
6155 - GATE TRANSMITTERS	$0.00	$0.00	$32.78	$800.88	$376.25	$0.00	$473.83	$474.65	$2,158.39
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,945.39	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$107,953.22
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$1,151.87	$8,083.41	($3,837.55)	$65.40	$70.00	$2,750.40	$8,283.53
6320 - IRRIGATION REPAIR	$376.70	$2,651.08	$158.42	$0.00	$1,163.54	$1,133.16	$3,477.39	$610.51	$9,570.80
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$0.00	$412.44	$0.00	$64.00	$481.50	$957.94
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$1,075.38	$182.38	$193.39	$0.00	$5,325.11	$0.00	$0.00	$7,659.47
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$6,299.50	$0.00	$0.00	$722.85	$0.00	$0.00	$7,022.35
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,169.00	$0.00	$7,169.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$65.55	$0.00	$0.00	$65.55
Total GROUNDS MAINTENANCE	$16,193.69	$17,156.15	$21,254.64	$23,023.07	$11,544.37	$20,741.76	$24,683.91	$17,746.75	$152,344.34
POOL/SPA/CLUBHOUSE									
6410 - CLUBHOUSE MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$2,902.50	$0.00	$0.00	$2,902.50
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$540.00	$0.00	$0.00	$540.00
6460 - POOL SUPPLIES	$290.06	$0.00	$1,600.51	$1,472.38	$654.62	$144.35	$924.73	$667.98	$5,754.63
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$180.44	$0.00	$0.00	$0.00	$82.25	$0.00	$0.00	$262.69
6475 - LOCKS & KEYS	$232.84	$0.00	$0.00	$0.00	$0.00	$242.79	$88.35	$0.00	$563.98
Total POOL/SPA/CLUBHOUSE	$522.90	$180.44	$1,600.51	$1,472.38	$654.62	$3,911.89	$1,013.08	$667.98	$10,023.80
TAXES/OTHER EXPENSES									
8700 - SIGNS/FLAGS/BANNERS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total TAXES/OTHER EXPENSES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 8/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	YTD
UTILITIES									
7100 - ELECTRICITY	$2,595.39	$2,354.57	$4,155.78	$307.24	$2,482.77	$2,680.02	$0.00	$6,242.48	$20,818.25
7300 - GAS	$398.78	$277.15	$322.55	$88.15	$160.52	$702.49	$440.81	$443.79	$2,834.24
7500 - TELEPHONE	$1,913.41	$1,049.56	$1,049.56	$1,048.19	$729.90	$1,238.20	$318.28	$255.95	$7,603.05
7900 - WATER/SEWER	$17,790.19	$18,739.10	$18,776.98	$19,828.13	$24,612.77	$36,184.33	$35,980.97	$34,757.59	$206,670.06
Total UTILITIES	$22,697.77	$22,420.38	$24,304.87	$21,271.71	$27,985.96	$40,805.04	$36,740.06	$41,699.81	$237,925.60
Total Expense	$77,495.51	$62,785.26	$67,999.77	$90,559.08	$66,133.87	$122,494.89	$85,046.72	$94,193.93	$666,709.03
Operating Net Income	($10,216.67)	$6,745.47	($2,920.54)	($25,352.41)	$23,353.91	($50,679.56)	($2,048.32)	($10,208.18)	($71,326.30)

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

1/1/2018 - 8/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	YTD
Income									
Total Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Expense									
GROUNDS MAINTENANCE									
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total GROUNDS MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Operating Net Income	$0.00	$0.00	$0.00	$0.00	$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	$0.11	$0.11	$0.11	$0.11	$0.79
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	($19,518.60)	$0.00	($7,672.12)	$1,956.51	($46.93)	$11,226.95	$1,743.74	$7,479.53
Total INCOME	$19,790.04	($19,518.53)	$0.11	($7,672.01)	$1,956.62	($46.82)	$11,227.06	$1,743.85	$7,480.32
TRANSFER BETWEEN FUNDS									
9000 - TRANSFER FROM OPERATING	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$10,000.00	$10,000.00	$10,000.00	$66,917.78
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$10,000.00	$10,000.00	$10,000.00	$66,917.78
Total Reserve Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$21,227.06	$11,743.85	$74,398.10
Reserve Expense									
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

1/1/2018 - 8/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	YTD
Reserve Net Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$21,227.06	$11,743.85	$74,398.10

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2018 - 8/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	YTD
Income									
INCOME									
4615 - UNREALIZED GAIN/LOSS	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	$18.24	$111.51	$88.19
Total INCOME	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	$18.24	$111.51	$88.19
TRANSFER BETWEEN FUNDS									
9050 - TRANSFER FROM OPERATING	$28,428.00	$28,531.00	$28,531.00	$28,222.00	$27,913.00	$27,295.00	$27,707.00	$27,707.00	$224,334.00
Total TRANSFER BETWEEN FUNDS	$28,428.00	$28,531.00	$28,531.00	$28,222.00	$27,913.00	$27,295.00	$27,707.00	$27,707.00	$224,334.00
Total Income	$28,332.11	$28,436.83	$28,531.00	$28,240.59	$28,031.28	$27,306.63	$27,725.24	$27,818.51	$224,422.19
Expense									
ADMINISTRATIVE									
5250 - BANK CHARGES	$5.00	$5.00	$5.00	$5.00	$5.00	$0.00	$0.00	$0.00	$25.00
5490 - LAND LEASE INTEREST	$22,186.10	$22,134.93	$22,017.57	$21,819.33	$21,345.51	$21,100.18	$20,958.85	$20,881.75	$172,444.22
Total ADMINISTRATIVE	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$20,958.85	$20,881.75	$172,469.22
Total Expense	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$20,958.85	$20,881.75	$172,469.22
Operating Net Income	$6,141.01	$6,296.90	$6,508.43	$6,416.26	$6,680.77	$6,206.45	$6,766.39	$6,936.76	$51,952.97