Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: February 28, 2018

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

9798 Coors Blvd. NW, Building A
Albuquerque, NM 87114
505-888-4479
800-447-3838
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

Cherish Jaramillo, Community Manager
Email: cjaramillo@hoamco.com
505-888-4479 ext 2125

Michael Franciosi, Vice President
Email: mfranciosi@hoamco.com
505-888-4479 ext 2112

Emily Spies, Director of Accounting
Email: espies@hoamco.com
505-888-4479 ext 2131

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

2/28/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$16,887.26			$16,887.26
1012 - LANB OPERATING CHECKING-261	$42,590.60			$42,590.60
1031 - EDWARD JONES LAND LEASE RESERVE-115			$43,699.39	$43,699.39
1051 - EDWARD JONES MAINT RES-016		$695,805.61		$695,805.61
1053 - LANB LAND LEASE CHECKING 601			$21,906.91	$21,906.91
1054 - LANB RES SAVINGS-620		$1,873.35		$1,873.35
Total CASH	**$59,477.86**	**$697,678.96**	**$65,606.30**	**$822,763.12**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$44,271.24			$44,271.24
1215 - A/R GROUND LEASE ASSESSMENT	$44,056.64			$44,056.64
1225 - A/R WATER/SEWER	$17,863.23			$17,863.23
1230 - A/R FINES	$1,400.00			$1,400.00
1235 - A/R PROPERTY TAX	$3,476.71			$3,476.71
1250 - A/R COLLECTION FEES	$1,923.13			$1,923.13
1280 - A/R OTHER	$18,538.51			$18,538.51
1285 - A/R OWNED UNIT RENT	$3,830.00			$3,830.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($27,802.87)			($27,802.87)
Total ACCOUNTS RECEIVABLE	**$107,556.59**		**$0.00**	**$107,556.59**
OTHER ASSETS				
1300 - DUE BETWEEN FUNDS	$740.59	$9,195.78	($9,936.37)	$0.00
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($5,224,000.00)	($5,224,000.00)
Total OTHER ASSETS	**$740.59**	**$9,195.78**	**$5,766,063.63**	**$5,776,000.00**
Assets Total	**$167,775.04**	**$706,874.74**	**$5,831,669.93**	**$6,706,319.71**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

2/28/2018

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$11,153.99			$11,153.99
2200 - ACCOUNTS PAYABLE	$10,508.96			$10,508.96
2250 - ACCRUED EXPENSES	$982.64			$982.64
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,923.13			$1,923.13
2650 - PLAYGROUND FUNDS RAISED	$864.25			$864.25
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,523,592.24	$5,523,592.24
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$26,382.97**	**$0.00**	**$5,523,592.24**	**$5,549,975.21**
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	**($3,471.20)**	**$7,189.29**	**$12,437.91**	**$16,156.00**
Liabilities and Equity Total	**$167,775.04**	**$706,874.74**	**$5,831,669.93**	**$6,706,319.71**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018			1/1/2018 - 2/28/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$111,780.00	$111,780.00	$0.00	$670,680.00	$558,900.00
4110 - GROUND LEASE ASSESSMENT	$28,325.00	$28,016.00	$309.00	$56,959.00	$56,238.00	$721.00	$345,675.00	$288,716.00
4120 - WATER ASSESSMENT	$15,224.93	$12,924.26	$2,300.67	$28,030.64	$24,135.43	$3,895.21	$266,900.29	$238,869.65
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	$514.88	$1,000.00	($485.12)	$942.50	$2,000.00	($1,057.50)	$12,000.00	$11,057.50
4350 - LIEN/COLLECTION FEES	$35.00	$0.00	$35.00	$90.00	$0.00	$90.00	$0.00	($90.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600.00	$600.00
4550 - GATE REMOTES INCOME	$130.00	$233.33	($103.33)	$130.00	$466.66	($336.66)	$2,800.00	$2,670.00
4560 - CRIER ADVERTISING	$215.00	$166.67	$48.33	$215.00	$333.34	($118.34)	$2,000.00	$1,785.00
4600 - INTEREST INCOME	$1.59	$0.00	$1.59	$4.99	$0.00	$4.99	$0.00	($4.99)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
4800 - VIOLATION FINES	$75.00	$58.33	$16.67	$325.00	$116.66	$208.34	$700.00	$375.00
4850 - CLUBHOUSE RENTAL	$150.00	$404.17	($254.17)	$150.00	$808.34	($658.34)	$4,850.00	$4,700.00
4870 - SOCIAL COMMITTEE INCOME	$9.22	$0.00	$9.22	$9.22	$0.00	$9.22	$0.00	($9.22)
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$1,900.00	$1,900.00	$0.00	$11,400.00	$9,500.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$83.34	($83.34)	$500.00	$500.00
Total INCOME	**$101,520.62**	**$99,684.43**	**$1,836.19**	**$200,686.35**	**$197,861.77**	**$2,824.58**	**$1,363,161.03**	**$1,162,474.68**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($3,458.89)	($3,458.89)	$0.00	($6,917.78)	($6,917.78)	$0.00	($41,506.65)	($34,588.87)
8950 - TRANSFER TO GROUND LEASE	($28,531.00)	($27,243.50)	($1,287.50)	($56,959.00)	($54,487.00)	($2,472.00)	($326,922.00)	($269,963.00)
Total TRANSFER BETWEEN FUNDS	**($31,989.89)**	**($30,702.39)**	**($1,287.50)**	**($63,876.78)**	**($61,404.78)**	**($2,472.00)**	**($368,428.65)**	**($304,551.87)**
Total Income	**$69,530.73**	**$68,982.04**	**$548.69**	**$136,809.57**	**$136,456.99**	**$352.58**	**$994,732.38**	**$857,922.81**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018			1/1/2018 - 2/28/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	$0.00	$8,333.33	$8,333.33	$0.00	$16,666.66	$16,666.66	$100,000.00	$100,000.00
5250 - BANK CHARGES	$48.00	$34.58	($13.42)	$58.00	$69.16	$11.16	$415.00	$357.00
5270 - COMPLEX OWNED UNIT	$258.15	$250.00	($8.15)	$510.17	$500.00	($10.17)	$3,000.00	$2,489.83
5400 - INSURANCE	$0.00	$1,230.52	$1,230.52	$15,672.00	$2,461.04	($13,210.96)	$14,766.26	($905.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$266.66	$266.66	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,493.61	$7,666.67	($826.94)	$17,629.68	$15,333.34	($2,296.34)	$92,899.37	$75,269.69
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$416.66	$416.66	$2,500.00	$2,500.00
5520 - LICENSES/PERMITS	$0.00	$200.00	$200.00	$0.00	$200.00	$200.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$0.00	$190.00	$190.00	$168.95	$380.00	$211.05	$2,280.00	$2,111.05
5550 - LONG DISTANCE/FAX	$18.28	$0.00	($18.28)	$18.28	$0.00	($18.28)	$0.00	($18.28)
5600 - MANAGEMENT FEES	$4,684.85	$4,546.49	($138.36)	$9,369.70	$9,092.98	($276.72)	$54,557.85	$45,188.15
5650 - MEETINGS	$0.00	$33.33	$33.33	$0.00	$66.66	$66.66	$400.00	$400.00
5800 - OFFICE SUPPLIES	$147.54	$500.00	$352.46	$724.15	$1,000.00	$275.85	$6,000.00	$5,275.85
5810 - POSTAGE	$250.73	$350.00	$99.27	$537.21	$700.00	$162.79	$4,200.00	$3,662.79
5820 - PRINTING	$1,856.85	$1,250.00	($606.85)	$2,932.71	$2,500.00	($432.71)	$15,000.00	$12,067.29
5860 - SOCIAL COMMITTEE	$104.52	$250.00	$145.48	$104.52	$500.00	$395.48	$3,000.00	$2,895.48
5900 - WEBSITE	$37.99	$66.58	$28.59	$37.99	$133.16	$95.17	$799.00	$761.01
8200 - SECURITY SERVICE	$913.75	$912.16	($1.59)	$2,739.66	$1,824.32	($915.34)	$10,945.90	$8,206.24
8250 - MISC./CONTINGENCY	$1,600.00	$2,083.33	$483.33	$1,600.00	$4,166.66	$2,566.66	$25,000.00	$23,400.00
8280 - CORPORATION COMMISSION	$10.00	$0.00	($10.00)	$10.00	$0.00	($10.00)	$10.00	$0.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$45,055.74	$45,055.74
Total ADMINISTRATIVE	**$18,424.27**	**$28,238.65**	**$9,814.38**	**$52,113.02**	**$56,277.30**	**$4,164.28**	**$383,080.12**	**$330,967.10**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	$0.00	$83.70	$83.70	$502.20	$502.20
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$100.00	$100.00	$0.00	$100.00	$100.00	$100.00	$100.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$350.00	$350.00	$1,639.51	$700.00	($939.51)	$4,200.00	$2,560.49
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$100.00	$1,666.66	$1,566.66	$10,000.00	$9,900.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$2,704.28	$2,704.28	$0.00	$16,225.68	$13,521.40
7550 - TRASH REMOVAL	$3,251.88	$2,596.96	($654.92)	$4,552.63	$5,193.92	$641.29	$31,163.52	$26,610.89

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018			1/1/2018 - 2/28/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Total BUILDING MAINTENANCE	**$4,604.02**	**$5,232.43**	**$628.41**	**$8,996.42**	**$10,448.56**	**$1,452.14**	**$62,191.40**	**$53,194.98**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$1,700.00	$1,700.00	$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	$766.66	($92.43)	$4,600.00	$3,740.91
6155 - GATE TRANSMITTERS	$0.00	$316.67	$316.67	$0.00	$633.34	$633.34	$3,800.00	$3,800.00
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$26,859.38	$25,000.00	($1,859.38)	$150,000.00	$123,140.62
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$2,707.40	$2,707.40	$0.00	$4,129.79	$4,129.79	$12,060.86	$12,060.86
6320 - IRRIGATION REPAIR	$2,651.08	$1,050.00	($1,601.08)	$3,027.78	$2,100.00	($927.78)	$12,600.00	$9,572.22
6500 - REPAIRS & MAINTENANCE: MISC	$1,075.38	$416.67	($658.71)	$1,958.59	$833.34	($1,125.25)	$5,000.00	$3,041.41
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$3,333.34	$3,333.34	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$0.00	$833.34	$833.34	$5,000.00	$5,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$250.00	$250.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$400.00	$400.00	$0.00	$400.00	$400.00	$400.00	$400.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$50.00	$50.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$17,156.15**	**$21,707.41**	**$4,551.26**	**$33,349.84**	**$40,029.81**	**$6,679.97**	**$216,960.86**	**$183,611.02**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$0.00	$83.34	$83.34	$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	$0.00	$0.00	$0.00	$290.06	$0.00	($290.06)	$2,500.00	$2,209.94
6465 - POOL & CLUBHOUSE SIGNS	$180.44	$0.00	($180.44)	$180.44	$0.00	($180.44)	$500.00	$319.56
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$166.66	$166.66	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$25.00	$25.00	$232.84	$50.00	($182.84)	$300.00	$67.16
Total POOL/SPA/CLUBHOUSE	**$180.44**	**$150.00**	**($30.44)**	**$703.34**	**$300.00**	**($403.34)**	**$6,000.00**	**$5,296.66**
UTILITIES								
7100 - ELECTRICITY	$2,354.57	$2,416.67	$62.10	$4,949.96	$4,833.34	($116.62)	$29,000.00	$24,050.04
7300 - GAS	$277.15	$458.33	$181.18	$675.93	$916.66	$240.73	$5,500.00	$4,824.07
7500 - TELEPHONE	$1,049.56	$1,000.00	($49.56)	$2,962.97	$2,000.00	($962.97)	$12,000.00	$9,037.03

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018			1/1/2018 - 2/28/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7900 - WATER/SEWER	$18,739.10	$23,333.33	$4,594.23	$36,529.29	$46,666.66	$10,137.37	$280,000.00	$243,470.71
Total UTILITIES	**$22,420.38**	**$27,208.33**	**$4,787.95**	**$45,118.15**	**$54,416.66**	**$9,298.51**	**$326,500.00**	**$281,381.85**
Total Expense	**$62,785.26**	**$82,536.82**	**$19,751.56**	**$140,280.77**	**$161,472.33**	**$21,191.56**	**$994,732.38**	**$854,451.61**
Operating Net Income	**$6,745.47**	**($13,554.78)**	**$20,300.25**	**($3,471.20)**	**($25,015.34)**	**$21,544.14**	**$0.00**	**$3,471.20**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018			1/1/2018 - 2/28/2018				
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	$0.07	$0.00	$0.07	$0.13	$0.00	$0.13	$0.00	($0.13)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($19,518.60)	$0.00	($19,518.60)	$271.38	$0.00	$271.38	$0.00	($271.38)
Total INCOME	**($19,518.53)**	**$0.00**	**($19,518.53)**	**$271.51**	**$0.00**	**$271.51**	**$0.00**	**($271.51)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$3,458.89	$0.00	$3,458.89	$6,917.78	$0.00	$6,917.78	$0.00	($6,917.78)
Total TRANSFER BETWEEN FUNDS	**$3,458.89**	**$0.00**	**$3,458.89**	**$6,917.78**	**$0.00**	**$6,917.78**	**$0.00**	**($6,917.78)**
Total Reserve Income	**($16,059.64)**	**$0.00**	**($16,059.64)**	**$7,189.29**	**$0.00**	**$7,189.29**	**$0.00**	**($7,189.29)**
Reserve Net Income	**($16,059.64)**	**$0.00**	**($16,059.64)**	**$7,189.29**	**$0.00**	**$7,189.29**	**$0.00**	**($7,189.29)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018			1/1/2018 - 2/28/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	($94.17)	$0.00	($94.17)	($190.06)	$0.00	($190.06)	$0.00	$190.06
Total INCOME	**($94.17)**	**$0.00**	**($94.17)**	**($190.06)**	**$0.00**	**($190.06)**	**$0.00**	**$190.06**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$28,531.00	$0.00	$28,531.00	$56,959.00	$0.00	$56,959.00	$0.00	($56,959.00)
Total TRANSFER BETWEEN FUNDS	**$28,531.00**	**$0.00**	**$28,531.00**	**$56,959.00**	**$0.00**	**$56,959.00**	**$0.00**	**($56,959.00)**
Total Income	**$28,436.83**	**$0.00**	**$28,436.83**	**$56,768.94**	**$0.00**	**$56,768.94**	**$0.00**	**($56,768.94)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$5.00	$0.00	($5.00)	$10.00	$0.00	($10.00)	$0.00	($10.00)
5490 - LAND LEASE INTEREST	$22,134.93	$0.00	($22,134.93)	$44,321.03	$0.00	($44,321.03)	$0.00	($44,321.03)
Total ADMINISTRATIVE	**$22,139.93**	**$0.00**	**($22,139.93)**	**$44,331.03**	**$0.00**	**($44,331.03)**	**$0.00**	**($44,331.03)**
Total Expense	**$22,139.93**	**$0.00**	**($22,139.93)**	**$44,331.03**	**$0.00**	**($44,331.03)**	**$0.00**	**($44,331.03)**
Ground Lease Net Income	**$6,296.90**	**$0.00**	**$6,296.90**	**$12,437.91**	**$0.00**	**$12,437.91**	**$0.00**	**($12,437.91)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 2/28/2018

	Jan 2018	Feb 2018	YTD
Income			
INCOME			
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$111,780.00
4110 - GROUND LEASE ASSESSMENT	$28,634.00	$28,325.00	$56,959.00
4120 - WATER ASSESSMENT	$12,805.71	$15,224.93	$28,030.64
4330 - LATE FEES	$427.62	$514.88	$942.50
4350 - LIEN/COLLECTION FEES	$55.00	$35.00	$90.00
4550 - GATE REMOTES INCOME	$0.00	$130.00	$130.00
4560 - CRIER ADVERTISING	$0.00	$215.00	$215.00
4600 - INTEREST INCOME	$3.40	$1.59	$4.99
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$150.00
4800 - VIOLATION FINES	$250.00	$75.00	$325.00
4850 - CLUBHOUSE RENTAL	$0.00	$150.00	$150.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$9.22	$9.22
4875 - RENTAL INCOME	$950.00	$950.00	$1,900.00
Total INCOME	$99,165.73	$101,520.62	$200,686.35
TRANSFER BETWEEN FUNDS			
8900 - TRANSFER TO RESERVES	($3,458.89)	($3,458.89)	($6,917.78)
8950 - TRANSFER TO GROUND LEASE	($28,428.00)	($28,531.00)	($56,959.00)
Total TRANSFER BETWEEN FUNDS	($31,886.89)	($31,989.89)	($63,876.78)
Total Income	$67,278.84	$69,530.73	$136,809.57
Expense			
ADMINISTRATIVE			
5250 - BANK CHARGES	$10.00	$48.00	$58.00
5270 - COMPLEX OWNED UNIT	$252.02	$258.15	$510.17

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 2/28/2018

	Jan 2018	Feb 2018	YTD
5400 - INSURANCE	$15,672.00	$0.00	$15,672.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,136.07	$8,493.61	$17,629.68
5530 - LIEN/COLLECTION COSTS	$168.95	$0.00	$168.95
5550 - LONG DISTANCE/FAX	$0.00	$18.28	$18.28
5600 - MANAGEMENT FEES	$4,684.85	$4,684.85	$9,369.70
5800 - OFFICE SUPPLIES	$576.61	$147.54	$724.15
5810 - POSTAGE	$286.48	$250.73	$537.21
5820 - PRINTING	$1,075.86	$1,856.85	$2,932.71
5860 - SOCIAL COMMITTEE	$0.00	$104.52	$104.52
5900 - WEBSITE	$0.00	$37.99	$37.99
8200 - SECURITY SERVICE	$1,825.91	$913.75	$2,739.66
8250 - MISC./CONTINGENCY	$0.00	$1,600.00	$1,600.00
8280 - CORPORATION COMMISSION	$0.00	$10.00	$10.00
Total ADMINISTRATIVE	$33,688.75	$18,424.27	$52,113.02
BUILDING MAINTENANCE			
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$0.00	$1,639.51
6570 - REPAIRS & MAINTENANCE: PLUMBING	$100.00	$0.00	$100.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$2,704.28
7550 - TRASH REMOVAL	$1,300.75	$3,251.88	$4,552.63
Total BUILDING MAINTENANCE	$4,392.40	$4,604.02	$8,996.42
GROUNDS MAINTENANCE			
6080 - FIRE HYDRANT INSPECTION	$645.00	$0.00	$645.00
6100 - GATE REPAIR	$859.09	$0.00	$859.09
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$26,859.38
6320 - IRRIGATION REPAIR	$376.70	$2,651.08	$3,027.78
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$1,075.38	$1,958.59
Total GROUNDS	$16,193.69	$17,156.15	$33,349.84

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 2/28/2018

	Jan 2018	Feb 2018	YTD
MAINTENANCE			
POOL/SPA/CLUBHOUSE			
6460 - POOL SUPPLIES	$290.06	$0.00	$290.06
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$180.44	$180.44
6475 - LOCKS & KEYS	$232.84	$0.00	$232.84
Total POOL/SPA/CLUBHOUSE	$522.90	$180.44	$703.34
TAXES/OTHER EXPENSES			
8700 - SIGNS/FLAGS/BANNERS	$0.00	$0.00	$0.00
Total TAXES/OTHER EXPENSES	$0.00	$0.00	$0.00
UTILITIES			
7100 - ELECTRICITY	$2,595.39	$2,354.57	$4,949.96
7300 - GAS	$398.78	$277.15	$675.93
7500 - TELEPHONE	$1,913.41	$1,049.56	$2,962.97
7900 - WATER/SEWER	$17,790.19	$18,739.10	$36,529.29
Total UTILITIES	$22,697.77	$22,420.38	$45,118.15
Total Expense	$77,495.51	$62,785.26	$140,280.77
Operating Net Income	($10,216.67)	$6,745.47	($3,471.20)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2018 - 2/28/2018

	Jan 2018	Feb 2018	YTD
Income			
Total Income	$0.00	$0.00	$0.00
Expense			
Total Expense	$0.00	$0.00	$0.00
Operating Net Income	$0.00	$0.00	$0.00
Reserve Income			
INCOME			
4610 - INTEREST INCOME - RESERVE	$0.06	$0.07	$0.13
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	($19,518.60)	$271.38
Total INCOME	$19,790.04	($19,518.53)	$271.51
TRANSFER BETWEEN FUNDS			
9000 - TRANSFER FROM OPERATING	$3,458.89	$3,458.89	$6,917.78
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89	$6,917.78
Total Reserve Income	$23,248.93	($16,059.64)	$7,189.29
Reserve Expense			
Total Reserve Expense	$0.00	$0.00	$0.00
Reserve Net Income	$23,248.93	($16,059.64)	$7,189.29

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2018 - 2/28/2018

	Jan 2018	Feb 2018	YTD
Income			
INCOME			
4615 - UNREALIZED GAIN/LOSS	($95.89)	($94.17)	($190.06)
Total INCOME	($95.89)	($94.17)	($190.06)
TRANSFER BETWEEN FUNDS			
9050 - TRANSFER FROM OPERATING	$28,428.00	$28,531.00	$56,959.00
Total TRANSFER BETWEEN FUNDS	$28,428.00	$28,531.00	$56,959.00
Total Income	$28,332.11	$28,436.83	$56,768.94
Expense			
ADMINISTRATIVE			
5250 - BANK CHARGES	$5.00	$5.00	$10.00
5490 - LAND LEASE INTEREST	$22,186.10	$22,134.93	$44,321.03
Total ADMINISTRATIVE	$22,191.10	$22,139.93	$44,331.03
Total Expense	$22,191.10	$22,139.93	$44,331.03
Operating Net Income	$6,141.01	$6,296.90	$12,437.91