Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: April 30, 2019

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
4/30/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$29,583.27			$29,583.27
1012 - LANB OPERATING CHECKING-261	$32,197.88			$32,197.88
1051 - EDWARD JONES MAINT RES-016		$846,199.55		$846,199.55
1053 - LANB LAND LEASE CHECKING 601			$12,066.36	$12,066.36
1054 - LANB RES SAVINGS-620		$2,627.18		$2,627.18
Total CASH	**$61,781.15**	**$848,826.73**	**$12,066.36**	**$922,674.24**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$43,700.67			$43,700.67
1215 - A/R GROUND LEASE ASSESSMENT	$41,593.98			$41,593.98
1225 - A/R WATER/SEWER	$15,221.49			$15,221.49
1230 - A/R FINES	$4,323.09			$4,323.09
1235 - A/R PROPERTY TAX	$3,196.39			$3,196.39
1250 - A/R COLLECTION FEES	$1,446.71			$1,446.71
1280 - A/R OTHER	$19,868.27			$19,868.27
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($81,063.45)			($81,063.45)
Total ACCOUNTS RECEIVABLE	**$48,287.15**		**$0.00**	**$48,287.15**
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			($5,818,000.00)	($5,818,000.00)
Total OTHER ASSETS	**$1,492.99**	**$8,443.38**	**$5,172,063.63**	**$5,182,000.00**
Assets Total	**$111,561.29**	**$857,270.11**	**$5,184,129.99**	**$6,152,961.39**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

BALANCE SHEET

4/30/2019

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$23,466.19			$23,466.19
2200 - ACCOUNTS PAYABLE	$2,912.33			$2,912.33
2250 - ACCRUED EXPENSES	$623.98			$623.98
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$2,039.89			$2,039.89
2500 - TRANSFER/DISC PAYABLE	$466.03			$466.03
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,796,289.31	$4,796,289.31
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$30,458.42**	**$0.00**	**$4,796,289.31**	**$4,826,747.73**
EQUITY				
3200 - OPERATING EQUITY	$83,831.69	$14,601.34	$204,942.92	$303,375.95
3500 - RESERVE EQUITY		$753,473.51		$753,473.51
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	**$83,831.69**	**$768,074.85**	**$351,726.73**	**$1,203,633.27**
Net Income	**($2,728.82)**	**$89,195.26**	**$36,113.95**	**$122,580.39**
Liabilities and Equity Total	**$111,561.29**	**$857,270.11**	**$5,184,129.99**	**$6,152,961.39**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$223,560.00	$223,560.00	$0.00	$670,680.00	$447,120.00
4110 - GROUND LEASE ASSESSMENT	$31,488.00	$31,980.00	($492.00)	$125,706.00	$126,444.00	($738.00)	$391,140.00	$265,434.00
4120 - WATER ASSESSMENT	$16,125.94	$12,381.22	$3,744.72	$57,817.13	$50,879.53	$6,937.60	$264,006.92	$206,189.79
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$45,130.94	$45,130.94
4330 - LATE FEES	($86.25)	$0.00	($86.25)	$2,409.50	$0.00	$2,409.50	$0.00	($2,409.50)
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$575.00	$0.00	$575.00	$0.00	($575.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00
4550 - GATE REMOTES INCOME	$60.00	$233.33	($173.33)	$470.00	$933.32	($463.32)	$2,800.00	$2,330.00
4560 - CRIER ADVERTISING	$45.00	$208.33	($163.33)	$760.00	$833.32	($73.32)	$2,500.00	$1,740.00
4600 - INTEREST INCOME	$1.84	$0.00	$1.84	$8.65	$0.00	$8.65	$0.00	($8.65)
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$375.00	$0.00	$375.00	$0.00	($375.00)
4850 - CLUBHOUSE RENTAL	$162.00	$200.00	($38.00)	$462.00	$800.00	($338.00)	$2,400.00	$1,938.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$4,600.00	$4,600.00	$0.00	$13,800.00	$9,200.00
4900 - OTHER INCOME	$0.00	$0.00	$0.00	$42.63	$0.00	$42.63	$0.00	($42.63)
Total INCOME	**$104,961.53**	**$102,042.88**	**$2,918.65**	**$416,785.91**	**$408,050.17**	**$8,735.74**	**$1,392,957.86**	**$976,171.95**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	$0.00	($10,000.00)	$10,000.00	($30,000.00)	($40,000.00)	$10,000.00	($120,000.00)	($90,000.00)
8950 - TRANSFER TO GROUND LEASE	($28,295.09)	($28,295.09)	$0.00	($113,180.36)	($113,180.36)	$0.00	($339,541.08)	($226,360.72)
Total TRANSFER BETWEEN FUNDS	**($28,295.09)**	**($38,295.09)**	**$10,000.00**	**($143,180.36)**	**($153,180.36)**	**$10,000.00**	**($459,541.08)**	**($316,360.72)**
Total Income	**$76,666.44**	**$63,747.79**	**$12,918.65**	**$273,605.55**	**$254,869.81**	**$18,735.74**	**$933,416.78**	**$659,811.23**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$251.00	$251.00	$0.00	$251.00	$251.00	$251.00	$251.00
5200 - BAD DEBT	$61.52	$2,794.50	$2,732.98	$86.52	$11,178.00	$11,091.48	$33,534.00	$33,447.48

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5250 - BANK CHARGES	$0.00	$33.33	$33.33	$40.00	$133.32	$93.32	$400.00	$360.00
5270 - COMPLEX OWNED UNIT	$147.42	$208.33	$60.91	$377.55	$833.32	$455.77	$2,500.00	$2,122.45
5400 - INSURANCE	$0.00	$0.00	$0.00	$15,452.00	$15,300.00	($152.00)	$15,300.00	($152.00)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$533.32	$533.32	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$10,115.66	$8,067.38	($2,048.28)	$35,675.48	$32,269.52	($3,405.96)	$96,808.56	$61,133.08
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$833.32	$833.32	$2,500.00	$2,500.00
5530 - LIEN/COLLECTION COSTS	$245.00	$83.33	($161.67)	$245.00	$333.32	$88.32	$1,000.00	$755.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$19,745.44	$19,745.44	$0.00	$59,236.32	$39,490.88
5650 - MEETINGS	$0.00	$41.67	$41.67	$0.00	$166.68	$166.68	$500.00	$500.00
5800 - OFFICE SUPPLIES	$1,285.08	$458.33	($826.75)	$2,641.51	$1,833.32	($808.19)	$5,500.00	$2,858.49
5810 - POSTAGE	$765.20	$416.67	($348.53)	$1,960.86	$1,666.68	($294.18)	$5,000.00	$3,039.14
5820 - PRINTING	$2,932.68	$833.33	($2,099.35)	$7,947.51	$3,333.32	($4,614.19)	$10,000.00	$2,052.49
5860 - SOCIAL COMMITTEE	$430.13	$333.33	($96.80)	$660.78	$1,333.32	$672.54	$4,000.00	$3,339.22
5900 - WEBSITE	$300.00	$100.00	($200.00)	$300.00	$400.00	$100.00	$1,200.00	$900.00
8200 - SECURITY SERVICE	$0.00	$916.94	$916.94	$2,360.82	$3,667.76	$1,306.94	$11,003.28	$8,642.46
8250 - MISC./CONTINGENCY	$0.00	$833.33	$833.33	$0.00	$3,333.32	$3,333.32	$10,000.00	$10,000.00
8280 - CORPORATION COMMISSION	$0.00	$30.00	$30.00	$60.00	$30.00	($30.00)	$30.00	($30.00)
8800 - TAXES - INCOME	$50.00	$0.00	($50.00)	$50.00	$0.00	($50.00)	$0.00	($50.00)
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$45,130.94	$45,130.94
Total ADMINISTRATIVE	**$21,269.05**	**$20,679.49**	**($589.56)**	**$87,603.47**	**$97,174.96**	**$9,571.49**	**$305,494.10**	**$217,890.63**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	($83.70)	$167.40	$251.10	$502.20	$585.90
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$366.78	$0.00	($366.78)	$366.78	$0.00	($366.78)	$0.00	($366.78)
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$375.00	$375.00	$0.00	$1,500.00	$1,500.00	$4,500.00	$4,500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$1,723.85	$3,333.32	$1,609.47	$10,000.00	$8,276.15
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$5,408.56	$5,408.56	$0.00	$16,225.68	$10,817.12
7550 - TRASH REMOVAL	$2,610.56	$2,596.96	($13.60)	$10,844.90	$10,387.84	($457.06)	$31,163.52	$20,318.62
Total BUILDING MAINTENANCE	**$4,329.48**	**$5,157.43**	**$827.95**	**$18,260.39**	**$20,797.12**	**$2,536.73**	**$62,391.40**	**$44,131.01**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$851.52	$0.00	($851.52)	$851.52	$1,700.00	$848.48	$1,700.00	$848.48
6100 - GATE REPAIR	$879.18	$183.33	($695.85)	$3,838.20	$733.32	($3,104.88)	$2,200.00	($1,638.20)
6155 - GATE TRANSMITTERS	$220.42	$250.00	$29.58	$500.90	$1,000.00	$499.10	$3,000.00	$2,499.10
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$0.00	$53,718.76	$53,718.76	$0.00	$161,156.28	$107,437.52
6310 - LANDSCAPE SUPPLIES/LABOR	$2,830.98	$887.50	($1,943.48)	$2,664.19	$3,550.00	$885.81	$10,650.00	$7,985.81
6320 - IRRIGATION REPAIR	$2,586.57	$1,050.00	($1,536.57)	$4,947.24	$4,200.00	($747.24)	$12,600.00	$7,652.76
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$185.80	$0.00	($185.80)	$0.00	($185.80)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$416.67	$416.67	$8,767.08	$1,666.68	($7,100.40)	$5,000.00	($3,767.08)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$6,666.68	$6,666.68	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$0.00	$3,000.00	$3,000.00	$9,000.00	$9,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$500.00	$500.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$3,500.00	$3,500.00	$0.00	$3,500.00	$3,500.00	$7,000.00	$7,000.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$33.33	$33.33	$399.10	$133.32	($265.78)	$400.00	$0.90
Total GROUNDS MAINTENANCE	**$20,798.36**	**$22,292.19**	**$1,493.83**	**$75,872.79**	**$80,368.76**	**$4,495.97**	**$234,206.28**	**$158,333.49**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$8,489.60	$166.68	($8,322.92)	$500.00	($7,989.60)
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,200.00	$1,200.00
6460 - POOL SUPPLIES	$341.10	$0.00	($341.10)	$341.10	$0.00	($341.10)	$2,500.00	$2,158.90
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$333.32	$333.32	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$52.08	$52.08	$105.18	$208.32	$103.14	$625.00	$519.82
Total POOL/SPA/CLUBHOUSE	**$341.10**	**$177.08**	**($164.02)**	**$8,935.88**	**$708.32**	**($8,227.56)**	**$6,325.00**	**($2,610.88)**
UTILITIES								
7100 - ELECTRICITY	$1,974.13	$2,291.67	$317.54	$8,942.11	$9,166.68	$224.57	$27,500.00	$18,557.89
7300 - GAS	$84.66	$458.33	$373.67	$1,204.49	$1,833.32	$628.83	$5,500.00	$4,295.51

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7500 - TELEPHONE	$1,735.26	$1,000.00	($735.26)	$4,767.22	$4,000.00	($767.22)	$12,000.00	$7,232.78
7900 - WATER/SEWER	$18,968.78	$23,333.33	$4,364.55	$70,748.02	$93,333.32	$22,585.30	$280,000.00	$209,251.98
Total UTILITIES	**$22,762.83**	**$27,083.33**	**$4,320.50**	**$85,661.84**	**$108,333.32**	**$22,671.48**	**$325,000.00**	**$239,338.16**
Total Expense	**$69,500.82**	**$75,389.52**	**$5,888.70**	**$276,334.37**	**$307,382.48**	**$31,048.11**	**$933,416.78**	**$657,082.41**
Operating Net Income	**$7,165.62**	**($11,641.73)**	**$18,807.35**	**($2,728.82)**	**($52,512.67)**	**$49,783.85**	**$0.00**	**$2,728.82**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.00	$0.00	$0.00	$0.33	$0.00	$0.33	$0.00	($0.33)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$0.00	$0.00	$0.00	$49,194.93	$0.00	$49,194.93	$0.00	($49,194.93)
Total INCOME	**$0.00**	**$0.00**	**$0.00**	**$49,195.26**	**$0.00**	**$49,195.26**	**$0.00**	**($49,195.26)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$40,000.00	$0.00	$40,000.00	$0.00	($40,000.00)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$40,000.00**	**$0.00**	**$40,000.00**	**$0.00**	**($40,000.00)**
Total Reserve Income	**$10,000.00**	**$0.00**	**$10,000.00**	**$89,195.26**	**$0.00**	**$89,195.26**	**$0.00**	**($89,195.26)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$28,295.09	$0.00	$28,295.09	$113,180.36	$0.00	$113,180.36	$0.00	($113,180.36)
Total TRANSFER BETWEEN FUNDS	**$28,295.09**	**$0.00**	**$28,295.09**	**$113,180.36**	**$0.00**	**$113,180.36**	**$0.00**	**($113,180.36)**
Total Income	**$28,295.09**	**$0.00**	**$28,295.09**	**$113,180.36**	**$0.00**	**$113,180.36**	**$0.00**	**($113,180.36)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$19,185.30	$0.00	($19,185.30)	$77,066.41	$0.00	($77,066.41)	$0.00	($77,066.41)
Total ADMINISTRATIVE	**$19,185.30**	**$0.00**	**($19,185.30)**	**$77,066.41**	**$0.00**	**($77,066.41)**	**$0.00**	**($77,066.41)**
Total Expense	**$19,185.30**	**$0.00**	**($19,185.30)**	**$77,066.41**	**$0.00**	**($77,066.41)**	**$0.00**	**($77,066.41)**
Ground Lease Net Income	**$9,109.79**	**$0.00**	**$9,109.79**	**$36,113.95**	**$0.00**	**$36,113.95**	**$0.00**	**($36,113.95)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 4/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	YTD
Income					
INCOME					
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$223,560.00
4110 - GROUND LEASE ASSESSMENT	$31,242.00	$31,488.00	$31,488.00	$31,488.00	$125,706.00
4120 - WATER ASSESSMENT	$13,351.85	$13,290.01	$15,049.33	$16,125.94	$57,817.13
4330 - LATE FEES	$1,488.23	$779.05	$228.47	($86.25)	$2,409.50
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$245.00	$0.00	$575.00
4550 - GATE REMOTES INCOME	$90.00	$150.00	$170.00	$60.00	$470.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$295.00	$45.00	$760.00
4600 - INTEREST INCOME	$2.39	$1.54	$2.88	$1.84	$8.65
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$125.00	$375.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$300.00	$162.00	$462.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$4,600.00
4900 - OTHER INCOME	$42.63	$0.00	$0.00	$0.00	$42.63
Total INCOME	$103,902.10	$102,978.60	$104,943.68	$104,961.53	$416,785.91
TRANSFER BETWEEN FUNDS					
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	$0.00	($30,000.00)
8950 - TRANSFER TO GROUND LEASE	($31,488.00)	($31,242.00)	($22,155.27)	($28,295.09)	($113,180.36)
Total TRANSFER BETWEEN FUNDS	($41,488.00)	($41,242.00)	($32,155.27)	($28,295.09)	($143,180.36)
Total Income	$62,414.10	$61,736.60	$72,788.41	$76,666.44	$273,605.55
Expense					
ADMINISTRATIVE					
5200 - BAD DEBT	$25.00	$0.00	$0.00	$61.52	$86.52
5250 - BANK CHARGES	$10.00	$20.00	$10.00	$0.00	$40.00
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$149.12	$147.42	$377.55
5400 - INSURANCE	$15,452.00	$0.00	$0.00	$0.00	$15,452.00
5450 - LABOR - ASSOCIATION					

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 4/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	YTD
EMPLOYEES	$8,731.99	$8,537.01	$8,290.82	$10,115.66	$35,675.48
5530 - LIEN/COLLECTION COSTS	$0.00	$0.00	$0.00	$245.00	$245.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$19,745.44
5800 - OFFICE SUPPLIES	$754.81	$258.46	$343.16	$1,285.08	$2,641.51
5810 - POSTAGE	$244.50	$270.10	$681.06	$765.20	$1,960.86
5820 - PRINTING	$1,461.00	$1,350.54	$2,203.29	$2,932.68	$7,947.51
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$179.94	$430.13	$660.78
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$300.00
8200 - SECURITY SERVICE	$916.94	$526.94	$916.94	$0.00	$2,360.82
8280 - CORPORATION COMMISSION	$0.00	$10.00	$50.00	$0.00	$60.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$50.00
Total ADMINISTRATIVE	$32,583.31	$15,990.42	$17,760.69	$21,269.05	$87,603.47
BUILDING MAINTENANCE					
6400 - PEST CONTROL	$0.00	($83.70)	$0.00	$0.00	($83.70)
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$0.00	$0.00	$366.78	$366.78
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$1,723.85	$0.00	$0.00	$1,723.85
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$5,408.56
7550 - TRASH REMOVAL	$3,013.22	$2,610.56	$2,610.56	$2,610.56	$10,844.90
Total BUILDING MAINTENANCE	$4,365.36	$5,602.85	$3,962.70	$4,329.48	$18,260.39
GROUNDS MAINTENANCE					
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$851.52	$851.52
6100 - GATE REPAIR	$531.82	$0.00	$2,427.20	$879.18	$3,838.20
6155 - GATE TRANSMITTERS	$0.00	$0.00	$280.48	$220.42	$500.90
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$53,718.76
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	($166.79)	$0.00	$2,830.98	$2,664.19
6320 - IRRIGATION REPAIR	$0.00	$0.00	$2,360.67	$2,586.57	$4,947.24
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$185.80	$0.00	$185.80

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 4/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	YTD
6500 - REPAIRS & MAINTENANCE: MISC	$7,917.30	$849.78	$0.00	$0.00	$8,767.08
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$399.10	$0.00	$399.10
Total GROUNDS MAINTENANCE	$21,878.81	$14,112.68	$19,082.94	$20,798.36	$75,872.79
POOL/SPA/CLUBHOUSE					
6410 - CLUBHOUSE MAINTENANCE	$3,861.26	$1,456.89	$3,171.45	$0.00	$8,489.60
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$341.10	$341.10
6475 - LOCKS & KEYS	$0.00	$0.00	$105.18	$0.00	$105.18
Total POOL/SPA/CLUBHOUSE	$3,861.26	$1,456.89	$3,276.63	$341.10	$8,935.88
UTILITIES					
7100 - ELECTRICITY	$2,718.55	$2,167.55	$2,081.88	$1,974.13	$8,942.11
7300 - GAS	$492.65	$408.05	$219.13	$84.66	$1,204.49
7500 - TELEPHONE	$1,144.84	$1,144.84	$742.28	$1,735.26	$4,767.22
7900 - WATER/SEWER	$14,665.23	$19,608.57	$17,505.44	$18,968.78	$70,748.02
Total UTILITIES	$19,021.27	$23,329.01	$20,548.73	$22,762.83	$85,661.84
Total Expense	$81,710.01	$60,491.85	$64,631.69	$69,500.82	$276,334.37
Operating Net Income	($19,295.91)	$1,244.75	$8,156.72	$7,165.62	($2,728.82)
Net Income	($19,295.91)	$1,244.75	$8,156.72	$7,165.62	($2,728.82)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 4/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	YTD
Reserve Income					
INCOME					
4610 - INTEREST INCOME - RESERVE	$0.11	$0.10	$0.12	$0.00	$0.33
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,715.31	$20,910.14	$8,569.48	$0.00	$49,194.93
Total INCOME	$19,715.42	$20,910.24	$8,569.60	$0.00	$49,195.26
TRANSFER BETWEEN FUNDS					
9000 - TRANSFER FROM OPERATING	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$40,000.00
Total TRANSFER BETWEEN FUNDS	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$40,000.00
Total Reserve Income	$29,715.42	$30,910.24	$18,569.60	$10,000.00	$89,195.26
Reserve Expense					
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$29,715.42	$30,910.24	$18,569.60	$10,000.00	$89,195.26

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 4/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	YTD
Income					
TRANSFER BETWEEN FUNDS					
9050 - TRANSFER FROM OPERATING	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$113,180.36
Total TRANSFER BETWEEN FUNDS	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$113,180.36
Total Income	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$113,180.36
Expense					
ADMINISTRATIVE					
5490 - LAND LEASE INTEREST	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$77,066.41
Total ADMINISTRATIVE	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$77,066.41
GROUNDS MAINTENANCE					
6155 - GATE TRANSMITTERS	$0.00	$0.00	$0.00	$0.00	$0.00
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$0.00	$0.00	$0.00
Total GROUNDS MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00
Total Expense	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$77,066.41
Operating Net Income	$12,158.39	$11,948.25	$2,897.52	$9,109.79	$36,113.95