Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: December 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

12/31/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$30,469.98			$30,469.98
1012 - LANB OPERATING CHECKING-261	$40,846.14			$40,846.14
1051 - EDWARD JONES MAINT RES-016		$770,915.48		$770,915.48
1053 - LANB LAND LEASE CHECKING 601			$12,066.36	$12,066.36
1054 - LANB RES SAVINGS-620		$2,626.85		$2,626.85
Total CASH	**$71,316.12**	**$773,542.33**	**$12,066.36**	**$856,924.81**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$48,375.56			$48,375.56
1215 - A/R GROUND LEASE ASSESSMENT	$44,273.03			$44,273.03
1225 - A/R WATER/SEWER	$17,264.93			$17,264.93
1230 - A/R FINES	$3,973.09			$3,973.09
1235 - A/R PROPERTY TAX	$5,365.46			$5,365.46
1250 - A/R COLLECTION FEES	$1,295.51			$1,295.51
1280 - A/R OTHER	$18,474.10			$18,474.10
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($80,976.93)			($80,976.93)
Total ACCOUNTS RECEIVABLE	**$58,044.75**		**$0.00**	**$58,044.75**
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			($5,872,000.00)	($5,872,000.00)
Total OTHER ASSETS	**$1,492.99**	**$8,443.38**	**$5,118,063.63**	**$5,128,000.00**
Assets Total	**$130,853.86**	**$781,985.71**	**$5,130,129.99**	**$6,042,969.56**
Liabilities & Equity				

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

12/31/2018

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$26,547.56			$26,547.56
2200 - ACCOUNTS PAYABLE	$17,069.80	$13,910.86		$30,980.66
2250 - ACCRUED EXPENSES	$746.55			$746.55
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,295.51			$1,295.51
2500 - TRANSFER/DISC PAYABLE	$412.75			$412.75
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,778,403.26	$4,778,403.26
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$47,022.17**	**$13,910.86**	**$4,778,403.26**	**$4,839,336.29**
EQUITY				
3200 - OPERATING EQUITY	$145,727.52		$148,855.97	$294,583.49
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	**$145,727.52**	**$699,685.45**	**$295,639.78**	**$1,141,052.75**
Net Income	**($61,895.83)**	**$68,389.40**	**$56,086.95**	**$62,580.52**
Liabilities and Equity Total	**$130,853.86**	**$781,985.71**	**$5,130,129.99**	**$6,042,969.56**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$670,680.00	$670,680.00	$0.00	$670,680.00	$0.00
4110 - GROUND LEASE ASSESSMENT	$31,488.00	$30,996.00	$492.00	$352,274.00	$345,675.00	$6,599.00	$345,675.00	($6,599.00)
4120 - WATER ASSESSMENT	$18,068.99	$17,325.31	$743.68	$270,221.39	$266,900.29	$3,321.10	$266,900.29	($3,321.10)
4135 - PROPERTY TAX ASSESSMENT	$22,564.98	$0.00	$22,564.98	$47,200.32	$45,055.74	$2,144.58	$45,055.74	($2,144.58)
4330 - LATE FEES	($58.73)	$1,000.00	($1,058.73)	$6,261.23	$12,000.00	($5,738.77)	$12,000.00	$5,738.77
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$1,235.00	$0.00	$1,235.00	$0.00	($1,235.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$445.00	$600.00	($155.00)	$600.00	$155.00
4550 - GATE REMOTES INCOME	$0.00	$233.37	($233.37)	$2,383.00	$2,800.00	($417.00)	$2,800.00	$417.00
4560 - CRIER ADVERTISING	$0.00	$166.63	($166.63)	$2,855.00	$2,000.00	$855.00	$2,000.00	($855.00)
4600 - INTEREST INCOME	$2.18	$0.00	$2.18	$35.58	$0.00	$35.58	$0.00	($35.58)
4750 - LAND LEASE ESTOPPEL FEES	$300.00	$0.00	$300.00	$3,450.00	$0.00	$3,450.00	$0.00	($3,450.00)
4800 - VIOLATION FINES	$25.00	$58.37	($33.37)	$3,425.00	$700.00	$2,725.00	$700.00	($2,725.00)
4850 - CLUBHOUSE RENTAL	$0.00	$404.13	($404.13)	$2,125.00	$4,850.00	($2,725.00)	$4,850.00	$2,725.00
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	$64.67	$0.00	$64.67	$0.00	($64.67)
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$11,400.00	$11,400.00	$0.00	$11,400.00	$0.00
4900 - OTHER INCOME	$0.00	$41.63	($41.63)	$0.00	$500.00	($500.00)	$500.00	$500.00
Total INCOME	**$129,230.42**	**$107,065.44**	**$22,164.98**	**$1,374,205.19**	**$1,363,161.03**	**$11,044.16**	**$1,363,161.03**	**($11,044.16)**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($3,458.86)	($6,541.14)	($106,917.78)	($41,506.65)	($65,411.13)	($41,506.65)	$65,411.13
8950 - TRANSFER TO GROUND LEASE	($31,488.00)	($27,243.50)	($4,244.50)	($352,520.00)	($326,922.00)	($25,598.00)	($326,922.00)	$25,598.00
Total TRANSFER BETWEEN FUNDS	**($41,488.00)**	**($30,702.36)**	**($10,785.64)**	**($459,437.78)**	**($368,428.65)**	**($91,009.13)**	**($368,428.65)**	**$91,009.13**
Total Income	**$87,742.42**	**$76,363.08**	**$11,379.34**	**$914,767.41**	**$994,732.38**	**($79,964.97)**	**$994,732.38**	**$79,964.97**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
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	($8,308.40)	$8,333.37	$16,641.77	$58,614.83	$100,000.00	$41,385.17	$100,000.00	$41,385.17
5250 - BANK CHARGES	$10.00	$34.62	$24.62	$613.90	$415.00	($198.90)	$415.00	($198.90)
5270 - COMPLEX OWNED UNIT	$0.00	$250.00	$250.00	$2,632.43	$3,000.00	$367.57	$3,000.00	$367.57
5400 - INSURANCE	$0.00	$1,230.54	$1,230.54	$16,122.00	$14,766.26	($1,355.74)	$14,766.26	($1,355.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.37	$133.37	$0.00	$1,600.00	$1,600.00	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,619.35	$8,566.00	($53.35)	$104,236.11	$92,899.37	($11,336.74)	$92,899.37	($11,336.74)
5500 - LEGAL FEES	$0.00	$208.37	$208.37	$2,338.12	$2,500.00	$161.88	$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	$1,602.95	$2,280.00	$677.05	$2,280.00	$677.05
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$18.28	$0.00	($18.28)	$0.00	($18.28)
5600 - MANAGEMENT FEES	$4,936.36	$4,546.46	($389.90)	$57,475.75	$54,557.85	($2,917.90)	$54,557.85	($2,917.90)
5650 - MEETINGS	$0.00	$33.37	$33.37	$719.13	$400.00	($319.13)	$400.00	($319.13)
5800 - OFFICE SUPPLIES	$350.33	$500.00	$149.67	$4,269.79	$6,000.00	$1,730.21	$6,000.00	$1,730.21
5810 - POSTAGE	$242.96	$350.00	$107.04	$3,291.25	$4,200.00	$908.75	$4,200.00	$908.75
5820 - PRINTING	$1,050.86	$1,250.00	$199.14	$11,039.20	$15,000.00	$3,960.80	$15,000.00	$3,960.80
5860 - SOCIAL COMMITTEE	$230.71	$250.00	$19.29	$1,573.66	$3,000.00	$1,426.34	$3,000.00	$1,426.34
5900 - WEBSITE	$0.00	$66.62	$66.62	$1,287.99	$799.00	($488.99)	$799.00	($488.99)
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$70.17	$0.00	($70.17)	$0.00	($70.17)
8200 - SECURITY SERVICE	$916.94	$912.14	($4.80)	$13,305.73	$10,945.90	($2,359.83)	$10,945.90	($2,359.83)
8250 - MISC./CONTINGENCY	$2,146.48	$2,083.37	($63.11)	$11,683.72	$25,000.00	$13,316.28	$25,000.00	$13,316.28
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	$50,646.95	$45,055.74	($5,591.21)	$45,055.74	($5,591.21)
Total ADMINISTRATIVE	**$10,195.59**	**$28,938.23**	**$18,742.64**	**$342,182.45**	**$383,080.12**	**$40,897.67**	**$383,080.12**	**$40,897.67**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	$0.00	$502.20	$502.20	$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	$4,868.45	$4,200.00	($668.45)	$4,200.00	($668.45)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.37	$833.37	$1,653.90	$10,000.00	$8,346.10	$10,000.00	$8,346.10

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
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	$16,225.68	$16,225.68	$0.00	$16,225.68	$0.00
7550 - TRASH REMOVAL	$3,001.88	$2,596.96	($404.92)	$31,887.68	$31,163.52	($724.16)	$31,163.52	($724.16)
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$851.50	$0.00	($851.50)	$0.00	($851.50)
Total BUILDING MAINTENANCE	**$4,354.02**	**$5,132.47**	**$778.45**	**$55,487.21**	**$62,191.40**	**$6,704.19**	**$62,191.40**	**$6,704.19**
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	$383.37	$383.37	$2,090.16	$4,600.00	$2,509.84	$4,600.00	$2,509.84
6155 - GATE TRANSMITTERS	$0.00	$316.63	$316.63	$2,535.95	$3,800.00	$1,264.05	$3,800.00	$1,264.05
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$161,671.98	$150,000.00	($11,671.98)	$150,000.00	($11,671.98)
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$0.00	$9,092.59	$12,060.86	$2,968.27	$12,060.86	$2,968.27
6320 - IRRIGATION REPAIR	$330.80	$1,050.00	$719.20	$14,635.57	$12,600.00	($2,035.57)	$12,600.00	($2,035.57)
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$981.94	$0.00	($981.94)	$0.00	($981.94)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$416.63	$416.63	$11,819.49	$5,000.00	($6,819.49)	$5,000.00	($6,819.49)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.63	$1,666.63	$0.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.63	$416.63	$12,769.93	$5,000.00	($7,769.93)	$5,000.00	($7,769.93)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$755.13	$125.00	($630.13)	$755.13	$1,500.00	$744.87	$1,500.00	$744.87
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$7,169.00	$400.00	($6,769.00)	$400.00	($6,769.00)
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$359.41	$300.00	($59.41)	$300.00	($59.41)
Total GROUNDS MAINTENANCE	**$14,515.62**	**$16,899.89**	**$2,384.27**	**$224,526.15**	**$216,960.86**	**($7,565.29)**	**$216,960.86**	**($7,565.29)**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.63	$41.63	$3,078.76	$500.00	($2,578.76)	$500.00	($2,578.76)
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$540.00	$1,200.00	$660.00	$1,200.00	$660.00
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$6,086.37	$2,500.00	($3,586.37)	$2,500.00	($3,586.37)
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	$83.37	$83.37	$0.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$22.60	$25.00	$2.40	$720.02	$300.00	($420.02)	$300.00	($420.02)
Total POOL/SPA/CLUBHOUSE	**$22.60**	**$150.00**	**$127.40**	**$10,687.84**	**$6,000.00**	**($4,687.84)**	**$6,000.00**	**($4,687.84)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$4,828.22	$2,416.63	($2,411.59)	$30,680.27	$29,000.00	($1,680.27)	$29,000.00	($1,680.27)
7300 - GAS	$310.77	$458.37	$147.60	$4,523.51	$5,500.00	$976.49	$5,500.00	$976.49
7500 - TELEPHONE	$1,144.35	$1,000.00	($144.35)	$14,051.73	$12,000.00	($2,051.73)	$12,000.00	($2,051.73)
7900 - WATER/SEWER	$14,724.58	$23,333.37	$8,608.79	$294,524.08	$280,000.00	($14,524.08)	$280,000.00	($14,524.08)
Total UTILITIES	**$21,007.92**	**$27,208.37**	**$6,200.45**	**$343,779.59**	**$326,500.00**	**($17,279.59)**	**$326,500.00**	**($17,279.59)**
Total Expense	**$50,095.75**	**$78,328.96**	**$28,233.21**	**$976,663.24**	**$994,732.38**	**$18,069.14**	**$994,732.38**	**$18,069.14**
Operating Net Income	**$37,646.67**	**($1,965.88)**	**$39,612.55**	**($61,895.83)**	**$0.00**	**($61,895.83)**	**$0.00**	**$61,895.83**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$14,601.34	$0.00	$14,601.34	$0.00	($14,601.34)
Total TRANSFER BETWEEN FUNDS	**$0.00**	**$0.00**	**$0.00**	**$14,601.34**	**$0.00**	**$14,601.34**	**$0.00**	**($14,601.34)**
Total Income	**$0.00**	**$0.00**	**$0.00**	**$14,601.34**	**$0.00**	**$14,601.34**	**$0.00**	**($14,601.34)**
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	$1.23	$0.00	$1.23	$0.00	($1.23)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($25,848.10)	$0.00	($25,848.10)	($29,220.09)	$0.00	($29,220.09)	$0.00	$29,220.09
Total INCOME	**($25,847.99)**	**$0.00**	**($25,847.99)**	**($29,218.86)**	**$0.00**	**($29,218.86)**	**$0.00**	**$29,218.86**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$96,917.78	$0.00	$96,917.78	$0.00	($96,917.78)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$96,917.78**	**$0.00**	**$96,917.78**	**$0.00**	**($96,917.78)**
Total Reserve Income	**($15,847.99)**	**$0.00**	**($15,847.99)**	**$67,698.92**	**$0.00**	**$67,698.92**	**$0.00**	**($67,698.92)**
Reserve Expense								
COMMON AREA								
9200 - LANDSCAPING - RESERVES	$13,910.86	$0.00	($13,910.86)	$13,910.86	$0.00	($13,910.86)	$0.00	($13,910.86)
Total COMMON AREA	**$13,910.86**	**$0.00**	**($13,910.86)**	**$13,910.86**	**$0.00**	**($13,910.86)**	**$0.00**	**($13,910.86)**
Total Reserve Expense	**$13,910.86**	**$0.00**	**($13,910.86)**	**$13,910.86**	**$0.00**	**($13,910.86)**	**$0.00**	**($13,910.86)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Net Income	**($29,758.85)**	**$0.00**	**($29,758.85)**	**$53,788.06**	**$0.00**	**$53,788.06**	**$0.00**	**($53,788.06)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$0.00	$0.00	$0.00	$170.46	$0.00	$170.46	$0.00	($170.46)
Total INCOME	**$0.00**	**$0.00**	**$0.00**	**$170.46**	**$0.00**	**$170.46**	**$0.00**	**($170.46)**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	$0.00	$0.00	$0.00	($14,601.34)	$0.00	($14,601.34)	$0.00	$14,601.34
9050 - TRANSFER FROM OPERATING	$31,488.00	$0.00	$31,488.00	$352,520.00	$0.00	$352,520.00	$0.00	($352,520.00)
Total TRANSFER BETWEEN FUNDS	**$31,488.00**	**$0.00**	**$31,488.00**	**$337,918.66**	**$0.00**	**$337,918.66**	**$0.00**	**($337,918.66)**
Total Income	**$31,488.00**	**$0.00**	**$31,488.00**	**$338,089.12**	**$0.00**	**$338,089.12**	**$0.00**	**($338,089.12)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$325.00	$0.00	($325.00)	$0.00	($325.00)
5490 - LAND LEASE INTEREST	$19,526.69	$0.00	($19,526.69)	$252,218.60	$0.00	($252,218.60)	$0.00	($252,218.60)
5495 - LAND LEASE LOT PURCHASE	$0.00	$0.00	$0.00	$29,458.57	$0.00	($29,458.57)	$0.00	($29,458.57)
Total ADMINISTRATIVE	**$19,526.69**	**$0.00**	**($19,526.69)**	**$282,002.17**	**$0.00**	**($282,002.17)**	**$0.00**	**($282,002.17)**
Total Expense	**$19,526.69**	**$0.00**	**($19,526.69)**	**$282,002.17**	**$0.00**	**($282,002.17)**	**$0.00**	**($282,002.17)**
Ground Lease Net Income	**$11,961.31**	**$0.00**	**$11,961.31**	**$56,086.95**	**$0.00**	**$56,086.95**	**$0.00**	**($56,086.95)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 12/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 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	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$670,680.00
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	$27,604.00	$32,472.00	$32,472.00	$31,611.00	$31,488.00	$352,274.00
4120 - WATER ASSESSMENT	$12,805.71	$15,224.93	$16,172.22	$16,211.92	$17,363.84	$22,047.77	$33,590.86	$34,569.96	$33,082.04	$29,045.55	$22,037.60	$18,068.99	$270,221.39
4130 - SPECIAL ASSESSMENT	$0.00	$0.00	$0.00	($63.16)	$63.16	$0.00	$0.00	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$0.00	$0.00	$22,564.98	$47,200.32
4330 - LATE FEES	$427.62	$514.88	$586.50	$327.75	$0.00	$889.18	$889.80	$676.88	$554.01	$562.15	$891.19	($58.73)	$6,261.23
4350 - LIEN/COLLECTION FEES	$55.00	$35.00	$125.00	$90.00	$0.00	$0.00	$0.00	$165.00	$545.00	$110.00	$110.00	$0.00	$1,235.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$5.00	$20.00	$220.00	$0.00	$0.00	$190.00	$10.00	$0.00	$0.00	$445.00
4550 - GATE REMOTES INCOME	$0.00	$130.00	$220.00	$493.00	$200.00	$445.00	$0.00	$200.00	$135.00	$140.00	$420.00	$0.00	$2,383.00
4560 - CRIER ADVERTISING	$0.00	$215.00	$295.00	$340.00	$215.00	$550.00	$0.00	$200.00	$305.00	$245.00	$490.00	$0.00	$2,855.00
4600 - INTEREST INCOME	$3.40	$1.59	$3.11	$2.99	$3.44	$4.33	$2.74	$2.98	$3.16	$3.69	$1.97	$2.18	$35.58
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$450.00	$600.00	$150.00	$150.00	$0.00	$900.00	$150.00	$300.00	$300.00	$300.00	$3,450.00
4800 - VIOLATION FINES	$250.00	$75.00	$150.00	$325.00	$100.00	$25.00	$1,675.00	$225.00	$400.00	$50.00	$125.00	$25.00	$3,425.00
4850 - CLUBHOUSE RENTAL	$0.00	$150.00	$225.00	$255.00	$0.00	$150.00	$0.00	$300.00	$350.00	$150.00	$545.00	$0.00	$2,125.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$9.22	$12.40	$13.17	$0.00	$7.05	$0.00	$8.93	$4.70	$0.00	$9.20	$0.00	$64.67
4875 - RENTAL INCOME	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$11,400.00
Total INCOME	$99,165.73	$101,520.62	$103,610.23	$103,428.67	$127,400.78	$109,110.33	$120,705.40	$121,692.75	$125,030.91	$119,928.39	$113,380.96	$129,230.42	$1,374,205.19
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)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($106,917.78)
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)	($27,707.00)	($32,492.00)	($32,472.00)	($31,734.00)	($31,488.00)	($352,520.00)
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)	($37,707.00)	($42,492.00)	($42,472.00)	($41,734.00)	($41,488.00)	($459,437.78)
Total Income	$67,278.84	$69,530.73	$65,079.23	$65,206.67	$89,487.78	$71,815.33	$82,998.40	$83,985.75	$82,538.91	$77,456.39	$71,646.96	$87,742.42	$914,767.41
Expense													
ADMINISTRATIVE													

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2018 - 12/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	YTD
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$630.49	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$630.49
5200 - BAD DEBT	$0.00	$0.00	$0.00	$0.00	$0.00	$39,535.03	$1,031.38	$5,581.18	$0.00	$20,775.64	$0.00	($8,308.40)	$58,614.83
5250 - BANK CHARGES	$10.00	$48.00	$26.90	$15.00	$310.00	$20.00	$91.00	$53.00	$10.00	$0.00	$20.00	$10.00	$613.90
5270 - COMPLEX OWNED UNIT	$252.02	$258.15	$257.15	$232.23	$291.38	$251.29	$264.24	$260.43	$282.97	$282.57	$0.00	$0.00	$2,632.43
5400 - INSURANCE	$15,672.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450.00	$0.00	$16,122.00
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	$8,701.21	$8,805.91	$8,635.82	$8,311.50	$8,619.35	$104,236.11
5500 - LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,338.12	$0.00	$0.00	$0.00	$0.00	$0.00	$2,338.12
5530 - LIEN/COLLECTION COSTS	$168.95	$0.00	$150.00	$55.00	$179.00	$0.00	$0.00	$245.00	$165.00	$640.00	$0.00	$0.00	$1,602.95
5550 - LONG DISTANCE/FAX	$0.00	$18.28	$0.00	$0.00	$0.00	$0.00	$0.00	$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	$9,621.21	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$57,475.75
5650 - MEETINGS	$0.00	$0.00	$147.91	$0.00	$0.00	$210.77	$0.00	$0.00	$360.45	$0.00	$0.00	$0.00	$719.13
5800 - OFFICE SUPPLIES	$576.61	$147.54	$25.96	$248.00	$431.49	$488.29	$878.00	$331.42	$374.44	$141.26	$276.45	$350.33	$4,269.79
5810 - POSTAGE	$286.48	$250.73	$93.82	$240.85	$441.53	$0.00	$534.45	$400.12	$106.60	$270.45	$423.26	$242.96	$3,291.25
5820 - PRINTING	$1,075.86	$1,856.85	$137.71	$1,075.91	$1,993.10	$0.00	$1,327.36	$991.89	$36.19	$418.34	$1,075.13	$1,050.86	$11,039.20
5860 - SOCIAL COMMITTEE	$0.00	$104.52	$0.00	$207.74	$103.54	$0.00	$59.39	$145.24	$0.00	$529.45	$193.07	$230.71	$1,573.66
5900 - WEBSITE	$0.00	$37.99	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,250.00	$0.00	$0.00	$0.00	$1,287.99
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$0.00	$0.00	$46.23	$0.00	$0.00	$0.00	$23.94	$0.00	$0.00	$70.17
8200 - SECURITY SERVICE	$1,825.91	$913.75	$913.75	$766.37	$1,303.75	$1,303.75	$1,303.75	$1,306.94	$916.94	$916.94	$916.94	$916.94	$13,305.73
8250 - MISC./CONTINGENCY	$0.00	$1,600.00	$0.00	$4,293.89	$0.00	$0.00	$0.00	$0.00	$554.69	$0.00	$3,088.66	$2,146.48	$11,683.72
8280 - CORPORATION COMMISSION	$0.00	$10.00	$0.00	$0.00	$0.00	$0.00	$0.00	$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	$0.00	$89.34	$0.00	$25,880.09	$0.00	$50,646.95
Total ADMINISTRATIVE	$33,688.75	$18,424.27	$14,591.56	$40,838.28	$23,414.28	$51,103.43	$21,257.53	$27,637.64	$17,888.89	$37,570.77	$45,571.46	$10,195.59	$342,182.45
BUILDING MAINTENANCE													
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$0.00	$982.01	$0.00	$0.00	$0.00	$0.00	$0.00	$831.24	$1,415.69	$0.00	$0.00	$4,868.45
6570 - REPAIRS & MAINTENANCE: PLUMBING	$100.00	$0.00	$11.79	$0.00	$0.00	$0.00	$0.00	$1,542.11	$0.00	$0.00	$0.00	$0.00	$1,653.90
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	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$16,225.68
7550 - TRASH REMOVAL	$1,300.75	$3,251.88	$3,902.25	$2,601.50	$1,182.50	$4,154.88	$0.00	$3,547.50	$4,154.88	$0.00	$4,789.66	$3,001.88	$31,887.68

TOWNE PARK HOMEOWNERS ASSOCIATION INC
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	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	YTD
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$0.00	$425.75	$0.00	$0.00	$0.00	$851.50
Total BUILDING MAINTENANCE	$4,392.40	$4,604.02	$6,248.19	$3,953.64	$2,534.64	$5,932.77	$1,352.14	$6,441.75	$6,764.01	$2,767.83	$6,141.80	$4,354.02	$55,487.21
GROUNDS MAINTENANCE													
6080 - FIRE HYDRANT INSPECTION	$645.00	$0.00	$0.00	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$923.63	$307.44	$0.00	$2,090.16
6155 - GATE TRANSMITTERS	$0.00	$0.00	$32.78	$800.88	$376.25	$0.00	$473.83	$474.65	$0.00	$377.56	$0.00	$0.00	$2,535.95
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,945.39	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$161,671.98
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$1,151.87	$8,083.41	($3,837.55)	$65.40	$70.00	$2,750.40	$809.06	$0.00	$0.00	$0.00	$9,092.59
6320 - IRRIGATION REPAIR	$376.70	$2,651.08	$158.42	$0.00	$1,163.54	$1,133.16	$3,477.39	$610.51	$2,056.81	$2,677.16	$0.00	$330.80	$14,635.57
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$0.00	$412.44	$0.00	$64.00	$481.50	$24.00	$0.00	$0.00	$0.00	$981.94
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$1,075.38	$182.38	$193.39	$0.00	$5,325.11	$0.00	$0.00	$1,188.87	$2,971.15	$0.00	$0.00	$11,819.49
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$6,299.50	$0.00	$0.00	$722.85	$0.00	$0.00	$5,747.58	$0.00	$0.00	$0.00	$12,769.93
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$755.13	$755.13
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,169.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,169.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$65.55	$0.00	$0.00	$293.86	$0.00	$0.00	$0.00	$359.41
Total GROUNDS MAINTENANCE	$16,193.69	$17,156.15	$21,254.64	$23,023.07	$11,544.37	$20,741.76	$24,683.91	$17,746.75	$23,549.87	$20,379.19	$13,737.13	$14,515.62	$224,526.15
POOL/SPA/CLUBHOUSE													
6410 - CLUBHOUSE MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$2,902.50	$0.00	$0.00	$176.26	$0.00	$0.00	$0.00	$3,078.76
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$540.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$540.00
6460 - POOL SUPPLIES	$290.06	$0.00	$1,600.51	$1,472.38	$654.62	$144.35	$924.73	$667.98	($197.20)	$528.94	$0.00	$0.00	$6,086.37
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$180.44	$0.00	$0.00	$0.00	$82.25	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$262.69
6475 - LOCKS & KEYS	$232.84	$0.00	$0.00	$0.00	$0.00	$242.79	$88.35	$0.00	$0.00	$133.44	$0.00	$22.60	$720.02
Total POOL/SPA/CLUBHOUSE	$522.90	$180.44	$1,600.51	$1,472.38	$654.62	$3,911.89	$1,013.08	$667.98	($20.94)	$662.38	$0.00	$22.60	$10,687.84
TAXES/OTHER EXPENSES													
8700 - SIGNS/FLAGS/BANNERS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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Total TAXES/OTHER EXPENSES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$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	$0.00	$6,242.48	$2,747.20	$2,286.60	$0.00	$4,828.22	$30,680.27
7300 - GAS	$398.78	$277.15	$322.55	$88.15	$160.52	$702.49	$440.81	$443.79	$674.17	$496.94	$207.39	$310.77	$4,523.51
7500 - TELEPHONE	$1,913.41	$1,049.56	$1,049.56	$1,048.19	$729.90	$1,238.20	$318.28	$255.95	$2,064.87	$2,095.11	$1,144.35	$1,144.35	$14,051.73
7900 - WATER/SEWER	$17,790.19	$18,739.10	$18,776.98	$19,828.13	$24,612.77	$36,184.33	$35,980.97	$34,757.59	$30,474.77	$46,624.86	($3,970.19)	$14,724.58	$294,524.08
Total UTILITIES	$22,697.77	$22,420.38	$24,304.87	$21,271.71	$27,985.96	$40,805.04	$36,740.06	$41,699.81	$35,961.01	$51,503.51	($2,618.45)	$21,007.92	$343,779.59
Total Expense	$77,495.51	$62,785.26	$67,999.77	$90,559.08	$66,133.87	$122,494.89	$85,046.72	$94,193.93	$84,142.84	$112,883.68	$62,831.94	$50,095.75	$976,663.24
Operating Net Income	($10,216.67)	$6,745.47	($2,920.54)	($25,352.41)	$23,353.91	($50,679.56)	($2,048.32)	($10,208.18)	($1,603.93)	($35,427.29)	$8,815.02	$37,646.67	($61,895.83)
Reserve Income													
Total Reserve Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Expense													
COMMON AREA													
9200 - LANDSCAPING - RESERVES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$0.00	$0.00	$0.00	$0.00	$0.00	$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 - 12/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	YTD
Income													
TRANSFER BETWEEN FUNDS													
9050 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,601.34	$0.00	$14,601.34
Total TRANSFER BETWEEN FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,601.34	$0.00	$14,601.34
Total Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,601.34	$0.00	$14,601.34
Expense													
GROUNDS MAINTENANCE													
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$0.00	$0.00	$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	$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	$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	$0.00	$0.00	$14,601.34	$0.00	$14,601.34
Reserve Income													
INCOME													
4610 - INTEREST INCOME - RESERVE	$0.06	$0.07	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$1.23
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	($19,518.60)	$0.00	($7,672.12)	$1,956.51	($46.93)	$11,226.95	$1,743.74	$2,001.89	($29,445.75)	$16,592.34	($25,848.10)	($29,220.09)
Total INCOME	$19,790.04	($19,518.53)	$0.11	($7,672.01)	$1,956.62	($46.82)	$11,227.06	$1,743.85	$2,002.00	($29,445.64)	$16,592.45	($25,847.99)	($29,218.86)
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	$10,000.00	$0.00	$10,000.00	$10,000.00	$10,000.00	$96,917.78
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$10,000.00	$10,000.00	$10,000.00	$0.00	$10,000.00	$10,000.00	$10,000.00	$96,917.78
Total Reserve Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$21,227.06	$11,743.85	$2,002.00	($19,445.64)	$26,592.45	($15,847.99)	$67,698.92
Reserve Expense													
COMMON AREA													
9200 - LANDSCAPING - RESERVES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,910.86	$13,910.86
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,910.86	$13,910.86
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,910.86	$13,910.86

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

1/1/2018 - 12/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 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	$11,743.85	$2,002.00	($19,445.64)	$26,592.45	($29,758.85)	$53,788.06
Net Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$21,227.06	$11,743.85	$2,002.00	($19,445.64)	$41,193.79	($29,758.85)	$68,389.40

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2018 - 12/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	YTD
Income													
INCOME													
4615 - UNREALIZED GAIN/LOSS	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	$18.24	$111.51	$18.79	$43.69	$19.79	$0.00	$170.46
Total INCOME	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	$18.24	$111.51	$18.79	$43.69	$19.79	$0.00	$170.46
TRANSFER BETWEEN FUNDS													
8900 - TRANSFER TO RESERVES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($14,601.34)	$0.00	($14,601.34)
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	$27,707.00	$32,492.00	$32,472.00	$31,734.00	$31,488.00	$352,520.00
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	$27,707.00	$32,492.00	$32,472.00	$17,132.66	$31,488.00	$337,918.66
Total Income	$28,332.11	$28,436.83	$28,531.00	$28,240.59	$28,031.28	$27,306.63	$27,725.24	$27,818.51	$32,510.79	$32,515.69	$17,152.45	$31,488.00	$338,089.12
Expense													
ADMINISTRATIVE													
5250 - BANK CHARGES	$5.00	$5.00	$5.00	$5.00	$5.00	$0.00	$0.00	$0.00	$0.00	$300.00	$0.00	$0.00	$325.00
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	$20,881.75	$20,372.34	$20,120.10	$19,755.25	$19,526.69	$252,218.60
5495 - LAND LEASE LOT PURCHASE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$29,458.57	$0.00	$0.00	$29,458.57
Total ADMINISTRATIVE	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$20,958.85	$20,881.75	$20,372.34	$49,878.67	$19,755.25	$19,526.69	$282,002.17
Total Expense	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$20,958.85	$20,881.75	$20,372.34	$49,878.67	$19,755.25	$19,526.69	$282,002.17
Operating Net Income	$6,141.01	$6,296.90	$6,508.43	$6,416.26	$6,680.77	$6,206.45	$6,766.39	$6,936.76	$12,138.45	($17,362.98)	($2,602.80)	$11,961.31	$56,086.95