Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: June 30, 2018

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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Fiscal Year End: December 31
Accounting Method: Accrual

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TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

6/30/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$31,408.01			$31,408.01
1012 - LANB OPERATING CHECKING-261	$16,656.87			$16,656.87
1031 - EDWARD JONES LAND LEASE RESERVE-115			$43,847.89	$43,847.89
1051 - EDWARD JONES MAINT RES-016		$730,043.07		$730,043.07
1053 - LANB LAND LEASE CHECKING 601			$6,690.30	$6,690.30
1054 - LANB RES SAVINGS-620		$2,626.19		$2,626.19
Total CASH	**$48,064.88**	**$732,669.26**	**$50,538.19**	**$831,272.33**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$46,453.89			$46,453.89
1215 - A/R GROUND LEASE ASSESSMENT	$45,622.60			$45,622.60
1225 - A/R WATER/SEWER	$18,866.85			$18,866.85
1230 - A/R FINES	$1,848.09			$1,848.09
1235 - A/R PROPERTY TAX	$3,857.02			$3,857.02
1250 - A/R COLLECTION FEES	$821.02			$821.02
1280 - A/R OTHER	$19,087.37			$19,087.37
1285 - A/R OWNED UNIT RENT	$1,430.00			$1,430.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($67,032.53)			($67,032.53)
Total ACCOUNTS RECEIVABLE	**$70,954.31**		**$0.00**	**$70,954.31**
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	**$120,512.18**	**$741,112.64**	**$5,573,601.82**	**$6,435,226.64**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

6/30/2018

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$14,628.90			$14,628.90
2200 - ACCOUNTS PAYABLE	$14,909.66			$14,909.66
2250 - ACCRUED EXPENSES	$2,540.13			$2,540.13
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$821.02			$821.02
2500 - TRANSFER/DISC PAYABLE	$4.75			$4.75
2650 - PLAYGROUND FUNDS RAISED	$864.25			$864.25
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,239,712.22	$5,239,712.22
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$34,718.71**	**$0.00**	**$5,239,712.22**	**$5,274,430.93**
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	**($59,069.80)**	**$41,427.19**	**$38,249.82**	**$20,607.21**
Liabilities and Equity Total	**$120,512.18**	**$741,112.64**	**$5,573,601.82**	**$6,435,226.64**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$335,340.00	$335,340.00	$0.00	$670,680.00	$335,340.00
4110 - GROUND LEASE ASSESSMENT	$27,707.00	$27,192.00	$515.00	$168,920.00	$166,242.00	$2,678.00	$345,675.00	$176,755.00
4120 - WATER ASSESSMENT	$22,047.77	$21,128.33	$919.44	$99,826.39	$91,578.61	$8,247.78	$266,900.29	$167,073.90
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	$889.18	$1,000.00	($110.82)	$2,745.93	$6,000.00	($3,254.07)	$12,000.00	$9,254.07
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$305.00	$0.00	$305.00	$0.00	($305.00)
4540 - GARAGE SALE INCOME	$220.00	$0.00	$220.00	$245.00	$300.00	($55.00)	$600.00	$355.00
4550 - GATE REMOTES INCOME	$445.00	$233.33	$211.67	$1,488.00	$1,399.98	$88.02	$2,800.00	$1,312.00
4560 - CRIER ADVERTISING	$550.00	$166.67	$383.33	$1,615.00	$1,000.02	$614.98	$2,000.00	$385.00
4600 - INTEREST INCOME	$4.33	$0.00	$4.33	$18.86	$0.00	$18.86	$0.00	($18.86)
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$150.00	$1,500.00	$0.00	$1,500.00	$0.00	($1,500.00)
4800 - VIOLATION FINES	$25.00	$58.33	($33.33)	$925.00	$349.98	$575.02	$700.00	($225.00)
4850 - CLUBHOUSE RENTAL	$150.00	$404.17	($254.17)	$780.00	$2,425.02	($1,645.02)	$4,850.00	$4,070.00
4860 - GATE DAMAGE REIMBURSEMENT	$75.00	$0.00	$75.00	$150.00	$0.00	$150.00	$0.00	($150.00)
4870 - SOCIAL COMMITTEE INCOME	$7.05	$0.00	$7.05	$41.84	$0.00	$41.84	$0.00	($41.84)
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$5,700.00	$5,700.00	$0.00	$11,400.00	$5,700.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$250.02	($250.02)	$500.00	$500.00
Total INCOME	**$109,110.33**	**$107,064.50**	**$2,045.83**	**$644,236.36**	**$633,113.50**	**$11,122.86**	**$1,363,161.03**	**$718,924.67**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($3,458.89)	($6,541.11)	($46,917.78)	($20,753.34)	($26,164.44)	($41,506.65)	$5,411.13
8950 - TRANSFER TO GROUND LEASE	($27,295.00)	($27,243.50)	($51.50)	($168,920.00)	($163,461.00)	($5,459.00)	($326,922.00)	($158,002.00)
Total TRANSFER BETWEEN FUNDS	**($37,295.00)**	**($30,702.39)**	**($6,592.61)**	**($215,837.78)**	**($184,214.34)**	**($31,623.44)**	**($368,428.65)**	**($152,590.87)**
Total Income	**$71,815.33**	**$76,362.11**	**($4,546.78)**	**$428,398.58**	**$448,899.16**	**($20,500.58)**	**$994,732.38**	**$566,333.80**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5100 - ACCOUNTING/TAX PREP FEES	$630.49	$0.00	($630.49)	$630.49	$251.00	($379.49)	$251.00	($379.49)
5200 - BAD DEBT	$39,535.03	$8,333.33	($31,201.70)	$39,535.03	$49,999.98	$10,464.95	$100,000.00	$60,464.97
5250 - BANK CHARGES	$20.00	$34.58	$14.58	$429.90	$207.48	($222.42)	$415.00	($14.90)
5270 - COMPLEX OWNED UNIT	$251.29	$250.00	($1.29)	$1,542.22	$1,500.00	($42.22)	$3,000.00	$1,457.78
5400 - INSURANCE	$0.00	$1,230.52	$1,230.52	$15,672.00	$7,383.12	($8,288.88)	$14,766.26	($905.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$799.98	$799.98	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,617.58	$7,666.67	($950.91)	$52,417.33	$46,000.02	($6,417.31)	$92,899.37	$40,482.04
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$1,249.98	$1,249.98	$2,500.00	$2,500.00
5520 - LICENSES/PERMITS	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$0.00	$190.00	$190.00	$552.95	$1,140.00	$587.05	$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	$0.00	$4,546.49	$4,546.49	$23,424.25	$27,278.94	$3,854.69	$54,557.85	$31,133.60
5650 - MEETINGS	$210.77	$33.33	($177.44)	$358.68	$199.98	($158.70)	$400.00	$41.32
5800 - OFFICE SUPPLIES	$488.29	$500.00	$11.71	$1,917.89	$3,000.00	$1,082.11	$6,000.00	$4,082.11
5810 - POSTAGE	$0.00	$350.00	$350.00	$1,313.41	$2,100.00	$786.59	$4,200.00	$2,886.59
5820 - PRINTING	$0.00	$1,250.00	$1,250.00	$6,139.43	$7,500.00	$1,360.57	$15,000.00	$8,860.57
5860 - SOCIAL COMMITTEE	$0.00	$250.00	$250.00	$415.80	$1,500.00	$1,084.20	$3,000.00	$2,584.20
5900 - WEBSITE	$0.00	$66.58	$66.58	$37.99	$399.48	$361.49	$799.00	$761.01
5950 - MISCELLANEOUS ADMIN	$46.23	$0.00	($46.23)	$46.23	$0.00	($46.23)	$0.00	($46.23)
8200 - SECURITY SERVICE	$1,303.75	$912.16	($391.59)	$7,027.28	$5,472.96	($1,554.32)	$10,945.90	$3,918.62
8250 - MISC./CONTINGENCY	$0.00	$2,083.33	$2,083.33	$5,893.89	$12,499.98	$6,606.09	$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	**$51,103.43**	**$28,038.65**	**($23,064.78)**	**$182,060.57**	**$191,420.77**	**$9,360.20**	**$383,080.12**	**$201,019.55**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	$0.00	$251.10	$251.10	$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	$2,100.00	($521.52)	$4,200.00	$1,578.48
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$111.79	$4,999.98	$4,888.19	$10,000.00	$9,888.21

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$8,112.84	$8,112.84	$0.00	$16,225.68	$8,112.84
7550 - TRASH REMOVAL	$4,154.88	$2,596.96	($1,557.92)	$16,393.76	$15,581.76	($812.00)	$31,163.52	$14,769.76
7560 - TRASH COMPACTOR	$425.75	$0.00	($425.75)	$425.75	$0.00	($425.75)	$0.00	($425.75)
Total BUILDING MAINTENANCE	**$5,932.77**	**$5,132.43**	**($800.34)**	**$27,665.66**	**$31,145.68**	**$3,480.02**	**$62,191.40**	**$34,525.74**
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	$2,299.98	$1,440.89	$4,600.00	$3,740.91
6155 - GATE TRANSMITTERS	$0.00	$316.67	$316.67	$1,209.91	$1,900.02	$690.11	$3,800.00	$2,590.09
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$81,093.84	$75,000.00	($6,093.84)	$150,000.00	$68,906.16
6310 - LANDSCAPE SUPPLIES/LABOR	$65.40	$0.00	($65.40)	$5,463.13	$5,187.34	($275.79)	$12,060.86	$6,597.73
6320 - IRRIGATION REPAIR	$1,133.16	$1,050.00	($83.16)	$5,482.90	$6,300.00	$817.10	$12,600.00	$7,117.10
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$412.44	$0.00	($412.44)	$0.00	($412.44)
6500 - REPAIRS & MAINTENANCE: MISC	$5,325.11	$416.67	($4,908.44)	$7,659.47	$2,500.02	($5,159.45)	$5,000.00	($2,659.47)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$10,000.02	$10,000.02	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$722.85	$416.67	($306.18)	$7,022.35	$2,500.02	($4,522.33)	$5,000.00	($2,022.35)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$750.00	$750.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00	$400.00	$400.00
6910 - FOUNTAIN PARTS & SUPPLIES	$65.55	$25.00	($40.55)	$65.55	$150.00	$84.45	$300.00	$234.45
Total GROUNDS MAINTENANCE	**$20,741.76**	**$16,900.01**	**($3,841.75)**	**$109,913.68**	**$108,687.40**	**($1,226.28)**	**$216,960.86**	**$107,047.18**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$2,902.50	$41.67	($2,860.83)	$2,902.50	$250.02	($2,652.48)	$500.00	($2,402.50)
6450 - POOL MAINTENANCE	$540.00	$300.00	($240.00)	$540.00	$600.00	$60.00	$1,200.00	$660.00
6460 - POOL SUPPLIES	$144.35	$625.00	$480.65	$4,161.92	$1,250.00	($2,911.92)	$2,500.00	($1,661.92)
6465 - POOL & CLUBHOUSE SIGNS	$82.25	$0.00	($82.25)	$262.69	$500.00	$237.31	$500.00	$237.31
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$499.98	$499.98	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$242.79	$25.00	($217.79)	$475.63	$150.00	($325.63)	$300.00	($175.63)
Total POOL/SPA/CLUBHOUSE	**$3,911.89**	**$1,075.00**	**($2,836.89)**	**$8,342.74**	**$3,250.00**	**($5,092.74)**	**$6,000.00**	**($2,342.74)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$2,680.02	$2,416.67	($263.35)	$14,575.77	$14,500.02	($75.75)	$29,000.00	$14,424.23
7300 - GAS	$702.49	$458.33	($244.16)	$1,949.64	$2,749.98	$800.34	$5,500.00	$3,550.36
7500 - TELEPHONE	$1,238.20	$1,000.00	($238.20)	$7,028.82	$6,000.00	($1,028.82)	$12,000.00	$4,971.18
7900 - WATER/SEWER	$36,184.33	$23,333.33	($12,851.00)	$135,931.50	$139,999.98	$4,068.48	$280,000.00	$144,068.50
Total UTILITIES	**$40,805.04**	**$27,208.33**	**($13,596.71)**	**$159,485.73**	**$163,249.98**	**$3,764.25**	**$326,500.00**	**$167,014.27**
Total Expense	**$122,494.89**	**$78,354.42**	**($44,140.47)**	**$487,468.38**	**$497,753.83**	**$10,285.45**	**$994,732.38**	**$507,264.00**
Operating Net Income	**($50,679.56)**	**($1,992.31)**	**($48,687.25)**	**($59,069.80)**	**($48,854.67)**	**($10,215.13)**	**$0.00**	**$59,069.80**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
Total Income	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Expense								
Total Expense	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.11	$0.00	$0.11	$0.57	$0.00	$0.57	$0.00	($0.57)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($46.93)	$0.00	($46.93)	($5,491.16)	$0.00	($5,491.16)	$0.00	$5,491.16
Total INCOME	**($46.82)**	**$0.00**	**($46.82)**	**($5,490.59)**	**$0.00**	**($5,490.59)**	**$0.00**	**$5,490.59**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$46,917.78	$0.00	$46,917.78	$0.00	($46,917.78)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$46,917.78**	**$0.00**	**$46,917.78**	**$0.00**	**($46,917.78)**
Total Reserve Income	**$9,953.18**	**$0.00**	**$9,953.18**	**$41,427.19**	**$0.00**	**$41,427.19**	**$0.00**	**($41,427.19)**
Reserve Net Income	**$9,953.18**	**$0.00**	**$9,953.18**	**$41,427.19**	**$0.00**	**$41,427.19**	**$0.00**	**($41,427.19)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

6/1/2018 - 6/30/2018

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$11.63	$0.00	$11.63	($41.56)	$0.00	($41.56)	$0.00	$41.56
Total INCOME	**$11.63**	**$0.00**	**$11.63**	**($41.56)**	**$0.00**	**($41.56)**	**$0.00**	**$41.56**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$27,295.00	$0.00	$27,295.00	$168,920.00	$0.00	$168,920.00	$0.00	($168,920.00)
Total TRANSFER BETWEEN FUNDS	**$27,295.00**	**$0.00**	**$27,295.00**	**$168,920.00**	**$0.00**	**$168,920.00**	**$0.00**	**($168,920.00)**
Total Income	**$27,306.63**	**$0.00**	**$27,306.63**	**$168,878.44**	**$0.00**	**$168,878.44**	**$0.00**	**($168,878.44)**
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	$21,100.18	$0.00	($21,100.18)	$130,603.62	$0.00	($130,603.62)	$0.00	($130,603.62)
Total ADMINISTRATIVE	**$21,100.18**	**$0.00**	**($21,100.18)**	**$130,628.62**	**$0.00**	**($130,628.62)**	**$0.00**	**($130,628.62)**
Total Expense	**$21,100.18**	**$0.00**	**($21,100.18)**	**$130,628.62**	**$0.00**	**($130,628.62)**	**$0.00**	**($130,628.62)**
Ground Lease Net Income	**$6,206.45**	**$0.00**	**$6,206.45**	**$38,249.82**	**$0.00**	**$38,249.82**	**$0.00**	**($38,249.82)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 6/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 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	$335,340.00
4110 - GROUND LEASE ASSESSMENT	$28,634.00	$28,325.00	$28,531.00	$27,913.00	$27,810.00	$27,707.00	$168,920.00
4120 - WATER ASSESSMENT	$12,805.71	$15,224.93	$16,172.22	$16,211.92	$17,363.84	$22,047.77	$99,826.39
4130 - SPECIAL ASSESSMENT	$0.00	$0.00	$0.00	($63.16)	$63.16	$0.00	$0.00
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$24,635.34	$0.00	$24,635.34
4330 - LATE FEES	$427.62	$514.88	$586.50	$327.75	$0.00	$889.18	$2,745.93
4350 - LIEN/COLLECTION FEES	$55.00	$35.00	$125.00	$90.00	$0.00	$0.00	$305.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$5.00	$20.00	$220.00	$245.00
4550 - GATE REMOTES INCOME	$0.00	$130.00	$220.00	$493.00	$200.00	$445.00	$1,488.00
4560 - CRIER ADVERTISING	$0.00	$215.00	$295.00	$340.00	$215.00	$550.00	$1,615.00
4600 - INTEREST INCOME	$3.40	$1.59	$3.11	$2.99	$3.44	$4.33	$18.86
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$450.00	$600.00	$150.00	$150.00	$1,500.00
4800 - VIOLATION FINES	$250.00	$75.00	$150.00	$325.00	$100.00	$25.00	$925.00
4850 - CLUBHOUSE RENTAL	$0.00	$150.00	$225.00	$255.00	$0.00	$150.00	$780.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00	$150.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$9.22	$12.40	$13.17	$0.00	$7.05	$41.84
4875 - RENTAL INCOME	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$5,700.00
Total INCOME	$99,165.73	$101,520.62	$103,610.23	$103,428.67	$127,400.78	$109,110.33	$644,236.36
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)	($46,917.78)
8950 - TRANSFER TO GROUND LEASE	($28,428.00)	($28,531.00)	($28,531.00)	($28,222.00)	($27,913.00)	($27,295.00)	($168,920.00)
Total TRANSFER BETWEEN FUNDS	($31,886.89)	($31,989.89)	($38,531.00)	($38,222.00)	($37,913.00)	($37,295.00)	($215,837.78)
Total Income	$67,278.84	$69,530.73	$65,079.23	$65,206.67	$89,487.78	$71,815.33	$428,398.58

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2018 - 6/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	YTD
Expense							
ADMINISTRATIVE							
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$630.49	$630.49
5200 - BAD DEBT	$0.00	$0.00	$0.00	$0.00	$0.00	$39,535.03	$39,535.03
5250 - BANK CHARGES	$10.00	$48.00	$26.90	$15.00	$310.00	$20.00	$429.90
5270 - COMPLEX OWNED UNIT	$252.02	$258.15	$257.15	$232.23	$291.38	$251.29	$1,542.22
5400 - INSURANCE	$15,672.00	$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	$52,417.33
5530 - LIEN/COLLECTION COSTS	$168.95	$0.00	$150.00	$55.00	$179.00	$0.00	$552.95
5550 - LONG DISTANCE/FAX	$0.00	$18.28	$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	$23,424.25
5650 - MEETINGS	$0.00	$0.00	$147.91	$0.00	$0.00	$210.77	$358.68
5800 - OFFICE SUPPLIES	$576.61	$147.54	$25.96	$248.00	$431.49	$488.29	$1,917.89
5810 - POSTAGE	$286.48	$250.73	$93.82	$240.85	$441.53	$0.00	$1,313.41
5820 - PRINTING	$1,075.86	$1,856.85	$137.71	$1,075.91	$1,993.10	$0.00	$6,139.43
5860 - SOCIAL COMMITTEE	$0.00	$104.52	$0.00	$207.74	$103.54	$0.00	$415.80
5900 - WEBSITE	$0.00	$37.99	$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	$46.23
8200 - SECURITY SERVICE	$1,825.91	$913.75	$913.75	$766.37	$1,303.75	$1,303.75	$7,027.28
8250 - MISC./CONTINGENCY	$0.00	$1,600.00	$0.00	$4,293.89	$0.00	$0.00	$5,893.89
8280 - CORPORATION COMMISSION	$0.00	$10.00	$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	$24,677.52
Total ADMINISTRATIVE	$33,688.75	$18,424.27	$14,591.56	$40,838.28	$23,414.28	$51,103.43	$182,060.57
BUILDING MAINTENANCE							
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$0.00	$982.01	$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	$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	$8,112.84
7550 - TRASH REMOVAL	$1,300.75	$3,251.88	$3,902.25	$2,601.50	$1,182.50	$4,154.88	$16,393.76
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$425.75
Total BUILDING MAINTENANCE	$4,392.40	$4,604.02	$6,248.19	$3,953.64	$2,534.64	$5,932.77	$27,665.66

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 6/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	YTD
GROUNDS MAINTENANCE							
6080 - FIRE HYDRANT INSPECTION	$645.00	$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	$859.09
6155 - GATE TRANSMITTERS	$0.00	$0.00	$32.78	$800.88	$376.25	$0.00	$1,209.91
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,945.39	$13,429.69	$13,429.69	$81,093.84
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$1,151.87	$8,083.41	($3,837.55)	$65.40	$5,463.13
6320 - IRRIGATION REPAIR	$376.70	$2,651.08	$158.42	$0.00	$1,163.54	$1,133.16	$5,482.90
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$0.00	$412.44	$0.00	$412.44
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$1,075.38	$182.38	$193.39	$0.00	$5,325.11	$7,659.47
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$6,299.50	$0.00	$0.00	$722.85	$7,022.35
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$65.55	$65.55
Total GROUNDS MAINTENANCE	$16,193.69	$17,156.15	$21,254.64	$23,023.07	$11,544.37	$20,741.76	$109,913.68
POOL/SPA/CLUBHOUSE							
6410 - CLUBHOUSE MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$2,902.50	$2,902.50
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$540.00	$540.00
6460 - POOL SUPPLIES	$290.06	$0.00	$1,600.51	$1,472.38	$654.62	$144.35	$4,161.92
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$180.44	$0.00	$0.00	$0.00	$82.25	$262.69
6475 - LOCKS & KEYS	$232.84	$0.00	$0.00	$0.00	$0.00	$242.79	$475.63
Total POOL/SPA/CLUBHOUSE	$522.90	$180.44	$1,600.51	$1,472.38	$654.62	$3,911.89	$8,342.74
TAXES/OTHER EXPENSES							
8700 - SIGNS/FLAGS/BANNERS	$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
UTILITIES							
7100 - ELECTRICITY	$2,595.39	$2,354.57	$4,155.78	$307.24	$2,482.77	$2,680.02	$14,575.77
7300 - GAS	$398.78	$277.15	$322.55	$88.15	$160.52	$702.49	$1,949.64

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 6/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	YTD
7500 - TELEPHONE	$1,913.41	$1,049.56	$1,049.56	$1,048.19	$729.90	$1,238.20	$7,028.82
7900 - WATER/SEWER	$17,790.19	$18,739.10	$18,776.98	$19,828.13	$24,612.77	$36,184.33	$135,931.50
Total UTILITIES	$22,697.77	$22,420.38	$24,304.87	$21,271.71	$27,985.96	$40,805.04	$159,485.73
Total Expense	$77,495.51	$62,785.26	$67,999.77	$90,559.08	$66,133.87	$122,494.89	$487,468.38
Operating Net Income	($10,216.67)	$6,745.47	($2,920.54)	($25,352.41)	$23,353.91	($50,679.56)	($59,069.80)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2018 - 6/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	YTD
Income							
Total Income	$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
Total GROUNDS MAINTENANCE	$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
Operating Net Income	$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	$0.57
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	($19,518.60)	$0.00	($7,672.12)	$1,956.51	($46.93)	($5,491.16)
Total INCOME	$19,790.04	($19,518.53)	$0.11	($7,672.01)	$1,956.62	($46.82)	($5,490.59)
TRANSFER BETWEEN FUNDS							
9000 - TRANSFER FROM OPERATING	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$10,000.00	$46,917.78
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$10,000.00	$46,917.78
Total Reserve Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$41,427.19
Reserve Expense							
Total Reserve Expense	$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 - 6/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	YTD
Reserve Net Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$41,427.19

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2018 - 6/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	YTD
Income							
INCOME							
4615 - UNREALIZED GAIN/LOSS	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	($41.56)
Total INCOME	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	($41.56)
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	$168,920.00
Total TRANSFER BETWEEN FUNDS	$28,428.00	$28,531.00	$28,531.00	$28,222.00	$27,913.00	$27,295.00	$168,920.00
Total Income	$28,332.11	$28,436.83	$28,531.00	$28,240.59	$28,031.28	$27,306.63	$168,878.44
Expense							
ADMINISTRATIVE							
5250 - BANK CHARGES	$5.00	$5.00	$5.00	$5.00	$5.00	$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	$130,603.62
Total ADMINISTRATIVE	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$130,628.62
Total Expense	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$130,628.62
Operating Net Income	$6,141.01	$6,296.90	$6,508.43	$6,416.26	$6,680.77	$6,206.45	$38,249.82