Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: February 28, 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

2/28/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$12,207.21			$12,207.21
1012 - LANB OPERATING CHECKING-261	$39,913.27			$39,913.27
1051 - EDWARD JONES MAINT RES-016		$817,630.07		$817,630.07
1053 - LANB LAND LEASE CHECKING 601			$18,206.18	$18,206.18
1054 - LANB RES SAVINGS-620		$2,627.06		$2,627.06
Total CASH	**$52,120.48**	**$820,257.13**	**$18,206.18**	**$890,583.79**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$46,092.31			$46,092.31
1215 - A/R GROUND LEASE ASSESSMENT	$42,892.85			$42,892.85
1225 - A/R WATER/SEWER	$15,896.50			$15,896.50
1230 - A/R FINES	$4,073.09			$4,073.09
1235 - A/R PROPERTY TAX	$3,515.28			$3,515.28
1250 - A/R COLLECTION FEES	$2,088.23			$2,088.23
1280 - A/R OTHER	$20,059.11			$20,059.11
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($81,001.93)			($81,001.93)
Total ACCOUNTS RECEIVABLE	**$53,615.44**		**$0.00**	**$53,615.44**
OTHER ASSETS				
1300 - DUE BETWEEN FUNDS	$1,492.99	$8,443.38	($9,936.37)	$0.00
1600 - PREPAID EXPENSE	$4.36			$4.36
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	**$1,497.35**	**$8,443.38**	**$5,172,063.63**	**$5,182,004.36**
Assets Total	**$107,233.27**	**$828,700.51**	**$5,190,269.81**	**$6,126,203.59**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

2/28/2019

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$18,959.05			$18,959.05
2200 - ACCOUNTS PAYABLE	$9,058.43			$9,058.43
2250 - ACCRUED EXPENSES	$10,130.00			$10,130.00
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$2,088.23			$2,088.23
2500 - TRANSFER/DISC PAYABLE	$267.03			$267.03
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,814,436.44	$4,814,436.44
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$41,452.74**	**$0.00**	**$4,814,436.44**	**$4,855,889.18**
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	**($18,051.16)**	**$60,625.66**	**$24,106.64**	**$66,681.14**
Liabilities and Equity Total	**$107,233.27**	**$828,700.51**	**$5,190,269.81**	**$6,126,203.59**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$111,780.00	$111,780.00	$0.00	$670,680.00	$558,900.00
4110 - GROUND LEASE ASSESSMENT	$31,488.00	$31,488.00	$0.00	$62,730.00	$62,730.00	$0.00	$391,140.00	$328,410.00
4120 - WATER ASSESSMENT	$13,290.01	$12,924.26	$365.75	$26,641.86	$24,135.43	$2,506.43	$264,006.92	$237,365.06
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	$779.05	$0.00	$779.05	$2,267.28	$0.00	$2,267.28	$0.00	($2,267.28)
4350 - LIEN/COLLECTION FEES	$110.00	$0.00	$110.00	$330.00	$0.00	$330.00	$0.00	($330.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00
4550 - GATE REMOTES INCOME	$150.00	$233.33	($83.33)	$240.00	$466.66	($226.66)	$2,800.00	$2,560.00
4560 - CRIER ADVERTISING	$120.00	$208.33	($88.33)	$420.00	$416.66	$3.34	$2,500.00	$2,080.00
4600 - INTEREST INCOME	$1.54	$0.00	$1.54	$3.93	$0.00	$3.93	$0.00	($3.93)
4800 - VIOLATION FINES	$0.00	$0.00	$0.00	$125.00	$0.00	$125.00	$0.00	($125.00)
4850 - CLUBHOUSE RENTAL	$0.00	$200.00	($200.00)	$0.00	$400.00	($400.00)	$2,400.00	$2,400.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$2,300.00	$2,300.00	$0.00	$13,800.00	$11,500.00
4900 - OTHER INCOME	$0.00	$0.00	$0.00	$42.63	$0.00	$42.63	$0.00	($42.63)
Total INCOME	**$102,978.60**	**$102,093.92**	**$884.68**	**$206,880.70**	**$202,228.75**	**$4,651.95**	**$1,392,957.86**	**$1,186,077.16**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($20,000.00)	($20,000.00)	$0.00	($120,000.00)	($100,000.00)
8950 - TRANSFER TO GROUND LEASE	($31,242.00)	($28,295.09)	($2,946.91)	($62,730.00)	($56,590.18)	($6,139.82)	($339,541.08)	($276,811.08)
Total TRANSFER BETWEEN FUNDS	**($41,242.00)**	**($38,295.09)**	**($2,946.91)**	**($82,730.00)**	**($76,590.18)**	**($6,139.82)**	**($459,541.08)**	**($376,811.08)**
Total Income	**$61,736.60**	**$63,798.83**	**($2,062.23)**	**$124,150.70**	**$125,638.57**	**($1,487.87)**	**$933,416.78**	**$809,266.08**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00
5200 - BAD DEBT	$0.00	$2,794.50	$2,794.50	$25.00	$5,589.00	$5,564.00	$33,534.00	$33,509.00
5250 - BANK CHARGES	$20.00	$33.33	$13.33	$30.00	$66.66	$36.66	$400.00	$370.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5270 - COMPLEX OWNED UNIT	$81.01	$208.33	$127.32	$81.01	$416.66	$335.65	$2,500.00	$2,418.99
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	$266.66	$266.66	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,537.01	$8,067.38	($469.63)	$17,269.00	$16,134.76	($1,134.24)	$96,808.56	$79,539.56
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$416.66	$416.66	$2,500.00	$2,500.00
5530 - LIEN/COLLECTION COSTS	$0.00	$83.33	$83.33	$0.00	$166.66	$166.66	$1,000.00	$1,000.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$9,872.72	$9,872.72	$0.00	$59,236.32	$49,363.60
5650 - MEETINGS	$0.00	$41.67	$41.67	$0.00	$83.34	$83.34	$500.00	$500.00
5800 - OFFICE SUPPLIES	$258.46	$458.33	$199.87	$1,013.27	$916.66	($96.61)	$5,500.00	$4,486.73
5810 - POSTAGE	$270.10	$416.67	$146.57	$514.60	$833.34	$318.74	$5,000.00	$4,485.40
5820 - PRINTING	$1,350.54	$833.33	($517.21)	$2,811.54	$1,666.66	($1,144.88)	$10,000.00	$7,188.46
5860 - SOCIAL COMMITTEE	$0.00	$333.33	$333.33	$50.71	$666.66	$615.95	$4,000.00	$3,949.29
5900 - WEBSITE	$0.00	$100.00	$100.00	$0.00	$200.00	$200.00	$1,200.00	$1,200.00
8200 - SECURITY SERVICE	$526.94	$916.94	$390.00	$1,443.88	$1,833.88	$390.00	$11,003.28	$9,559.40
8250 - MISC./CONTINGENCY	$0.00	$833.33	$833.33	$0.00	$1,666.66	$1,666.66	$10,000.00	$10,000.00
8280 - CORPORATION COMMISSION	$10.00	$0.00	($10.00)	$10.00	$0.00	($10.00)	$30.00	$20.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$45,130.94	$45,130.94
Total ADMINISTRATIVE	**$15,990.42**	**$20,398.49**	**$4,408.07**	**$48,573.73**	**$56,096.98**	**$7,523.25**	**$305,494.10**	**$256,920.37**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	($83.70)	$0.00	$83.70	($83.70)	$83.70	$167.40	$502.20	$585.90
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$375.00	$375.00	$0.00	$750.00	$750.00	$4,500.00	$4,500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$1,723.85	$833.33	($890.52)	$1,723.85	$1,666.66	($57.19)	$10,000.00	$8,276.15
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$2,704.28	$2,704.28	$0.00	$16,225.68	$13,521.40
7550 - TRASH REMOVAL	$2,610.56	$2,596.96	($13.60)	$5,623.78	$5,193.92	($429.86)	$31,163.52	$25,539.74
Total BUILDING MAINTENANCE	**$5,602.85**	**$5,157.43**	**($445.42)**	**$9,968.21**	**$10,398.56**	**$430.35**	**$62,391.40**	**$52,423.19**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,700.00	$1,700.00
6100 - GATE REPAIR	$0.00	$183.33	$183.33	$531.82	$366.66	($165.16)	$2,200.00	$1,668.18

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6155 - GATE TRANSMITTERS	$0.00	$250.00	$250.00	$0.00	$500.00	$500.00	$3,000.00	$3,000.00
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$0.00	$26,859.38	$26,859.38	$0.00	$161,156.28	$134,296.90
6310 - LANDSCAPE SUPPLIES/LABOR	($166.79)	$887.50	$1,054.29	($166.79)	$1,775.00	$1,941.79	$10,650.00	$10,816.79
6320 - IRRIGATION REPAIR	$0.00	$1,050.00	$1,050.00	$0.00	$2,100.00	$2,100.00	$12,600.00	$12,600.00
6500 - REPAIRS & MAINTENANCE: MISC	$849.78	$416.67	($433.11)	$8,767.08	$833.34	($7,933.74)	$5,000.00	($3,767.08)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$3,333.34	$3,333.34	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$0.00	$1,500.00	$1,500.00	$9,000.00	$9,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$250.00	$250.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,000.00	$7,000.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$33.33	$33.33	$0.00	$66.66	$66.66	$400.00	$400.00
Total GROUNDS MAINTENANCE	**$14,112.68**	**$18,792.19**	**$4,679.51**	**$35,991.49**	**$37,584.38**	**$1,592.89**	**$234,206.28**	**$198,214.79**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$1,456.89	$41.67	($1,415.22)	$5,318.15	$83.34	($5,234.81)	$500.00	($4,818.15)
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,200.00	$1,200.00
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,500.00	$2,500.00
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	$166.66	$166.66	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$52.08	$52.08	$0.00	$104.16	$104.16	$625.00	$625.00
Total POOL/SPA/CLUBHOUSE	**$1,456.89**	**$177.08**	**($1,279.81)**	**$5,318.15**	**$354.16**	**($4,963.99)**	**$6,325.00**	**$1,006.85**
UTILITIES								
7100 - ELECTRICITY	$2,167.55	$2,291.67	$124.12	$4,886.10	$4,583.34	($302.76)	$27,500.00	$22,613.90
7300 - GAS	$408.05	$458.33	$50.28	$900.70	$916.66	$15.96	$5,500.00	$4,599.30
7500 - TELEPHONE	$1,144.84	$1,000.00	($144.84)	$2,289.68	$2,000.00	($289.68)	$12,000.00	$9,710.32
7900 - WATER/SEWER	$19,608.57	$23,333.33	$3,724.76	$34,273.80	$46,666.66	$12,392.86	$280,000.00	$245,726.20
Total UTILITIES	**$23,329.01**	**$27,083.33**	**$3,754.32**	**$42,350.28**	**$54,166.66**	**$11,816.38**	**$325,000.00**	**$282,649.72**
Total Expense	**$60,491.85**	**$71,608.52**	**$11,116.67**	**$142,201.86**	**$158,600.74**	**$16,398.88**	**$933,416.78**	**$791,214.92**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Operating Net Income	**$1,244.75**	**($7,809.69)**	**$9,054.44**	**($18,051.16)**	**($32,962.17)**	**$14,911.01**	**$0.00**	**$18,051.16**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019				
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	$0.10	$0.00	$0.10	$0.21	$0.00	$0.21	$0.00	($0.21)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$20,910.14	$0.00	$20,910.14	$40,625.45	$0.00	$40,625.45	$0.00	($40,625.45)
Total INCOME	**$20,910.24**	**$0.00**	**$20,910.24**	**$40,625.66**	**$0.00**	**$40,625.66**	**$0.00**	**($40,625.66)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$20,000.00	$0.00	$20,000.00	$0.00	($20,000.00)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$20,000.00**	**$0.00**	**$20,000.00**	**$0.00**	**($20,000.00)**
Total Reserve Income	**$30,910.24**	**$0.00**	**$30,910.24**	**$60,625.66**	**$0.00**	**$60,625.66**	**$0.00**	**($60,625.66)**
Reserve Net Income	**$30,910.24**	**$0.00**	**$30,910.24**	**$60,625.66**	**$0.00**	**$60,625.66**	**$0.00**	**($60,625.66)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$31,242.00	$0.00	$31,242.00	$62,730.00	$0.00	$62,730.00	$0.00	($62,730.00)
Total TRANSFER BETWEEN FUNDS	**$31,242.00**	**$0.00**	**$31,242.00**	**$62,730.00**	**$0.00**	**$62,730.00**	**$0.00**	**($62,730.00)**
Total Income	**$31,242.00**	**$0.00**	**$31,242.00**	**$62,730.00**	**$0.00**	**$62,730.00**	**$0.00**	**($62,730.00)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$19,293.75	$0.00	($19,293.75)	$38,623.36	$0.00	($38,623.36)	$0.00	($38,623.36)
Total ADMINISTRATIVE	**$19,293.75**	**$0.00**	**($19,293.75)**	**$38,623.36**	**$0.00**	**($38,623.36)**	**$0.00**	**($38,623.36)**
Total Expense	**$19,293.75**	**$0.00**	**($19,293.75)**	**$38,623.36**	**$0.00**	**($38,623.36)**	**$0.00**	**($38,623.36)**
Ground Lease Net Income	**$11,948.25**	**$0.00**	**$11,948.25**	**$24,106.64**	**$0.00**	**$24,106.64**	**$0.00**	**($24,106.64)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 2/28/2019

	Jan 2019	Feb 2019	YTD
Income			
INCOME			
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$111,780.00
4110 - GROUND LEASE ASSESSMENT	$31,242.00	$31,488.00	$62,730.00
4120 - WATER ASSESSMENT	$13,351.85	$13,290.01	$26,641.86
4330 - LATE FEES	$1,488.23	$779.05	$2,267.28
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$330.00
4550 - GATE REMOTES INCOME	$90.00	$150.00	$240.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$420.00
4600 - INTEREST INCOME	$2.39	$1.54	$3.93
4800 - VIOLATION FINES	$125.00	$0.00	$125.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$2,300.00
4900 - OTHER INCOME	$42.63	$0.00	$42.63
Total INCOME	$103,902.10	$102,978.60	$206,880.70
TRANSFER BETWEEN FUNDS			
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($20,000.00)
8950 - TRANSFER TO GROUND LEASE	($31,488.00)	($31,242.00)	($62,730.00)
Total TRANSFER BETWEEN FUNDS	($41,488.00)	($41,242.00)	($82,730.00)
Total Income	$62,414.10	$61,736.60	$124,150.70
Expense			
ADMINISTRATIVE			
5200 - BAD DEBT	$25.00	$0.00	$25.00
5250 - BANK CHARGES	$10.00	$20.00	$30.00
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$81.01
5400 - INSURANCE	$15,452.00	$0.00	$15,452.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,731.99	$8,537.01	$17,269.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 2/28/2019

	Jan 2019	Feb 2019	YTD
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$9,872.72
5800 - OFFICE SUPPLIES	$754.81	$258.46	$1,013.27
5810 - POSTAGE	$244.50	$270.10	$514.60
5820 - PRINTING	$1,461.00	$1,350.54	$2,811.54
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$50.71
8200 - SECURITY SERVICE	$916.94	$526.94	$1,443.88
8280 - CORPORATION COMMISSION	$0.00	$10.00	$10.00
Total ADMINISTRATIVE	$32,583.31	$15,990.42	$48,573.73
BUILDING MAINTENANCE			
6400 - PEST CONTROL	$0.00	($83.70)	($83.70)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$1,723.85	$1,723.85
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$2,704.28
7550 - TRASH REMOVAL	$3,013.22	$2,610.56	$5,623.78
Total BUILDING MAINTENANCE	$4,365.36	$5,602.85	$9,968.21
GROUNDS MAINTENANCE			
6100 - GATE REPAIR	$531.82	$0.00	$531.82
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$26,859.38
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	($166.79)	($166.79)
6500 - REPAIRS & MAINTENANCE: MISC	$7,917.30	$849.78	$8,767.08
Total GROUNDS MAINTENANCE	$21,878.81	$14,112.68	$35,991.49
POOL/SPA/CLUBHOUSE			
6410 - CLUBHOUSE MAINTENANCE	$3,861.26	$1,456.89	$5,318.15
Total POOL/SPA/CLUBHOUSE	$3,861.26	$1,456.89	$5,318.15
UTILITIES			
7100 - ELECTRICITY	$2,718.55	$2,167.55	$4,886.10
7300 - GAS	$492.65	$408.05	$900.70

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 2/28/2019

	Jan 2019	Feb 2019	YTD
7500 - TELEPHONE	$1,144.84	$1,144.84	$2,289.68
7900 - WATER/SEWER	$14,665.23	$19,608.57	$34,273.80
Total UTILITIES	$19,021.27	$23,329.01	$42,350.28
Total Expense	$81,710.01	$60,491.85	$142,201.86
Operating Net Income	($19,295.91)	$1,244.75	($18,051.16)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 2/28/2019

	Jan 2019	Feb 2019	YTD
Income			
Total Income	$0.00	$0.00	$0.00
Expense			
Total Expense	$0.00	$0.00	$0.00
Operating Net Income	$0.00	$0.00	$0.00
Reserve Income			
INCOME			
4610 - INTEREST INCOME - RESERVE	$0.11	$0.10	$0.21
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,715.31	$20,910.14	$40,625.45
Total INCOME	$19,715.42	$20,910.24	$40,625.66
TRANSFER BETWEEN FUNDS			
9000 - TRANSFER FROM OPERATING	$10,000.00	$10,000.00	$20,000.00
Total TRANSFER BETWEEN FUNDS	$10,000.00	$10,000.00	$20,000.00
Total Reserve Income	$29,715.42	$30,910.24	$60,625.66
Reserve Expense			
Total Reserve Expense	$0.00	$0.00	$0.00
Reserve Net Income	$29,715.42	$30,910.24	$60,625.66

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 2/28/2019

	Jan 2019	Feb 2019	YTD
Income			
TRANSFER BETWEEN FUNDS			
9050 - TRANSFER FROM OPERATING	$31,488.00	$31,242.00	$62,730.00
Total TRANSFER BETWEEN FUNDS	$31,488.00	$31,242.00	$62,730.00
Total Income	$31,488.00	$31,242.00	$62,730.00
Expense			
ADMINISTRATIVE			
5490 - LAND LEASE INTEREST	$19,329.61	$19,293.75	$38,623.36
Total ADMINISTRATIVE	$19,329.61	$19,293.75	$38,623.36
Total Expense	$19,329.61	$19,293.75	$38,623.36
Operating Net Income	$12,158.39	$11,948.25	$24,106.64