Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: July 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

7/31/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$32,814.22			$32,814.22
1012 - LANB OPERATING CHECKING-261	$17,508.77			$17,508.77
1031 - EDWARD JONES LAND LEASE RESERVE-115			$43,866.13	$43,866.13
1051 - EDWARD JONES MAINT RES-016		$751,270.02		$751,270.02
1053 - LANB LAND LEASE CHECKING 601			$4,063.86	$4,063.86
1054 - LANB RES SAVINGS-620		$2,626.30		$2,626.30
Total CASH	**$50,322.99**	**$753,896.32**	**$47,929.99**	**$852,149.30**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$46,517.02			$46,517.02
1215 - A/R GROUND LEASE ASSESSMENT	$41,466.81			$41,466.81
1225 - A/R WATER/SEWER	$16,610.47			$16,610.47
1230 - A/R FINES	$3,275.00			$3,275.00
1235 - A/R PROPERTY TAX	$3,705.65			$3,705.65
1250 - A/R COLLECTION FEES	$1,352.74			$1,352.74
1280 - A/R OTHER	$19,675.57			$19,675.57
1285 - A/R OWNED UNIT RENT	$1,230.00			$1,230.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($68,063.91)			($68,063.91)
Total ACCOUNTS RECEIVABLE	**$65,769.35**		**$0.00**	**$65,769.35**
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			($5,467,000.00)	($5,467,000.00)
Total OTHER ASSETS	**$1,492.99**	**$8,443.38**	**$5,523,063.63**	**$5,533,000.00**
Assets Total	**$117,585.33**	**$762,339.70**	**$5,570,993.62**	**$6,450,918.65**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

7/31/2018

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$16,838.36			$16,838.36
2200 - ACCOUNTS PAYABLE	$11,438.17			$11,438.17
2250 - ACCRUED EXPENSES	$2,212.91			$2,212.91
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,352.74			$1,352.74
2500 - TRANSFER/DISC PAYABLE	$183.75			$183.75
2650 - PLAYGROUND FUNDS RAISED	$864.25			$864.25
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,230,337.63	$5,230,337.63
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$33,840.18**	**$0.00**	**$5,230,337.63**	**$5,264,177.81**
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	**($61,118.12)**	**$62,654.25**	**$45,016.21**	**$46,552.34**
Liabilities and Equity Total	**$117,585.33**	**$762,339.70**	**$5,570,993.62**	**$6,450,918.65**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018			1/1/2018 - 7/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$391,230.00	$391,230.00	$0.00	$670,680.00	$279,450.00
4110 - GROUND LEASE ASSESSMENT	$27,707.00	$27,192.00	$515.00	$196,627.00	$193,434.00	$3,193.00	$345,675.00	$149,048.00
4120 - WATER ASSESSMENT	$33,590.86	$30,515.59	$3,075.27	$133,417.25	$122,094.20	$11,323.05	$266,900.29	$133,483.04
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	$889.80	$1,000.00	($110.20)	$3,635.73	$7,000.00	($3,364.27)	$12,000.00	$8,364.27
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$305.00	$0.00	$305.00	$0.00	($305.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$245.00	$300.00	($55.00)	$600.00	$355.00
4550 - GATE REMOTES INCOME	$0.00	$233.33	($233.33)	$1,488.00	$1,633.31	($145.31)	$2,800.00	$1,312.00
4560 - CRIER ADVERTISING	$0.00	$166.67	($166.67)	$1,615.00	$1,166.69	$448.31	$2,000.00	$385.00
4600 - INTEREST INCOME	$2.74	$0.00	$2.74	$21.60	$0.00	$21.60	$0.00	($21.60)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$1,500.00	$0.00	$1,500.00	$0.00	($1,500.00)
4800 - VIOLATION FINES	$1,675.00	$58.33	$1,616.67	$2,600.00	$408.31	$2,191.69	$700.00	($1,900.00)
4850 - CLUBHOUSE RENTAL	$0.00	$404.17	($404.17)	$780.00	$2,829.19	($2,049.19)	$4,850.00	$4,070.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$41.84	$0.00	$41.84	$0.00	($41.84)
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$6,650.00	$6,650.00	$0.00	$11,400.00	$4,750.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$291.69	($291.69)	$500.00	$500.00
Total INCOME	**$120,705.40**	**$116,451.76**	**$4,253.64**	**$764,941.76**	**$749,565.26**	**$15,376.50**	**$1,363,161.03**	**$598,219.27**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($3,458.89)	($6,541.11)	($56,917.78)	($24,212.23)	($32,705.55)	($41,506.65)	$15,411.13
8950 - TRANSFER TO GROUND LEASE	($27,707.00)	($27,243.50)	($463.50)	($196,627.00)	($190,704.50)	($5,922.50)	($326,922.00)	($130,295.00)
Total TRANSFER BETWEEN FUNDS	**($37,707.00)**	**($30,702.39)**	**($7,004.61)**	**($253,544.78)**	**($214,916.73)**	**($38,628.05)**	**($368,428.65)**	**($114,883.87)**
Total Income	**$82,998.40**	**$85,749.37**	**($2,750.97)**	**$511,396.98**	**$534,648.53**	**($23,251.55)**	**$994,732.38**	**$483,335.40**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018			1/1/2018 - 7/31/2018				
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	$1,031.38	$8,333.33	$7,301.95	$40,566.41	$58,333.31	$17,766.90	$100,000.00	$59,433.59
5250 - BANK CHARGES	$91.00	$34.58	($56.42)	$520.90	$242.06	($278.84)	$415.00	($105.90)
5270 - COMPLEX OWNED UNIT	$264.24	$250.00	($14.24)	$1,806.46	$1,750.00	($56.46)	$3,000.00	$1,193.54
5400 - INSURANCE	$0.00	$1,230.52	$1,230.52	$15,672.00	$8,613.64	($7,058.36)	$14,766.26	($905.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$933.31	$933.31	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,744.99	$7,666.67	($1,078.32)	$61,162.32	$53,666.69	($7,495.63)	$92,899.37	$31,737.05
5500 - LEGAL FEES	$2,338.12	$208.33	($2,129.79)	$2,338.12	$1,458.31	($879.81)	$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	$0.00	$190.00	$190.00	$552.95	$1,330.00	$777.05	$2,280.00	$1,727.05
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)	$28,109.10	$31,825.43	$3,716.33	$54,557.85	$26,448.75
5650 - MEETINGS	$0.00	$33.33	$33.33	$358.68	$233.31	($125.37)	$400.00	$41.32
5800 - OFFICE SUPPLIES	$878.00	$500.00	($378.00)	$2,795.89	$3,500.00	$704.11	$6,000.00	$3,204.11
5810 - POSTAGE	$534.45	$350.00	($184.45)	$1,847.86	$2,450.00	$602.14	$4,200.00	$2,352.14
5820 - PRINTING	$1,327.36	$1,250.00	($77.36)	$7,466.79	$8,750.00	$1,283.21	$15,000.00	$7,533.21
5860 - SOCIAL COMMITTEE	$59.39	$250.00	$190.61	$475.19	$1,750.00	$1,274.81	$3,000.00	$2,524.81
5900 - WEBSITE	$0.00	$66.58	$66.58	$37.99	$466.06	$428.07	$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	$1,303.75	$912.16	($391.59)	$8,331.03	$6,385.12	($1,945.91)	$10,945.90	$2,614.87
8250 - MISC./CONTINGENCY	$0.00	$2,083.33	$2,083.33	$5,893.89	$14,583.31	$8,689.42	$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	**$21,257.53**	**$28,038.65**	**$6,781.12**	**$203,318.10**	**$219,459.42**	**$16,141.32**	**$383,080.12**	**$179,762.02**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.70	$83.70	$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	$2,450.00	($171.52)	$4,200.00	$1,578.48
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$111.79	$5,833.31	$5,721.52	$10,000.00	$9,888.21

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018			1/1/2018 - 7/31/2018				
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	$9,464.98	$9,464.98	$0.00	$16,225.68	$6,760.70
7550 - TRASH REMOVAL	$0.00	$2,596.96	$2,596.96	$16,393.76	$18,178.72	$1,784.96	$31,163.52	$14,769.76
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$425.75	$0.00	($425.75)	$0.00	($425.75)
Total BUILDING MAINTENANCE	**$1,352.14**	**$5,216.13**	**$3,863.99**	**$29,017.80**	**$36,361.81**	**$7,344.01**	**$62,191.40**	**$33,173.60**
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	$2,683.31	$1,824.22	$4,600.00	$3,740.91
6155 - GATE TRANSMITTERS	$473.83	$316.67	($157.16)	$1,683.74	$2,216.69	$532.95	$3,800.00	$2,116.26
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$94,523.53	$87,500.00	($7,023.53)	$150,000.00	$55,476.47
6310 - LANDSCAPE SUPPLIES/LABOR	$70.00	$3,886.76	$3,816.76	$5,533.13	$9,074.10	$3,540.97	$12,060.86	$6,527.73
6320 - IRRIGATION REPAIR	$3,477.39	$1,050.00	($2,427.39)	$8,960.29	$7,350.00	($1,610.29)	$12,600.00	$3,639.71
6330 - LANDSCAPE - ADDITIONAL	$64.00	$0.00	($64.00)	$476.44	$0.00	($476.44)	$0.00	($476.44)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$416.67	$416.67	$7,659.47	$2,916.69	($4,742.78)	$5,000.00	($2,659.47)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$11,666.69	$11,666.69	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$7,022.35	$2,916.69	($4,105.66)	$5,000.00	($2,022.35)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$875.00	$875.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$7,169.00	$0.00	($7,169.00)	$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	$175.00	$109.45	$300.00	$234.45
Total GROUNDS MAINTENANCE	**$24,683.91**	**$20,786.77**	**($3,897.14)**	**$134,597.59**	**$129,474.17**	**($5,123.42)**	**$216,960.86**	**$82,363.27**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$2,902.50	$291.69	($2,610.81)	$500.00	($2,402.50)
6450 - POOL MAINTENANCE	$0.00	$300.00	$300.00	$540.00	$900.00	$360.00	$1,200.00	$660.00
6460 - POOL SUPPLIES	$924.73	$625.00	($299.73)	$5,086.65	$1,875.00	($3,211.65)	$2,500.00	($2,586.65)
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	$583.31	$583.31	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$88.35	$25.00	($63.35)	$563.98	$175.00	($388.98)	$300.00	($263.98)
Total POOL/SPA/CLUBHOUSE	**$1,013.08**	**$1,075.00**	**$61.92**	**$9,355.82**	**$4,325.00**	**($5,030.82)**	**$6,000.00**	**($3,355.82)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018			1/1/2018 - 7/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$0.00	$2,416.67	$2,416.67	$14,575.77	$16,916.69	$2,340.92	$29,000.00	$14,424.23
7300 - GAS	$440.81	$458.33	$17.52	$2,390.45	$3,208.31	$817.86	$5,500.00	$3,109.55
7500 - TELEPHONE	$318.28	$1,000.00	$681.72	$7,347.10	$7,000.00	($347.10)	$12,000.00	$4,652.90
7900 - WATER/SEWER	$35,980.97	$23,333.33	($12,647.64)	$171,912.47	$163,333.31	($8,579.16)	$280,000.00	$108,087.53
Total UTILITIES	**$36,740.06**	**$27,208.33**	**($9,531.73)**	**$196,225.79**	**$190,458.31**	**($5,767.48)**	**$326,500.00**	**$130,274.21**
Total Expense	**$85,046.72**	**$82,324.88**	**($2,721.84)**	**$572,515.10**	**$580,078.71**	**$7,563.61**	**$994,732.38**	**$422,217.28**
Operating Net Income	**($2,048.32)**	**$3,424.49**	**($5,472.81)**	**($61,118.12)**	**($45,430.18)**	**($15,687.94)**	**$0.00**	**$61,118.12**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018			1/1/2018 - 7/31/2018				
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	$0.68	$0.00	$0.68	$0.00	($0.68)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$11,226.95	$0.00	$11,226.95	$5,735.79	$0.00	$5,735.79	$0.00	($5,735.79)
Total INCOME	**$11,227.06**	**$0.00**	**$11,227.06**	**$5,736.47**	**$0.00**	**$5,736.47**	**$0.00**	**($5,736.47)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$56,917.78	$0.00	$56,917.78	$0.00	($56,917.78)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$56,917.78**	**$0.00**	**$56,917.78**	**$0.00**	**($56,917.78)**
Total Reserve Income	**$21,227.06**	**$0.00**	**$21,227.06**	**$62,654.25**	**$0.00**	**$62,654.25**	**$0.00**	**($62,654.25)**
Reserve Net Income	**$21,227.06**	**$0.00**	**$21,227.06**	**$62,654.25**	**$0.00**	**$62,654.25**	**$0.00**	**($62,654.25)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018			1/1/2018 - 7/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$18.24	$0.00	$18.24	($23.32)	$0.00	($23.32)	$0.00	$23.32
Total INCOME	**$18.24**	**$0.00**	**$18.24**	**($23.32)**	**$0.00**	**($23.32)**	**$0.00**	**$23.32**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$27,707.00	$0.00	$27,707.00	$196,627.00	$0.00	$196,627.00	$0.00	($196,627.00)
Total TRANSFER BETWEEN FUNDS	**$27,707.00**	**$0.00**	**$27,707.00**	**$196,627.00**	**$0.00**	**$196,627.00**	**$0.00**	**($196,627.00)**
Total Income	**$27,725.24**	**$0.00**	**$27,725.24**	**$196,603.68**	**$0.00**	**$196,603.68**	**$0.00**	**($196,603.68)**
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	$20,958.85	$0.00	($20,958.85)	$151,562.47	$0.00	($151,562.47)	$0.00	($151,562.47)
Total ADMINISTRATIVE	**$20,958.85**	**$0.00**	**($20,958.85)**	**$151,587.47**	**$0.00**	**($151,587.47)**	**$0.00**	**($151,587.47)**
Total Expense	**$20,958.85**	**$0.00**	**($20,958.85)**	**$151,587.47**	**$0.00**	**($151,587.47)**	**$0.00**	**($151,587.47)**
Ground Lease Net Income	**$6,766.39**	**$0.00**	**$6,766.39**	**$45,016.21**	**$0.00**	**$45,016.21**	**$0.00**	**($45,016.21)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 7/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 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	$391,230.00
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	$196,627.00
4120 - WATER ASSESSMENT	$12,805.71	$15,224.93	$16,172.22	$16,211.92	$17,363.84	$22,047.77	$33,590.86	$133,417.25
4130 - SPECIAL ASSESSMENT	$0.00	$0.00	$0.00	($63.16)	$63.16	$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	$24,635.34
4330 - LATE FEES	$427.62	$514.88	$586.50	$327.75	$0.00	$889.18	$889.80	$3,635.73
4350 - LIEN/COLLECTION FEES	$55.00	$35.00	$125.00	$90.00	$0.00	$0.00	$0.00	$305.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$5.00	$20.00	$220.00	$0.00	$245.00
4550 - GATE REMOTES INCOME	$0.00	$130.00	$220.00	$493.00	$200.00	$445.00	$0.00	$1,488.00
4560 - CRIER ADVERTISING	$0.00	$215.00	$295.00	$340.00	$215.00	$550.00	$0.00	$1,615.00
4600 - INTEREST INCOME	$3.40	$1.59	$3.11	$2.99	$3.44	$4.33	$2.74	$21.60
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$450.00	$600.00	$150.00	$150.00	$0.00	$1,500.00
4800 - VIOLATION FINES	$250.00	$75.00	$150.00	$325.00	$100.00	$25.00	$1,675.00	$2,600.00
4850 - CLUBHOUSE RENTAL	$0.00	$150.00	$225.00	$255.00	$0.00	$150.00	$0.00	$780.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00	$0.00	$150.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$9.22	$12.40	$13.17	$0.00	$7.05	$0.00	$41.84
4875 - RENTAL INCOME	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$6,650.00
Total INCOME	$99,165.73	$101,520.62	$103,610.23	$103,428.67	$127,400.78	$109,110.33	$120,705.40	$764,941.76
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)	($56,917.78)
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)	($196,627.00)
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)	($253,544.78)
Total Income	$67,278.84	$69,530.73	$65,079.23	$65,206.67	$89,487.78	$71,815.33	$82,998.40	$511,396.98
Expense								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2018 - 7/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	YTD
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$630.49	$0.00	$630.49
5200 - BAD DEBT	$0.00	$0.00	$0.00	$0.00	$0.00	$39,535.03	$1,031.38	$40,566.41
5250 - BANK CHARGES	$10.00	$48.00	$26.90	$15.00	$310.00	$20.00	$91.00	$520.90
5270 - COMPLEX OWNED UNIT	$252.02	$258.15	$257.15	$232.23	$291.38	$251.29	$264.24	$1,806.46
5400 - INSURANCE	$15,672.00	$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	$61,162.32
5500 - LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,338.12	$2,338.12
5530 - LIEN/COLLECTION COSTS	$168.95	$0.00	$150.00	$55.00	$179.00	$0.00	$0.00	$552.95
5550 - LONG DISTANCE/FAX	$0.00	$18.28	$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	$28,109.10
5650 - MEETINGS	$0.00	$0.00	$147.91	$0.00	$0.00	$210.77	$0.00	$358.68
5800 - OFFICE SUPPLIES	$576.61	$147.54	$25.96	$248.00	$431.49	$488.29	$878.00	$2,795.89
5810 - POSTAGE	$286.48	$250.73	$93.82	$240.85	$441.53	$0.00	$534.45	$1,847.86
5820 - PRINTING	$1,075.86	$1,856.85	$137.71	$1,075.91	$1,993.10	$0.00	$1,327.36	$7,466.79
5860 - SOCIAL COMMITTEE	$0.00	$104.52	$0.00	$207.74	$103.54	$0.00	$59.39	$475.19
5900 - WEBSITE	$0.00	$37.99	$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	$46.23
8200 - SECURITY SERVICE	$1,825.91	$913.75	$913.75	$766.37	$1,303.75	$1,303.75	$1,303.75	$8,331.03
8250 - MISC./CONTINGENCY	$0.00	$1,600.00	$0.00	$4,293.89	$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	$10.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,614.36	$63.16	$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	$203,318.10
BUILDING MAINTENANCE								
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$0.00	$982.01	$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	$111.79
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	$9,464.98
7550 - TRASH REMOVAL	$1,300.75	$3,251.88	$3,902.25	$2,601.50	$1,182.50	$4,154.88	$0.00	$16,393.76
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$425.75
Total BUILDING MAINTENANCE	$4,392.40	$4,604.02	$6,248.19	$3,953.64	$2,534.64	$5,932.77	$1,352.14	$29,017.80

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2018 - 7/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	YTD
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$645.00	$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	$859.09
6155 - GATE TRANSMITTERS	$0.00	$0.00	$32.78	$800.88	$376.25	$0.00	$473.83	$1,683.74
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,945.39	$13,429.69	$13,429.69	$13,429.69	$94,523.53
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$1,151.87	$8,083.41	($3,837.55)	$65.40	$70.00	$5,533.13
6320 - IRRIGATION REPAIR	$376.70	$2,651.08	$158.42	$0.00	$1,163.54	$1,133.16	$3,477.39	$8,960.29
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$0.00	$412.44	$0.00	$64.00	$476.44
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$1,075.38	$182.38	$193.39	$0.00	$5,325.11	$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	$7,022.35
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,169.00	$7,169.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$65.55	$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	$134,597.59
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$2,902.50	$0.00	$2,902.50
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$540.00	$0.00	$540.00
6460 - POOL SUPPLIES	$290.06	$0.00	$1,600.51	$1,472.38	$654.62	$144.35	$924.73	$5,086.65
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$180.44	$0.00	$0.00	$0.00	$82.25	$0.00	$262.69
6475 - LOCKS & KEYS	$232.84	$0.00	$0.00	$0.00	$0.00	$242.79	$88.35	$563.98
Total POOL/SPA/CLUBHOUSE	$522.90	$180.44	$1,600.51	$1,472.38	$654.62	$3,911.89	$1,013.08	$9,355.82
TAXES/OTHER EXPENSES								
8700 - SIGNS/FLAGS/BANNERS	$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
UTILITIES								

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 7/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	YTD
7100 - ELECTRICITY	$2,595.39	$2,354.57	$4,155.78	$307.24	$2,482.77	$2,680.02	$0.00	$14,575.77
7300 - GAS	$398.78	$277.15	$322.55	$88.15	$160.52	$702.49	$440.81	$2,390.45
7500 - TELEPHONE	$1,913.41	$1,049.56	$1,049.56	$1,048.19	$729.90	$1,238.20	$318.28	$7,347.10
7900 - WATER/SEWER	$17,790.19	$18,739.10	$18,776.98	$19,828.13	$24,612.77	$36,184.33	$35,980.97	$171,912.47
Total UTILITIES	$22,697.77	$22,420.38	$24,304.87	$21,271.71	$27,985.96	$40,805.04	$36,740.06	$196,225.79
Total Expense	$77,495.51	$62,785.26	$67,999.77	$90,559.08	$66,133.87	$122,494.89	$85,046.72	$572,515.10
Operating Net Income	($10,216.67)	$6,745.47	($2,920.54)	($25,352.41)	$23,353.91	($50,679.56)	($2,048.32)	($61,118.12)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2018 - 7/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	YTD
Income								
Total Income	$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
Total GROUNDS MAINTENANCE	$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
Operating Net Income	$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	$0.68
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	($19,518.60)	$0.00	($7,672.12)	$1,956.51	($46.93)	$11,226.95	$5,735.79
Total INCOME	$19,790.04	($19,518.53)	$0.11	($7,672.01)	$1,956.62	($46.82)	$11,227.06	$5,736.47
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	$56,917.78
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$10,000.00	$10,000.00	$56,917.78
Total Reserve Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$21,227.06	$62,654.25
Reserve Expense								
Total Reserve Expense	$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 - 7/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 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	$62,654.25

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2018 - 7/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	YTD
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	$18.24	($23.32)
Total INCOME	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	$18.24	($23.32)
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	$196,627.00
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	$196,627.00
Total Income	$28,332.11	$28,436.83	$28,531.00	$28,240.59	$28,031.28	$27,306.63	$27,725.24	$196,603.68
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$5.00	$5.00	$5.00	$5.00	$5.00	$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	$151,562.47
Total ADMINISTRATIVE	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$20,958.85	$151,587.47
Total Expense	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$20,958.85	$151,587.47
Operating Net Income	$6,141.01	$6,296.90	$6,508.43	$6,416.26	$6,680.77	$6,206.45	$6,766.39	$45,016.21