Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: January 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

1/31/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$13,803.13			$13,803.13
1012 - LANB OPERATING CHECKING-261	$48,464.44			$48,464.44
1031 - EDWARD JONES LAND LEASE RESERVE-115			$43,793.56	$43,793.56
1051 - EDWARD JONES MAINT RES-016		$711,865.32		$711,865.32
1053 - LANB LAND LEASE CHECKING 601			$25,657.30	$25,657.30
1054 - LANB RES SAVINGS-620		$1,369.06		$1,369.06
Total CASH	**$62,267.57**	**$713,234.38**	**$69,450.86**	**$844,952.81**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$42,214.66			$42,214.66
1215 - A/R GROUND LEASE ASSESSMENT	$42,569.95			$42,569.95
1225 - A/R WATER/SEWER	$17,154.41			$17,154.41
1230 - A/R FINES	$1,325.00			$1,325.00
1235 - A/R PROPERTY TAX	$3,499.35			$3,499.35
1250 - A/R COLLECTION FEES	$1,618.65			$1,618.65
1280 - A/R OTHER	$18,286.38			$18,286.38
1285 - A/R OWNED UNIT RENT	$2,880.00			$2,880.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($27,802.87)			($27,802.87)
Total ACCOUNTS RECEIVABLE	**$101,745.53**		**$0.00**	**$101,745.53**
OTHER ASSETS				
1300 - DUE BETWEEN FUNDS	$236.37	$9,700.00	($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	**$236.37**	**$9,700.00**	**$5,766,063.63**	**$5,776,000.00**
Assets Total	**$164,249.47**	**$722,934.38**	**$5,835,514.49**	**$6,722,698.34**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

1/31/2018

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$14,055.61			$14,055.61
2200 - ACCOUNTS PAYABLE	$10,614.20			$10,614.20
2250 - ACCRUED EXPENSES	$1,500.16			$1,500.16
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,618.65			$1,618.65
2650 - PLAYGROUND FUNDS RAISED	$864.25			$864.25
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,533,733.70	$5,533,733.70
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$29,602.87**	**$0.00**	**$5,533,733.70**	**$5,563,336.57**
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	**($10,216.67)**	**$23,248.93**	**$6,141.01**	**$19,173.27**
Liabilities and Equity Total	**$164,249.47**	**$722,934.38**	**$5,835,514.49**	**$6,722,698.34**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

1/1/2018 - 1/31/2018

Accounts	1/1/2018 - 1/31/2018 Actual	1/1/2018 - 1/31/2018 Budget	Variance	1/1/2018 - 1/31/2018 Actual	1/1/2018 - 1/31/2018 Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$55,890.00	$55,890.00	$0.00	$670,680.00	$614,790.00
4110 - GROUND LEASE ASSESSMENT	$28,634.00	$28,222.00	$412.00	$28,634.00	$28,222.00	$412.00	$345,675.00	$317,041.00
4120 - WATER ASSESSMENT	$12,805.71	$11,211.17	$1,594.54	$12,805.71	$11,211.17	$1,594.54	$266,900.29	$254,094.58
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	$427.62	$1,000.00	($572.38)	$427.62	$1,000.00	($572.38)	$12,000.00	$11,572.38
4350 - LIEN/COLLECTION FEES	$55.00	$0.00	$55.00	$55.00	$0.00	$55.00	$0.00	($55.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600.00	$600.00
4550 - GATE REMOTES INCOME	$0.00	$233.33	($233.33)	$0.00	$233.33	($233.33)	$2,800.00	$2,800.00
4560 - CRIER ADVERTISING	$0.00	$166.67	($166.67)	$0.00	$166.67	($166.67)	$2,000.00	$2,000.00
4600 - INTEREST INCOME	$3.40	$0.00	$3.40	$3.40	$0.00	$3.40	$0.00	($3.40)
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$150.00	$150.00	$0.00	$150.00	$0.00	($150.00)
4800 - VIOLATION FINES	$250.00	$58.33	$191.67	$250.00	$58.33	$191.67	$700.00	$450.00
4850 - CLUBHOUSE RENTAL	$0.00	$404.17	($404.17)	$0.00	$404.17	($404.17)	$4,850.00	$4,850.00
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$950.00	$950.00	$0.00	$11,400.00	$10,450.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$41.67	($41.67)	$500.00	$500.00
Total INCOME	**$99,165.73**	**$98,177.34**	**$988.39**	**$99,165.73**	**$98,177.34**	**$988.39**	**$1,363,161.03**	**$1,263,995.30**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($3,458.89)	($3,458.89)	$0.00	($3,458.89)	($3,458.89)	$0.00	($41,506.65)	($38,047.76)
8950 - TRANSFER TO GROUND LEASE	($28,428.00)	($27,243.50)	($1,184.50)	($28,428.00)	($27,243.50)	($1,184.50)	($326,922.00)	($298,494.00)
Total TRANSFER BETWEEN FUNDS	**($31,886.89)**	**($30,702.39)**	**($1,184.50)**	**($31,886.89)**	**($30,702.39)**	**($1,184.50)**	**($368,428.65)**	**($336,541.76)**
Total Income	**$67,278.84**	**$67,474.95**	**($196.11)**	**$67,278.84**	**$67,474.95**	**($196.11)**	**$994,732.38**	**$927,453.54**
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

1/1/2018 - 1/31/2018

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	$0.00	$8,333.33	$8,333.33	$0.00	$8,333.33	$8,333.33	$100,000.00	$100,000.00
5250 - BANK CHARGES	$10.00	$34.58	$24.58	$10.00	$34.58	$24.58	$415.00	$405.00
5270 - COMPLEX OWNED UNIT	$252.02	$250.00	($2.02)	$252.02	$250.00	($2.02)	$3,000.00	$2,747.98
5400 - INSURANCE	$15,672.00	$1,230.52	($14,441.48)	$15,672.00	$1,230.52	($14,441.48)	$14,766.26	($905.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$133.33	$133.33	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,136.07	$7,666.67	($1,469.40)	$9,136.07	$7,666.67	($1,469.40)	$92,899.37	$83,763.30
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$208.33	$208.33	$2,500.00	$2,500.00
5520 - LICENSES/PERMITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$168.95	$190.00	$21.05	$168.95	$190.00	$21.05	$2,280.00	$2,111.05
5600 - MANAGEMENT FEES	$4,684.85	$4,546.49	($138.36)	$4,684.85	$4,546.49	($138.36)	$54,557.85	$49,873.00
5650 - MEETINGS	$0.00	$33.33	$33.33	$0.00	$33.33	$33.33	$400.00	$400.00
5800 - OFFICE SUPPLIES	$576.61	$500.00	($76.61)	$576.61	$500.00	($76.61)	$6,000.00	$5,423.39
5810 - POSTAGE	$286.48	$350.00	$63.52	$286.48	$350.00	$63.52	$4,200.00	$3,913.52
5820 - PRINTING	$1,075.86	$1,250.00	$174.14	$1,075.86	$1,250.00	$174.14	$15,000.00	$13,924.14
5860 - SOCIAL COMMITTEE	$0.00	$250.00	$250.00	$0.00	$250.00	$250.00	$3,000.00	$3,000.00
5900 - WEBSITE	$0.00	$66.58	$66.58	$0.00	$66.58	$66.58	$799.00	$799.00
8200 - SECURITY SERVICE	$1,825.91	$912.16	($913.75)	$1,825.91	$912.16	($913.75)	$10,945.90	$9,119.99
8250 - MISC./CONTINGENCY	$0.00	$2,083.33	$2,083.33	$0.00	$2,083.33	$2,083.33	$25,000.00	$25,000.00
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00	$10.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$45,055.74	$45,055.74
Total ADMINISTRATIVE	**$33,688.75**	**$28,038.65**	**($5,650.10)**	**$33,688.75**	**$28,038.65**	**($5,650.10)**	**$383,080.12**	**$349,391.37**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.70	$83.70	$0.00	$83.70	$83.70	$502.20	$502.20
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100.00	$100.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$350.00	($1,289.51)	$1,639.51	$350.00	($1,289.51)	$4,200.00	$2,560.49
6570 - REPAIRS & MAINTENANCE: PLUMBING	$100.00	$833.33	$733.33	$100.00	$833.33	$733.33	$10,000.00	$9,900.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$1,352.14	$1,352.14	$0.00	$16,225.68	$14,873.54
7550 - TRASH REMOVAL	$1,300.75	$2,596.96	$1,296.21	$1,300.75	$2,596.96	$1,296.21	$31,163.52	$29,862.77

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

1/1/2018 - 1/31/2018

Accounts	1/1/2018 - 1/31/2018 Actual	1/1/2018 - 1/31/2018 Budget	Variance	1/1/2018 - 1/31/2018 Actual	1/1/2018 - 1/31/2018 Budget	Variance	Annual Budget	Remaining Budget
Total BUILDING MAINTENANCE	**$4,392.40**	**$5,216.13**	**$823.73**	**$4,392.40**	**$5,216.13**	**$823.73**	**$62,191.40**	**$57,799.00**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$645.00	$0.00	($645.00)	$645.00	$0.00	($645.00)	$1,700.00	$1,055.00
6100 - GATE REPAIR	$859.09	$383.33	($475.76)	$859.09	$383.33	($475.76)	$4,600.00	$3,740.91
6155 - GATE TRANSMITTERS	$0.00	$316.67	$316.67	$0.00	$316.67	$316.67	$3,800.00	$3,800.00
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$13,429.69	$12,500.00	($929.69)	$150,000.00	$136,570.31
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$1,422.39	$1,422.39	$0.00	$1,422.39	$1,422.39	$12,060.86	$12,060.86
6320 - IRRIGATION REPAIR	$376.70	$1,050.00	$673.30	$376.70	$1,050.00	$673.30	$12,600.00	$12,223.30
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$416.67	($466.54)	$883.21	$416.67	($466.54)	$5,000.00	$4,116.79
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$1,666.67	$1,666.67	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$0.00	$416.67	$416.67	$5,000.00	$5,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$125.00	$125.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$25.00	$25.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$16,193.69**	**$18,322.40**	**$2,128.71**	**$16,193.69**	**$18,322.40**	**$2,128.71**	**$216,960.86**	**$200,767.17**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$0.00	$41.67	$41.67	$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	$290.06	$0.00	($290.06)	$290.06	$0.00	($290.06)	$2,500.00	$2,209.94
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$83.33	$83.33	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$232.84	$25.00	($207.84)	$232.84	$25.00	($207.84)	$300.00	$67.16
Total POOL/SPA/CLUBHOUSE	**$522.90**	**$150.00**	**($372.90)**	**$522.90**	**$150.00**	**($372.90)**	**$6,000.00**	**$5,477.10**
UTILITIES								
7100 - ELECTRICITY	$2,595.39	$2,416.67	($178.72)	$2,595.39	$2,416.67	($178.72)	$29,000.00	$26,404.61

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

1/1/2018 - 1/31/2018

Accounts	1/1/2018 - 1/31/2018 Actual	Budget	Variance	1/1/2018 - 1/31/2018 Actual	Budget	Variance	Annual Budget	Remaining Budget
7300 - GAS	$398.78	$458.33	$59.55	$398.78	$458.33	$59.55	$5,500.00	$5,101.22
7500 - TELEPHONE	$1,913.41	$1,000.00	($913.41)	$1,913.41	$1,000.00	($913.41)	$12,000.00	$10,086.59
7900 - WATER/SEWER	$17,790.19	$23,333.33	$5,543.14	$17,790.19	$23,333.33	$5,543.14	$280,000.00	$262,209.81
Total UTILITIES	**$22,697.77**	**$27,208.33**	**$4,510.56**	**$22,697.77**	**$27,208.33**	**$4,510.56**	**$326,500.00**	**$303,802.23**
Total Expense	**$77,495.51**	**$78,935.51**	**$1,440.00**	**$77,495.51**	**$78,935.51**	**$1,440.00**	**$994,732.38**	**$917,236.87**
Operating Net Income	**($10,216.67)**	**($11,460.56)**	**$1,243.89**	**($10,216.67)**	**($11,460.56)**	**$1,243.89**	**$0.00**	**$10,216.67**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

1/1/2018 - 1/31/2018

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018				
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	$0.06	$0.00	$0.06	$0.06	$0.00	$0.06	$0.00	($0.06)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	$0.00	$19,789.98	$19,789.98	$0.00	$19,789.98	$0.00	($19,789.98)
Total INCOME	**$19,790.04**	**$0.00**	**$19,790.04**	**$19,790.04**	**$0.00**	**$19,790.04**	**$0.00**	**($19,790.04)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$3,458.89	$0.00	$3,458.89	$3,458.89	$0.00	$3,458.89	$0.00	($3,458.89)
Total TRANSFER BETWEEN FUNDS	**$3,458.89**	**$0.00**	**$3,458.89**	**$3,458.89**	**$0.00**	**$3,458.89**	**$0.00**	**($3,458.89)**
Total Reserve Income	**$23,248.93**	**$0.00**	**$23,248.93**	**$23,248.93**	**$0.00**	**$23,248.93**	**$0.00**	**($23,248.93)**
Reserve Net Income	**$23,248.93**	**$0.00**	**$23,248.93**	**$23,248.93**	**$0.00**	**$23,248.93**	**$0.00**	**($23,248.93)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

1/1/2018 - 1/31/2018

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	($95.89)	$0.00	($95.89)	($95.89)	$0.00	($95.89)	$0.00	$95.89
Total INCOME	**($95.89)**	**$0.00**	**($95.89)**	**($95.89)**	**$0.00**	**($95.89)**	**$0.00**	**$95.89**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$28,428.00	$0.00	$28,428.00	$28,428.00	$0.00	$28,428.00	$0.00	($28,428.00)
Total TRANSFER BETWEEN FUNDS	**$28,428.00**	**$0.00**	**$28,428.00**	**$28,428.00**	**$0.00**	**$28,428.00**	**$0.00**	**($28,428.00)**
Total Income	**$28,332.11**	**$0.00**	**$28,332.11**	**$28,332.11**	**$0.00**	**$28,332.11**	**$0.00**	**($28,332.11)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$5.00	$0.00	($5.00)	$5.00	$0.00	($5.00)	$0.00	($5.00)
5490 - LAND LEASE INTEREST	$22,186.10	$0.00	($22,186.10)	$22,186.10	$0.00	($22,186.10)	$0.00	($22,186.10)
Total ADMINISTRATIVE	**$22,191.10**	**$0.00**	**($22,191.10)**	**$22,191.10**	**$0.00**	**($22,191.10)**	**$0.00**	**($22,191.10)**
Total Expense	**$22,191.10**	**$0.00**	**($22,191.10)**	**$22,191.10**	**$0.00**	**($22,191.10)**	**$0.00**	**($22,191.10)**
Ground Lease Net Income	**$6,141.01**	**$0.00**	**$6,141.01**	**$6,141.01**	**$0.00**	**$6,141.01**	**$0.00**	**($6,141.01)**

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

	Jan 2018	YTD
Income		
INCOME		
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00
4110 - GROUND LEASE ASSESSMENT	$28,634.00	$28,634.00
4120 - WATER ASSESSMENT	$12,805.71	$12,805.71
4330 - LATE FEES	$427.62	$427.62
4350 - LIEN/COLLECTION FEES	$55.00	$55.00
4600 - INTEREST INCOME	$3.40	$3.40
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$150.00
4800 - VIOLATION FINES	$250.00	$250.00
4875 - RENTAL INCOME	$950.00	$950.00
Total INCOME	$99,165.73	$99,165.73
TRANSFER BETWEEN FUNDS		
8900 - TRANSFER TO RESERVES	($3,458.89)	($3,458.89)
8950 - TRANSFER TO GROUND LEASE	($28,428.00)	($28,428.00)
Total TRANSFER BETWEEN FUNDS	($31,886.89)	($31,886.89)
Total Income	$67,278.84	$67,278.84
Expense		
ADMINISTRATIVE		
5250 - BANK CHARGES	$10.00	$10.00
5270 - COMPLEX OWNED UNIT	$252.02	$252.02
5400 - INSURANCE	$15,672.00	$15,672.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,136.07	$9,136.07
5530 - LIEN/COLLECTION COSTS	$168.95	$168.95

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

	Jan 2018	YTD
5600 - MANAGEMENT FEES	$4,684.85	$4,684.85
5800 - OFFICE SUPPLIES	$576.61	$576.61
5810 - POSTAGE	$286.48	$286.48
5820 - PRINTING	$1,075.86	$1,075.86
8200 - SECURITY SERVICE	$1,825.91	$1,825.91
Total ADMINISTRATIVE	$33,688.75	$33,688.75
BUILDING MAINTENANCE		
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$1,639.51
6570 - REPAIRS & MAINTENANCE: PLUMBING	$100.00	$100.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14
7550 - TRASH REMOVAL	$1,300.75	$1,300.75
Total BUILDING MAINTENANCE	$4,392.40	$4,392.40
GROUNDS MAINTENANCE		
6080 - FIRE HYDRANT INSPECTION	$645.00	$645.00
6100 - GATE REPAIR	$859.09	$859.09
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69
6320 - IRRIGATION REPAIR	$376.70	$376.70
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$883.21
Total GROUNDS MAINTENANCE	$16,193.69	$16,193.69
POOL/SPA/CLUBHOUSE		
6460 - POOL SUPPLIES	$290.06	$290.06
6475 - LOCKS & KEYS	$232.84	$232.84
Total POOL/SPA/CLUBHOUSE	$522.90	$522.90
UTILITIES		
7100 - ELECTRICITY	$2,595.39	$2,595.39
7300 - GAS	$398.78	$398.78

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

	Jan 2018	YTD
7500 - TELEPHONE	$1,913.41	$1,913.41
7900 - WATER/SEWER	$17,790.19	$17,790.19
Total UTILITIES	$22,697.77	$22,697.77
Total Expense	$77,495.51	$77,495.51
Operating Net Income	($10,216.67)	($10,216.67)

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

	Jan 2018	YTD
Income		
Total Income	$0.00	$0.00
Expense		
Total Expense	$0.00	$0.00
Operating Net Income	$0.00	$0.00
Reserve Income		
INCOME		
4610 - INTEREST INCOME - RESERVE	$0.06	$0.06
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	$19,789.98
Total INCOME	$19,790.04	$19,790.04
TRANSFER BETWEEN FUNDS		
9000 - TRANSFER FROM OPERATING	$3,458.89	$3,458.89
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89
Total Reserve Income	$23,248.93	$23,248.93
Reserve Expense		
Total Reserve Expense	$0.00	$0.00
Reserve Net Income	$23,248.93	$23,248.93

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

	Jan 2018	YTD
Income		
INCOME		
4615 - UNREALIZED GAIN/LOSS	($95.89)	($95.89)
Total INCOME	($95.89)	($95.89)
TRANSFER BETWEEN FUNDS		
9050 - TRANSFER FROM OPERATING	$28,428.00	$28,428.00
Total TRANSFER BETWEEN FUNDS	$28,428.00	$28,428.00
Total Income	$28,332.11	$28,332.11
Expense		
ADMINISTRATIVE		
5250 - BANK CHARGES	$5.00	$5.00
5490 - LAND LEASE INTEREST	$22,186.10	$22,186.10
Total ADMINISTRATIVE	$22,191.10	$22,191.10
Total Expense	$22,191.10	$22,191.10
Operating Net Income	$6,141.01	$6,141.01