Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: May 31, 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

5/31/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$36,209.38			$36,209.38
1012 - LANB OPERATING CHECKING-261	$45,531.97			$45,531.97
1031 - EDWARD JONES LAND LEASE RESERVE-115			$43,836.26	$43,836.26
1051 - EDWARD JONES MAINT RES-016		$720,090.00		$720,090.00
1053 - LANB LAND LEASE CHECKING 601			$9,728.74	$9,728.74
1054 - LANB RES SAVINGS-620		$2,626.08		$2,626.08
Total CASH	**$81,741.35**	**$722,716.08**	**$53,565.00**	**$858,022.43**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$45,645.85			$45,645.85
1215 - A/R GROUND LEASE ASSESSMENT	$44,952.97			$44,952.97
1225 - A/R WATER/SEWER	$18,136.80			$18,136.80
1230 - A/R FINES	$1,748.09			$1,748.09
1235 - A/R PROPERTY TAX	$4,363.55			$4,363.55
1250 - A/R COLLECTION FEES	$882.10			$882.10
1280 - A/R OTHER	$18,821.23			$18,821.23
1285 - A/R OWNED UNIT RENT	$1,630.00			$1,630.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($27,802.87)			($27,802.87)
Total ACCOUNTS RECEIVABLE	**$108,377.72**		**$0.00**	**$108,377.72**
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			($5,440,000.00)	($5,440,000.00)
Total OTHER ASSETS	**$1,492.99**	**$8,443.38**	**$5,550,063.63**	**$5,560,000.00**
Assets Total	**$191,612.06**	**$731,159.46**	**$5,603,628.63**	**$6,526,400.15**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

5/31/2018

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$14,902.30			$14,902.30
2200 - ACCOUNTS PAYABLE	$35,641.06			$35,641.06
2250 - ACCRUED EXPENSES	$1,720.32			$1,720.32
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$882.10			$882.10
2500 - TRANSFER/DISC PAYABLE	$179.00			$179.00
2650 - PLAYGROUND FUNDS RAISED	$864.25			$864.25
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,275,945.48	$5,275,945.48
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$55,139.03**	**$0.00**	**$5,275,945.48**	**$5,331,084.51**
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	**($8,390.24)**	**$31,474.01**	**$32,043.37**	**$55,127.14**
Liabilities and Equity Total	**$191,612.06**	**$731,159.46**	**$5,603,628.63**	**$6,526,400.15**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2018 - 5/31/2018

	5/1/2018 - 5/31/2018			1/1/2018 - 5/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$279,450.00	$279,450.00	$0.00	$670,680.00	$391,230.00
4110 - GROUND LEASE ASSESSMENT	$27,810.00	$27,398.00	$412.00	$141,213.00	$139,050.00	$2,163.00	$345,675.00	$204,462.00
4120 - WATER ASSESSMENT	$17,363.84	$19,570.75	($2,206.91)	$77,778.62	$70,450.28	$7,328.34	$266,900.29	$189,121.67
4130 - SPECIAL ASSESSMENT	$63.16	$0.00	$63.16	$0.00	$0.00	$0.00	$0.00	$0.00
4135 - PROPERTY TAX ASSESSMENT	$24,635.34	$22,527.87	$2,107.47	$24,635.34	$22,527.87	$2,107.47	$45,055.74	$20,420.40
4330 - LATE FEES	$0.00	$1,000.00	($1,000.00)	$1,856.75	$5,000.00	($3,143.25)	$12,000.00	$10,143.25
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$305.00	$0.00	$305.00	$0.00	($305.00)
4540 - GARAGE SALE INCOME	$20.00	$300.00	($280.00)	$25.00	$300.00	($275.00)	$600.00	$575.00
4550 - GATE REMOTES INCOME	$200.00	$233.33	($33.33)	$1,043.00	$1,166.65	($123.65)	$2,800.00	$1,757.00
4560 - CRIER ADVERTISING	$215.00	$166.67	$48.33	$1,065.00	$833.35	$231.65	$2,000.00	$935.00
4600 - INTEREST INCOME	$3.44	$0.00	$3.44	$14.53	$0.00	$14.53	$0.00	($14.53)
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$150.00	$1,350.00	$0.00	$1,350.00	$0.00	($1,350.00)
4800 - VIOLATION FINES	$100.00	$58.33	$41.67	$900.00	$291.65	$608.35	$700.00	($200.00)
4850 - CLUBHOUSE RENTAL	$0.00	$404.17	($404.17)	$630.00	$2,020.85	($1,390.85)	$4,850.00	$4,220.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00	$0.00	($75.00)
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$34.79	$0.00	$34.79	$0.00	($34.79)
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$4,750.00	$4,750.00	$0.00	$11,400.00	$6,650.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$208.35	($208.35)	$500.00	$500.00
Total INCOME	**$127,400.78**	**$128,540.79**	**($1,140.01)**	**$535,126.03**	**$526,049.00**	**$9,077.03**	**$1,363,161.03**	**$828,035.00**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($3,458.89)	($6,541.11)	($36,917.78)	($17,294.45)	($19,623.33)	($41,506.65)	($4,588.87)
8950 - TRANSFER TO GROUND LEASE	($27,913.00)	($27,243.50)	($669.50)	($141,625.00)	($136,217.50)	($5,407.50)	($326,922.00)	($185,297.00)
Total TRANSFER BETWEEN FUNDS	**($37,913.00)**	**($30,702.39)**	**($7,210.61)**	**($178,542.78)**	**($153,511.95)**	**($25,030.83)**	**($368,428.65)**	**($189,885.87)**
Total Income	**$89,487.78**	**$97,838.40**	**($8,350.62)**	**$356,583.25**	**$372,537.05**	**($15,953.80)**	**$994,732.38**	**$638,149.13**
Expense								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2018 - 5/31/2018

	5/1/2018 - 5/31/2018			1/1/2018 - 5/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00	$251.00	$251.00
5200 - BAD DEBT	$0.00	$8,333.33	$8,333.33	$0.00	$41,666.65	$41,666.65	$100,000.00	$100,000.00
5250 - BANK CHARGES	$310.00	$34.58	($275.42)	$409.90	$172.90	($237.00)	$415.00	$5.10
5270 - COMPLEX OWNED UNIT	$291.38	$250.00	($41.38)	$1,290.93	$1,250.00	($40.93)	$3,000.00	$1,709.07
5400 - INSURANCE	$0.00	$1,230.52	$1,230.52	$15,672.00	$6,152.60	($9,519.40)	$14,766.26	($905.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$666.65	$666.65	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$13,612.48	$7,666.67	($5,945.81)	$43,799.75	$38,333.35	($5,466.40)	$92,899.37	$49,099.62
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$1,041.65	$1,041.65	$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	$179.00	$190.00	$11.00	$552.95	$950.00	$397.05	$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)	$23,424.25	$22,732.45	($691.80)	$54,557.85	$31,133.60
5650 - MEETINGS	$0.00	$33.33	$33.33	$147.91	$166.65	$18.74	$400.00	$252.09
5800 - OFFICE SUPPLIES	$431.49	$500.00	$68.51	$1,429.60	$2,500.00	$1,070.40	$6,000.00	$4,570.40
5810 - POSTAGE	$441.53	$350.00	($91.53)	$1,313.41	$1,750.00	$436.59	$4,200.00	$2,886.59
5820 - PRINTING	$1,993.10	$1,250.00	($743.10)	$6,139.43	$6,250.00	$110.57	$15,000.00	$8,860.57
5860 - SOCIAL COMMITTEE	$103.54	$250.00	$146.46	$415.80	$1,250.00	$834.20	$3,000.00	$2,584.20
5900 - WEBSITE	$0.00	$66.58	$66.58	$37.99	$332.90	$294.91	$799.00	$761.01
8200 - SECURITY SERVICE	$1,303.75	$912.16	($391.59)	$5,723.53	$4,560.80	($1,162.73)	$10,945.90	$5,222.37
8250 - MISC./CONTINGENCY	$0.00	$2,083.33	$2,083.33	$5,893.89	$10,416.65	$4,522.76	$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	$63.16	$22,527.87	$22,464.71	$24,677.52	$22,527.87	($2,149.65)	$45,055.74	$20,378.22
Total ADMINISTRATIVE	**$23,414.28**	**$50,566.52**	**$27,152.24**	**$130,957.14**	**$163,382.12**	**$32,424.98**	**$383,080.12**	**$252,122.98**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.70	$83.70	$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	$1,750.00	($871.52)	$4,200.00	$1,578.48
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$111.79	$4,166.65	$4,054.86	$10,000.00	$9,888.21
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$6,760.70	$6,760.70	$0.00	$16,225.68	$9,464.98

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2018 - 5/31/2018

	5/1/2018 - 5/31/2018			1/1/2018 - 5/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7550 - TRASH REMOVAL	$1,182.50	$2,596.96	$1,414.46	$12,238.88	$12,984.80	$745.92	$31,163.52	$18,924.64
Total BUILDING MAINTENANCE	**$2,534.64**	**$5,216.13**	**$2,681.49**	**$21,732.89**	**$26,013.25**	**$4,280.36**	**$62,191.40**	**$40,458.51**
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	$1,916.65	$1,057.56	$4,600.00	$3,740.91
6155 - GATE TRANSMITTERS	$376.25	$316.67	($59.58)	$1,209.91	$1,583.35	$373.44	$3,800.00	$2,590.09
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$67,664.15	$62,500.00	($5,164.15)	$150,000.00	$82,335.85
6310 - LANDSCAPE SUPPLIES/LABOR	($3,837.55)	$0.00	$3,837.55	$5,397.73	$5,187.34	($210.39)	$12,060.86	$6,663.13
6320 - IRRIGATION REPAIR	$1,163.54	$1,050.00	($113.54)	$4,349.74	$5,250.00	$900.26	$12,600.00	$8,250.26
6330 - LANDSCAPE - ADDITIONAL	$412.44	$0.00	($412.44)	$412.44	$0.00	($412.44)	$0.00	($412.44)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$416.67	$416.67	$2,334.36	$2,083.35	($251.01)	$5,000.00	$2,665.64
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$8,333.35	$8,333.35	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$6,299.50	$2,083.35	($4,216.15)	$5,000.00	($1,299.50)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$625.00	$625.00	$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	$125.00	$125.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$11,544.37**	**$16,900.01**	**$5,355.64**	**$89,171.92**	**$91,787.39**	**$2,615.47**	**$216,960.86**	**$127,788.94**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$0.00	$208.35	$208.35	$500.00	$500.00
6450 - POOL MAINTENANCE	$0.00	$300.00	$300.00	$0.00	$300.00	$300.00	$1,200.00	$1,200.00
6460 - POOL SUPPLIES	$654.62	$625.00	($29.62)	$4,017.57	$625.00	($3,392.57)	$2,500.00	($1,517.57)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$500.00	$500.00	$180.44	$500.00	$319.56	$500.00	$319.56
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$416.65	$416.65	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$25.00	$25.00	$232.84	$125.00	($107.84)	$300.00	$67.16
Total POOL/SPA/CLUBHOUSE	**$654.62**	**$1,575.00**	**$920.38**	**$4,430.85**	**$2,175.00**	**($2,255.85)**	**$6,000.00**	**$1,569.15**
UTILITIES								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2018 - 5/31/2018

	5/1/2018 - 5/31/2018			1/1/2018 - 5/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7100 - ELECTRICITY	$2,482.77	$2,416.67	($66.10)	$11,895.75	$12,083.35	$187.60	$29,000.00	$17,104.25
7300 - GAS	$160.52	$458.33	$297.81	$1,247.15	$2,291.65	$1,044.50	$5,500.00	$4,252.85
7500 - TELEPHONE	$729.90	$1,000.00	$270.10	$5,790.62	$5,000.00	($790.62)	$12,000.00	$6,209.38
7900 - WATER/SEWER	$24,612.77	$23,333.33	($1,279.44)	$99,747.17	$116,666.65	$16,919.48	$280,000.00	$180,252.83
Total UTILITIES	**$27,985.96**	**$27,208.33**	**($777.63)**	**$118,680.69**	**$136,041.65**	**$17,360.96**	**$326,500.00**	**$207,819.31**
Total Expense	**$66,133.87**	**$101,465.99**	**$35,332.12**	**$364,973.49**	**$419,399.41**	**$54,425.92**	**$994,732.38**	**$629,758.89**
Operating Net Income	**$23,353.91**	**($3,627.59)**	**$26,981.50**	**($8,390.24)**	**($46,862.36)**	**$38,472.12**	**$0.00**	**$8,390.24**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

5/1/2018 - 5/31/2018

	5/1/2018 - 5/31/2018			1/1/2018 - 5/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.11	$0.00	$0.11	$0.46	$0.00	$0.46	$0.00	($0.46)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$1,956.51	$0.00	$1,956.51	($5,444.23)	$0.00	($5,444.23)	$0.00	$5,444.23
Total INCOME	**$1,956.62**	**$0.00**	**$1,956.62**	**($5,443.77)**	**$0.00**	**($5,443.77)**	**$0.00**	**$5,443.77**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$20,000.00	$0.00	$20,000.00	$36,917.78	$0.00	$36,917.78	$0.00	($36,917.78)
Total TRANSFER BETWEEN FUNDS	**$20,000.00**	**$0.00**	**$20,000.00**	**$36,917.78**	**$0.00**	**$36,917.78**	**$0.00**	**($36,917.78)**
Total Reserve Income	**$21,956.62**	**$0.00**	**$21,956.62**	**$31,474.01**	**$0.00**	**$31,474.01**	**$0.00**	**($31,474.01)**
Reserve Net Income	**$21,956.62**	**$0.00**	**$21,956.62**	**$31,474.01**	**$0.00**	**$31,474.01**	**$0.00**	**($31,474.01)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

5/1/2018 - 5/31/2018

	5/1/2018 - 5/31/2018			1/1/2018 - 5/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$118.28	$0.00	$118.28	($53.19)	$0.00	($53.19)	$0.00	$53.19
Total INCOME	**$118.28**	**$0.00**	**$118.28**	**($53.19)**	**$0.00**	**($53.19)**	**$0.00**	**$53.19**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$27,913.00	$0.00	$27,913.00	$141,625.00	$0.00	$141,625.00	$0.00	($141,625.00)
Total TRANSFER BETWEEN FUNDS	**$27,913.00**	**$0.00**	**$27,913.00**	**$141,625.00**	**$0.00**	**$141,625.00**	**$0.00**	**($141,625.00)**
Total Income	**$28,031.28**	**$0.00**	**$28,031.28**	**$141,571.81**	**$0.00**	**$141,571.81**	**$0.00**	**($141,571.81)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$5.00	$0.00	($5.00)	$25.00	$0.00	($25.00)	$0.00	($25.00)
5490 - LAND LEASE INTEREST	$21,345.51	$0.00	($21,345.51)	$109,503.44	$0.00	($109,503.44)	$0.00	($109,503.44)
Total ADMINISTRATIVE	**$21,350.51**	**$0.00**	**($21,350.51)**	**$109,528.44**	**$0.00**	**($109,528.44)**	**$0.00**	**($109,528.44)**
Total Expense	**$21,350.51**	**$0.00**	**($21,350.51)**	**$109,528.44**	**$0.00**	**($109,528.44)**	**$0.00**	**($109,528.44)**
Ground Lease Net Income	**$6,680.77**	**$0.00**	**$6,680.77**	**$32,043.37**	**$0.00**	**$32,043.37**	**$0.00**	**($32,043.37)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 5/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	YTD
Income						
INCOME						
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$279,450.00
4110 - GROUND LEASE ASSESSMENT	$28,634.00	$28,325.00	$28,531.00	$27,913.00	$27,810.00	$141,213.00
4120 - WATER ASSESSMENT	$12,805.71	$15,224.93	$16,172.22	$16,211.92	$17,363.84	$77,778.62
4130 - SPECIAL ASSESSMENT	$0.00	$0.00	$0.00	($63.16)	$63.16	$0.00
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$24,635.34	$24,635.34
4330 - LATE FEES	$427.62	$514.88	$586.50	$327.75	$0.00	$1,856.75
4350 - LIEN/COLLECTION FEES	$55.00	$35.00	$125.00	$90.00	$0.00	$305.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$5.00	$20.00	$25.00
4550 - GATE REMOTES INCOME	$0.00	$130.00	$220.00	$493.00	$200.00	$1,043.00
4560 - CRIER ADVERTISING	$0.00	$215.00	$295.00	$340.00	$215.00	$1,065.00
4600 - INTEREST INCOME	$3.40	$1.59	$3.11	$2.99	$3.44	$14.53
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$450.00	$600.00	$150.00	$1,350.00
4800 - VIOLATION FINES	$250.00	$75.00	$150.00	$325.00	$100.00	$900.00
4850 - CLUBHOUSE RENTAL	$0.00	$150.00	$225.00	$255.00	$0.00	$630.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$9.22	$12.40	$13.17	$0.00	$34.79
4875 - RENTAL INCOME	$950.00	$950.00	$950.00	$950.00	$950.00	$4,750.00
Total INCOME	$99,165.73	$101,520.62	$103,610.23	$103,428.67	$127,400.78	$535,126.03
TRANSFER BETWEEN FUNDS						
8900 - TRANSFER TO RESERVES	($3,458.89)	($3,458.89)	($10,000.00)	($10,000.00)	($10,000.00)	($36,917.78)
8950 - TRANSFER TO GROUND LEASE	($28,428.00)	($28,531.00)	($28,531.00)	($28,222.00)	($27,913.00)	($141,625.00)
Total TRANSFER BETWEEN FUNDS	($31,886.89)	($31,989.89)	($38,531.00)	($38,222.00)	($37,913.00)	($178,542.78)
Total Income	$67,278.84	$69,530.73	$65,079.23	$65,206.67	$89,487.78	$356,583.25

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2018 - 5/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	YTD
Expense						
ADMINISTRATIVE						
5250 - BANK CHARGES	$10.00	$48.00	$26.90	$15.00	$310.00	$409.90
5270 - COMPLEX OWNED UNIT	$252.02	$258.15	$257.15	$232.23	$291.38	$1,290.93
5400 - INSURANCE	$15,672.00	$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	$43,799.75
5530 - LIEN/COLLECTION COSTS	$168.95	$0.00	$150.00	$55.00	$179.00	$552.95
5550 - LONG DISTANCE/FAX	$0.00	$18.28	$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	$23,424.25
5650 - MEETINGS	$0.00	$0.00	$147.91	$0.00	$0.00	$147.91
5800 - OFFICE SUPPLIES	$576.61	$147.54	$25.96	$248.00	$431.49	$1,429.60
5810 - POSTAGE	$286.48	$250.73	$93.82	$240.85	$441.53	$1,313.41
5820 - PRINTING	$1,075.86	$1,856.85	$137.71	$1,075.91	$1,993.10	$6,139.43
5860 - SOCIAL COMMITTEE	$0.00	$104.52	$0.00	$207.74	$103.54	$415.80
5900 - WEBSITE	$0.00	$37.99	$0.00	$0.00	$0.00	$37.99
8200 - SECURITY SERVICE	$1,825.91	$913.75	$913.75	$766.37	$1,303.75	$5,723.53
8250 - MISC./CONTINGENCY	$0.00	$1,600.00	$0.00	$4,293.89	$0.00	$5,893.89
8280 - CORPORATION COMMISSION	$0.00	$10.00	$0.00	$0.00	$0.00	$10.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,614.36	$63.16	$24,677.52
Total ADMINISTRATIVE	$33,688.75	$18,424.27	$14,591.56	$40,838.28	$23,414.28	$130,957.14
BUILDING MAINTENANCE						
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$0.00	$982.01	$0.00	$0.00	$2,621.52
6570 - REPAIRS & MAINTENANCE: PLUMBING	$100.00	$0.00	$11.79	$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	$6,760.70
7550 - TRASH REMOVAL	$1,300.75	$3,251.88	$3,902.25	$2,601.50	$1,182.50	$12,238.88
Total BUILDING MAINTENANCE	$4,392.40	$4,604.02	$6,248.19	$3,953.64	$2,534.64	$21,732.89
GROUNDS MAINTENANCE						
6080 - FIRE HYDRANT INSPECTION	$645.00	$0.00	$0.00	$0.00	$0.00	$645.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2018 - 5/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	YTD
6100 - GATE REPAIR	$859.09	$0.00	$0.00	$0.00	$0.00	$859.09
6155 - GATE TRANSMITTERS	$0.00	$0.00	$32.78	$800.88	$376.25	$1,209.91
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,945.39	$13,429.69	$67,664.15
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$1,151.87	$8,083.41	($3,837.55)	$5,397.73
6320 - IRRIGATION REPAIR	$376.70	$2,651.08	$158.42	$0.00	$1,163.54	$4,349.74
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$0.00	$412.44	$412.44
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$1,075.38	$182.38	$193.39	$0.00	$2,334.36
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$6,299.50	$0.00	$0.00	$6,299.50
Total GROUNDS MAINTENANCE	$16,193.69	$17,156.15	$21,254.64	$23,023.07	$11,544.37	$89,171.92
POOL/SPA/CLUBHOUSE						
6460 - POOL SUPPLIES	$290.06	$0.00	$1,600.51	$1,472.38	$654.62	$4,017.57
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$180.44	$0.00	$0.00	$0.00	$180.44
6475 - LOCKS & KEYS	$232.84	$0.00	$0.00	$0.00	$0.00	$232.84
Total POOL/SPA/CLUBHOUSE	$522.90	$180.44	$1,600.51	$1,472.38	$654.62	$4,430.85
TAXES/OTHER EXPENSES						
8700 - SIGNS/FLAGS/BANNERS	$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
UTILITIES						
7100 - ELECTRICITY	$2,595.39	$2,354.57	$4,155.78	$307.24	$2,482.77	$11,895.75
7300 - GAS	$398.78	$277.15	$322.55	$88.15	$160.52	$1,247.15
7500 - TELEPHONE	$1,913.41	$1,049.56	$1,049.56	$1,048.19	$729.90	$5,790.62
7900 - WATER/SEWER	$17,790.19	$18,739.10	$18,776.98	$19,828.13	$24,612.77	$99,747.17
Total UTILITIES	$22,697.77	$22,420.38	$24,304.87	$21,271.71	$27,985.96	$118,680.69
Total Expense	$77,495.51	$62,785.26	$67,999.77	$90,559.08	$66,133.87	$364,973.49

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2018 - 5/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	YTD
Operating Net Income	($10,216.67)	$6,745.47	($2,920.54)	($25,352.41)	$23,353.91	($8,390.24)

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

1/1/2018 - 5/31/2018

Reserve Income

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	YTD
INCOME						
4610 - INTEREST INCOME - RESERVE	$0.06	$0.07	$0.11	$0.11	$0.11	$0.46
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	($19,518.60)	$0.00	($7,672.12)	$1,956.51	($5,444.23)
Total INCOME	$19,790.04	($19,518.53)	$0.11	($7,672.01)	$1,956.62	($5,443.77)
TRANSFER BETWEEN FUNDS						
9000 - TRANSFER FROM OPERATING	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$36,917.78
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$36,917.78
Total Reserve Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$31,474.01
Reserve Expense						
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$31,474.01