Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: March 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

3/31/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$29,852.22			$29,852.22
1012 - LANB OPERATING CHECKING-261	$36,855.93			$36,855.93
1031 - EDWARD JONES LAND LEASE RESERVE-115			$43,699.39	$43,699.39
1051 - EDWARD JONES MAINT RES-016		$705,805.61		$705,805.61
1053 - LANB LAND LEASE CHECKING 601			$18,156.52	$18,156.52
1054 - LANB RES SAVINGS-620		$2,625.86		$2,625.86
Total CASH	**$66,708.15**	**$708,431.47**	**$61,855.91**	**$836,995.53**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$45,326.44			$45,326.44
1215 - A/R GROUND LEASE ASSESSMENT	$44,875.40			$44,875.40
1225 - A/R WATER/SEWER	$18,197.15			$18,197.15
1230 - A/R FINES	$1,550.00			$1,550.00
1235 - A/R PROPERTY TAX	$3,456.36			$3,456.36
1250 - A/R COLLECTION FEES	$2,087.90			$2,087.90
1280 - A/R OTHER	$18,893.98			$18,893.98
1285 - A/R OWNED UNIT RENT	$3,380.00			$3,380.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($27,802.87)			($27,802.87)
Total ACCOUNTS RECEIVABLE	**$109,964.36**		**$0.00**	**$109,964.36**
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			($5,305,000.00)	($5,305,000.00)
Total OTHER ASSETS	**$1,492.99**	**$8,443.38**	**$5,685,063.63**	**$5,695,000.00**
Assets Total	**$178,165.50**	**$716,874.85**	**$5,746,919.54**	**$6,641,959.89**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

3/31/2018

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$11,722.32			$11,722.32
2200 - ACCOUNTS PAYABLE	$23,245.80			$23,245.80
2250 - ACCRUED EXPENSES	$823.70			$823.70
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$2,087.90			$2,087.90
2650 - PLAYGROUND FUNDS RAISED	$864.25			$864.25
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,432,333.42	$5,432,333.42
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$39,693.97**	**$0.00**	**$5,432,333.42**	**$5,472,027.39**
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	**($6,391.74)**	**$17,189.40**	**$18,946.34**	**$29,744.00**
Liabilities and Equity Total	**$178,165.50**	**$716,874.85**	**$5,746,919.54**	**$6,641,959.89**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$167,670.00	$167,670.00	$0.00	$670,680.00	$503,010.00
4110 - GROUND LEASE ASSESSMENT	$28,531.00	$27,810.00	$721.00	$85,490.00	$84,048.00	$1,442.00	$345,675.00	$260,185.00
4120 - WATER ASSESSMENT	$16,172.22	$14,362.88	$1,809.34	$44,202.86	$38,498.31	$5,704.55	$266,900.29	$222,697.43
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	$586.50	$1,000.00	($413.50)	$1,529.00	$3,000.00	($1,471.00)	$12,000.00	$10,471.00
4350 - LIEN/COLLECTION FEES	$125.00	$0.00	$125.00	$215.00	$0.00	$215.00	$0.00	($215.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600.00	$600.00
4550 - GATE REMOTES INCOME	$220.00	$233.33	($13.33)	$350.00	$699.99	($349.99)	$2,800.00	$2,450.00
4560 - CRIER ADVERTISING	$295.00	$166.67	$128.33	$510.00	$500.01	$9.99	$2,000.00	$1,490.00
4600 - INTEREST INCOME	$3.11	$0.00	$3.11	$8.10	$0.00	$8.10	$0.00	($8.10)
4750 - LAND LEASE ESTOPPEL FEES	$450.00	$0.00	$450.00	$600.00	$0.00	$600.00	$0.00	($600.00)
4800 - VIOLATION FINES	$150.00	$58.33	$91.67	$475.00	$174.99	$300.01	$700.00	$225.00
4850 - CLUBHOUSE RENTAL	$225.00	$404.17	($179.17)	$375.00	$1,212.51	($837.51)	$4,850.00	$4,475.00
4870 - SOCIAL COMMITTEE INCOME	$12.40	$0.00	$12.40	$21.62	$0.00	$21.62	$0.00	($21.62)
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$2,850.00	$2,850.00	$0.00	$11,400.00	$8,550.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$125.01	($125.01)	$500.00	$500.00
Total INCOME	**$103,610.23**	**$100,917.05**	**$2,693.18**	**$304,296.58**	**$298,778.82**	**$5,517.76**	**$1,363,161.03**	**$1,058,864.45**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($3,458.89)	($6,541.11)	($16,917.78)	($10,376.67)	($6,541.11)	($41,506.65)	($24,588.87)
8950 - TRANSFER TO GROUND LEASE	($28,531.00)	($27,243.50)	($1,287.50)	($85,490.00)	($81,730.50)	($3,759.50)	($326,922.00)	($241,432.00)
Total TRANSFER BETWEEN FUNDS	**($38,531.00)**	**($30,702.39)**	**($7,828.61)**	**($102,407.78)**	**($92,107.17)**	**($10,300.61)**	**($368,428.65)**	**($266,020.87)**
Total Income	**$65,079.23**	**$70,214.66**	**($5,135.43)**	**$201,888.80**	**$206,671.65**	**($4,782.85)**	**$994,732.38**	**$792,843.58**
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

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	$0.00	$8,333.33	$8,333.33	$0.00	$24,999.99	$24,999.99	$100,000.00	$100,000.00
5250 - BANK CHARGES	$26.90	$34.58	$7.68	$84.90	$103.74	$18.84	$415.00	$330.10
5270 - COMPLEX OWNED UNIT	$257.15	$250.00	($7.15)	$767.32	$750.00	($17.32)	$3,000.00	$2,232.68
5400 - INSURANCE	$0.00	$1,230.52	$1,230.52	$15,672.00	$3,691.56	($11,980.44)	$14,766.26	($905.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$399.99	$399.99	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,153.51	$7,666.67	($486.84)	$25,783.19	$23,000.01	($2,783.18)	$92,899.37	$67,116.18
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$624.99	$624.99	$2,500.00	$2,500.00
5520 - LICENSES/PERMITS	$0.00	$200.00	$200.00	$0.00	$400.00	$400.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$150.00	$190.00	$40.00	$318.95	$570.00	$251.05	$2,280.00	$1,961.05
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)	$14,054.55	$13,639.47	($415.08)	$54,557.85	$40,503.30
5650 - MEETINGS	$147.91	$33.33	($114.58)	$147.91	$99.99	($47.92)	$400.00	$252.09
5800 - OFFICE SUPPLIES	$25.96	$500.00	$474.04	$750.11	$1,500.00	$749.89	$6,000.00	$5,249.89
5810 - POSTAGE	$93.82	$350.00	$256.18	$631.03	$1,050.00	$418.97	$4,200.00	$3,568.97
5820 - PRINTING	$137.71	$1,250.00	$1,112.29	$3,070.42	$3,750.00	$679.58	$15,000.00	$11,929.58
5860 - SOCIAL COMMITTEE	$0.00	$250.00	$250.00	$104.52	$750.00	$645.48	$3,000.00	$2,895.48
5900 - WEBSITE	$0.00	$66.58	$66.58	$37.99	$199.74	$161.75	$799.00	$761.01
8200 - SECURITY SERVICE	$913.75	$912.16	($1.59)	$3,653.41	$2,736.48	($916.93)	$10,945.90	$7,292.49
8250 - MISC./CONTINGENCY	$0.00	$2,083.33	$2,083.33	$1,600.00	$6,249.99	$4,649.99	$25,000.00	$23,400.00
8280 - CORPORATION COMMISSION	$0.00	$10.00	$10.00	$10.00	$10.00	$0.00	$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	**$14,591.56**	**$28,248.65**	**$13,657.09**	**$66,704.58**	**$84,525.95**	**$17,821.37**	**$383,080.12**	**$316,375.54**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.70	$83.70	$0.00	$167.40	$167.40	$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	$982.01	$350.00	($632.01)	$2,621.52	$1,050.00	($1,571.52)	$4,200.00	$1,578.48
6570 - REPAIRS & MAINTENANCE: PLUMBING	$11.79	$833.33	$821.54	$111.79	$2,499.99	$2,388.20	$10,000.00	$9,888.21
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$4,056.42	$4,056.42	$0.00	$16,225.68	$12,169.26
7550 - TRASH REMOVAL	$3,902.25	$2,596.96	($1,305.29)	$8,454.88	$7,790.88	($664.00)	$31,163.52	$22,708.64

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Total BUILDING MAINTENANCE	**$6,248.19**	**$5,216.13**	**($1,032.06)**	**$15,244.61**	**$15,664.69**	**$420.08**	**$62,191.40**	**$46,946.79**
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	$1,149.99	$290.90	$4,600.00	$3,740.91
6155 - GATE TRANSMITTERS	$32.78	$316.67	$283.89	$32.78	$950.01	$917.23	$3,800.00	$3,767.22
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$40,289.07	$37,500.00	($2,789.07)	$150,000.00	$109,710.93
6310 - LANDSCAPE SUPPLIES/LABOR	$1,151.87	$1,057.55	($94.32)	$1,151.87	$5,187.34	$4,035.47	$12,060.86	$10,908.99
6320 - IRRIGATION REPAIR	$158.42	$1,050.00	$891.58	$3,186.20	$3,150.00	($36.20)	$12,600.00	$9,413.80
6500 - REPAIRS & MAINTENANCE: MISC	$182.38	$416.67	$234.29	$2,140.97	$1,250.01	($890.96)	$5,000.00	$2,859.03
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$5,000.01	$5,000.01	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$6,299.50	$416.67	($5,882.83)	$6,299.50	$1,250.01	($5,049.49)	$5,000.00	($1,299.50)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$375.00	$375.00	$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	$0.00	$25.00	$25.00	$0.00	$75.00	$75.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$21,254.64**	**$17,957.56**	**($3,297.08)**	**$54,604.48**	**$57,987.37**	**$3,382.89**	**$216,960.86**	**$162,356.38**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$0.00	$125.01	$125.01	$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	$1,600.51	$0.00	($1,600.51)	$1,890.57	$0.00	($1,890.57)	$2,500.00	$609.43
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$0.00	$0.00	$180.44	$0.00	($180.44)	$500.00	$319.56
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$249.99	$249.99	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$25.00	$25.00	$232.84	$75.00	($157.84)	$300.00	$67.16
Total POOL/SPA/CLUBHOUSE	**$1,600.51**	**$150.00**	**($1,450.51)**	**$2,303.85**	**$450.00**	**($1,853.85)**	**$6,000.00**	**$3,696.15**
UTILITIES								
7100 - ELECTRICITY	$4,155.78	$2,416.67	($1,739.11)	$9,105.74	$7,250.01	($1,855.73)	$29,000.00	$19,894.26
7300 - GAS	$322.55	$458.33	$135.78	$998.48	$1,374.99	$376.51	$5,500.00	$4,501.52
7500 - TELEPHONE	$1,049.56	$1,000.00	($49.56)	$4,012.53	$3,000.00	($1,012.53)	$12,000.00	$7,987.47

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7900 - WATER/SEWER	$18,776.98	$23,333.33	$4,556.35	$55,306.27	$69,999.99	$14,693.72	$280,000.00	$224,693.73
Total UTILITIES	**$24,304.87**	**$27,208.33**	**$2,903.46**	**$69,423.02**	**$81,624.99**	**$12,201.97**	**$326,500.00**	**$257,076.98**
Total Expense	**$67,999.77**	**$78,780.67**	**$10,780.90**	**$208,280.54**	**$240,253.00**	**$31,972.46**	**$994,732.38**	**$786,451.84**
Operating Net Income	**($2,920.54)**	**($8,566.01)**	**$5,645.47**	**($6,391.74)**	**($33,581.35)**	**$27,189.61**	**$0.00**	**$6,391.74**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018				
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	$0.24	$0.00	$0.24	$0.00	($0.24)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$0.00	$0.00	$0.00	$271.38	$0.00	$271.38	$0.00	($271.38)
Total INCOME	**$0.11**	**$0.00**	**$0.11**	**$271.62**	**$0.00**	**$271.62**	**$0.00**	**($271.62)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$16,917.78	$0.00	$16,917.78	$0.00	($16,917.78)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$16,917.78**	**$0.00**	**$16,917.78**	**$0.00**	**($16,917.78)**
Total Reserve Income	**$10,000.11**	**$0.00**	**$10,000.11**	**$17,189.40**	**$0.00**	**$17,189.40**	**$0.00**	**($17,189.40)**
Reserve Net Income	**$10,000.11**	**$0.00**	**$10,000.11**	**$17,189.40**	**$0.00**	**$17,189.40**	**$0.00**	**($17,189.40)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$0.00	$0.00	$0.00	($190.06)	$0.00	($190.06)	$0.00	$190.06
Total INCOME	**$0.00**	**$0.00**	**$0.00**	**($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	$85,490.00	$0.00	$85,490.00	$0.00	($85,490.00)
Total TRANSFER BETWEEN FUNDS	**$28,531.00**	**$0.00**	**$28,531.00**	**$85,490.00**	**$0.00**	**$85,490.00**	**$0.00**	**($85,490.00)**
Total Income	**$28,531.00**	**$0.00**	**$28,531.00**	**$85,299.94**	**$0.00**	**$85,299.94**	**$0.00**	**($85,299.94)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$5.00	$0.00	($5.00)	$15.00	$0.00	($15.00)	$0.00	($15.00)
5490 - LAND LEASE INTEREST	$22,017.57	$0.00	($22,017.57)	$66,338.60	$0.00	($66,338.60)	$0.00	($66,338.60)
Total ADMINISTRATIVE	**$22,022.57**	**$0.00**	**($22,022.57)**	**$66,353.60**	**$0.00**	**($66,353.60)**	**$0.00**	**($66,353.60)**
Total Expense	**$22,022.57**	**$0.00**	**($22,022.57)**	**$66,353.60**	**$0.00**	**($66,353.60)**	**$0.00**	**($66,353.60)**
Ground Lease Net Income	**$6,508.43**	**$0.00**	**$6,508.43**	**$18,946.34**	**$0.00**	**$18,946.34**	**$0.00**	**($18,946.34)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 3/31/2018

	Jan 2018	Feb 2018	Mar 2018	YTD
Income				
INCOME				
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$167,670.00
4110 - GROUND LEASE ASSESSMENT	$28,634.00	$28,325.00	$28,531.00	$85,490.00
4120 - WATER ASSESSMENT	$12,805.71	$15,224.93	$16,172.22	$44,202.86
4330 - LATE FEES	$427.62	$514.88	$586.50	$1,529.00
4350 - LIEN/COLLECTION FEES	$55.00	$35.00	$125.00	$215.00
4550 - GATE REMOTES INCOME	$0.00	$130.00	$220.00	$350.00
4560 - CRIER ADVERTISING	$0.00	$215.00	$295.00	$510.00
4600 - INTEREST INCOME	$3.40	$1.59	$3.11	$8.10
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$450.00	$600.00
4800 - VIOLATION FINES	$250.00	$75.00	$150.00	$475.00
4850 - CLUBHOUSE RENTAL	$0.00	$150.00	$225.00	$375.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$9.22	$12.40	$21.62
4875 - RENTAL INCOME	$950.00	$950.00	$950.00	$2,850.00
Total INCOME	$99,165.73	$101,520.62	$103,610.23	$304,296.58
TRANSFER BETWEEN FUNDS				
8900 - TRANSFER TO RESERVES	($3,458.89)	($3,458.89)	($10,000.00)	($16,917.78)
8950 - TRANSFER TO GROUND LEASE	($28,428.00)	($28,531.00)	($28,531.00)	($85,490.00)
Total TRANSFER BETWEEN FUNDS	($31,886.89)	($31,989.89)	($38,531.00)	($102,407.78)
Total Income	$67,278.84	$69,530.73	$65,079.23	$201,888.80
Expense				
ADMINISTRATIVE				
5250 - BANK CHARGES	$10.00	$48.00	$26.90	$84.90
5270 - COMPLEX OWNED UNIT	$252.02	$258.15	$257.15	$767.32

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 3/31/2018

	Jan 2018	Feb 2018	Mar 2018	YTD
5400 - INSURANCE	$15,672.00	$0.00	$0.00	$15,672.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,136.07	$8,493.61	$8,153.51	$25,783.19
5530 - LIEN/COLLECTION COSTS	$168.95	$0.00	$150.00	$318.95
5550 - LONG DISTANCE/FAX	$0.00	$18.28	$0.00	$18.28
5600 - MANAGEMENT FEES	$4,684.85	$4,684.85	$4,684.85	$14,054.55
5650 - MEETINGS	$0.00	$0.00	$147.91	$147.91
5800 - OFFICE SUPPLIES	$576.61	$147.54	$25.96	$750.11
5810 - POSTAGE	$286.48	$250.73	$93.82	$631.03
5820 - PRINTING	$1,075.86	$1,856.85	$137.71	$3,070.42
5860 - SOCIAL COMMITTEE	$0.00	$104.52	$0.00	$104.52
5900 - WEBSITE	$0.00	$37.99	$0.00	$37.99
8200 - SECURITY SERVICE	$1,825.91	$913.75	$913.75	$3,653.41
8250 - MISC./CONTINGENCY	$0.00	$1,600.00	$0.00	$1,600.00
8280 - CORPORATION COMMISSION	$0.00	$10.00	$0.00	$10.00
Total ADMINISTRATIVE	$33,688.75	$18,424.27	$14,591.56	$66,704.58
BUILDING MAINTENANCE				
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$0.00	$982.01	$2,621.52
6570 - REPAIRS & MAINTENANCE: PLUMBING	$100.00	$0.00	$11.79	$111.79
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$4,056.42
7550 - TRASH REMOVAL	$1,300.75	$3,251.88	$3,902.25	$8,454.88
Total BUILDING MAINTENANCE	$4,392.40	$4,604.02	$6,248.19	$15,244.61
GROUNDS MAINTENANCE				
6080 - FIRE HYDRANT INSPECTION	$645.00	$0.00	$0.00	$645.00
6100 - GATE REPAIR	$859.09	$0.00	$0.00	$859.09
6155 - GATE TRANSMITTERS	$0.00	$0.00	$32.78	$32.78
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$40,289.07
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$1,151.87	$1,151.87

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 3/31/2018

	Jan 2018	Feb 2018	Mar 2018	YTD
6320 - IRRIGATION REPAIR	$376.70	$2,651.08	$158.42	$3,186.20
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$1,075.38	$182.38	$2,140.97
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$6,299.50	$6,299.50
Total GROUNDS MAINTENANCE	$16,193.69	$17,156.15	$21,254.64	$54,604.48
POOL/SPA/CLUBHOUSE				
6460 - POOL SUPPLIES	$290.06	$0.00	$1,600.51	$1,890.57
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$180.44	$0.00	$180.44
6475 - LOCKS & KEYS	$232.84	$0.00	$0.00	$232.84
Total POOL/SPA/CLUBHOUSE	$522.90	$180.44	$1,600.51	$2,303.85
TAXES/OTHER EXPENSES				
8700 - SIGNS/FLAGS/BANNERS	$0.00	$0.00	$0.00	$0.00
Total TAXES/OTHER EXPENSES	$0.00	$0.00	$0.00	$0.00
UTILITIES				
7100 - ELECTRICITY	$2,595.39	$2,354.57	$4,155.78	$9,105.74
7300 - GAS	$398.78	$277.15	$322.55	$998.48
7500 - TELEPHONE	$1,913.41	$1,049.56	$1,049.56	$4,012.53
7900 - WATER/SEWER	$17,790.19	$18,739.10	$18,776.98	$55,306.27
Total UTILITIES	$22,697.77	$22,420.38	$24,304.87	$69,423.02
Total Expense	$77,495.51	$62,785.26	$67,999.77	$208,280.54
Operating Net Income	($10,216.67)	$6,745.47	($2,920.54)	($6,391.74)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2018 - 3/31/2018

	Jan 2018	Feb 2018	Mar 2018	YTD
Income				
Total Income	$0.00	$0.00	$0.00	$0.00
Expense				
Total Expense	$0.00	$0.00	$0.00	$0.00
Operating Net Income	$0.00	$0.00	$0.00	$0.00
Reserve Income				
INCOME				
4610 - INTEREST INCOME - RESERVE	$0.06	$0.07	$0.11	$0.24
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	($19,518.60)	$0.00	$271.38
Total INCOME	$19,790.04	($19,518.53)	$0.11	$271.62
TRANSFER BETWEEN FUNDS				
9000 - TRANSFER FROM OPERATING	$3,458.89	$3,458.89	$10,000.00	$16,917.78
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89	$10,000.00	$16,917.78
Total Reserve Income	$23,248.93	($16,059.64)	$10,000.11	$17,189.40
Reserve Expense				
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$23,248.93	($16,059.64)	$10,000.11	$17,189.40

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2018 - 3/31/2018

	Jan 2018	Feb 2018	Mar 2018	YTD
Income				
INCOME				
4615 - UNREALIZED GAIN/LOSS	($95.89)	($94.17)	$0.00	($190.06)
Total INCOME	($95.89)	($94.17)	$0.00	($190.06)
TRANSFER BETWEEN FUNDS				
9050 - TRANSFER FROM OPERATING	$28,428.00	$28,531.00	$28,531.00	$85,490.00
Total TRANSFER BETWEEN FUNDS	$28,428.00	$28,531.00	$28,531.00	$85,490.00
Total Income	$28,332.11	$28,436.83	$28,531.00	$85,299.94
Expense				
ADMINISTRATIVE				
5250 - BANK CHARGES	$5.00	$5.00	$5.00	$15.00
5490 - LAND LEASE INTEREST	$22,186.10	$22,134.93	$22,017.57	$66,338.60
Total ADMINISTRATIVE	$22,191.10	$22,139.93	$22,022.57	$66,353.60
Total Expense	$22,191.10	$22,139.93	$22,022.57	$66,353.60
Operating Net Income	$6,141.01	$6,296.90	$6,508.43	$18,946.34