# Towne Park Homeowners Association, Inc.

## Financial Statement
## Period Ending: January 31, 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

## 1/31/2019

| | Operating | Reserve | Ground Lease | Total |
|---|---|---|---|---|
| **Assets** | | | | |
| **CASH** | | | | |
| 1010 - ALLIANCE OPERATING CHECKING-261 | $17,293.44 | | | $17,293.44 |
| 1012 - LANB OPERATING CHECKING-261 | $40,539.64 | | | $40,539.64 |
| 1051 - EDWARD JONES MAINT RES-016 | | $786,719.93 | | $786,719.93 |
| 1053 - LANB LAND LEASE CHECKING 601 | | | $15,259.27 | $15,259.27 |
| 1054 - LANB RES SAVINGS-620 | | $2,626.96 | | $2,626.96 |
| **Total CASH** | **$57,833.08** | **$789,346.89** | **$15,259.27** | **$862,439.24** |
| **ACCOUNTS RECEIVABLE** | | | | |
| 1200 - A/R ASSESSMENTS | $46,108.28 | | | $46,108.28 |
| 1215 - A/R GROUND LEASE ASSESSMENT | $42,279.16 | | | $42,279.16 |
| 1225 - A/R WATER/SEWER | $16,176.50 | | | $16,176.50 |
| 1230 - A/R FINES | $4,073.09 | | | $4,073.09 |
| 1235 - A/R PROPERTY TAX | $3,762.42 | | | $3,762.42 |
| 1250 - A/R COLLECTION FEES | $1,959.04 | | | $1,959.04 |
| 1280 - A/R OTHER | $19,709.80 | | | $19,709.80 |
| 1290 - ALLOWANCE FOR DOUBTFUL ACCTS | ($81,001.93) | | | ($81,001.93) |
| **Total ACCOUNTS RECEIVABLE** | **$53,066.36** | | **$0.00** | **$53,066.36** |
| **OTHER ASSETS** | | | | |
| 1300 - DUE BETWEEN FUNDS | $1,492.99 | $8,443.38 | ($9,936.37) | $0.00 |
| 1700 - MASTER LAND LEASE | | | $11,000,000.00 | $11,000,000.00 |
| 1701 - HOMEOWNER LAND LEASE BUYOUT | | | ($5,872,000.00) | ($5,872,000.00) |
| **Total OTHER ASSETS** | **$1,492.99** | **$8,443.38** | **$5,118,063.63** | **$5,128,000.00** |
| **Assets Total** | **$112,392.43** | **$797,790.27** | **$5,133,322.90** | **$6,043,505.60** |
| **Liabilities & Equity** | | | | |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## Balance Sheet

## 1/31/2019

| | Operating | Reserve | Ground Lease | Total |
|---|---|---|---|---|
| **LIABILITIES** | | | | |
| 2100 - PREPAID OWNER ASSESSMENTS | $25,730.27 | | | $25,730.27 |
| 2200 - ACCOUNTS PAYABLE | $18,399.21 | | | $18,399.21 |
| 2250 - ACCRUED EXPENSES | $679.63 | | | $679.63 |
| 2300 - NSF/COLLECTION NOTICE FEE PAYABLE | $1,830.51 | | | $1,830.51 |
| 2500 - TRANSFER/DISC PAYABLE | $267.03 | | | $267.03 |
| 2700 - LANB LAND LEASE MORTGAGE 6/1/43 | | | $4,769,437.78 | $4,769,437.78 |
| 2805 - SECURITY DEPOSIT - OWNED UNIT | $950.00 | | | $950.00 |
| **Total LIABILITIES** | **$47,856.65** | **$0.00** | **$4,769,437.78** | **$4,817,294.43** |
| **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** | **($19,295.91)** | **$29,715.42** | **$12,158.39** | **$22,577.90** |
| **Liabilities and Equity Total** | **$112,392.43** | **$797,790.27** | **$5,133,322.90** | **$6,043,505.60** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Operating

## 1/1/2019 - 1/31/2019

| | 1/1/2019 - 1/31/2019 | | | 1/1/2019 - 1/31/2019 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| **Income** | | | | | | | | |
| INCOME | | | | | | | | |
| 4100 - HOMEOWNER ASSESSMENTS | $55,890.00 | $55,890.00 | $0.00 | $55,890.00 | $55,890.00 | $0.00 | $670,680.00 | $614,790.00 |
| 4110 - GROUND LEASE ASSESSMENT | $31,242.00 | $31,242.00 | $0.00 | $31,242.00 | $31,242.00 | $0.00 | $391,140.00 | $359,898.00 |
| 4120 - WATER ASSESSMENT | $13,351.85 | $11,211.17 | $2,140.68 | $13,351.85 | $11,211.17 | $2,140.68 | $264,006.92 | $250,655.07 |
| 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 | $1,488.23 | $0.00 | $1,488.23 | $1,488.23 | $0.00 | $1,488.23 | $0.00 | ($1,488.23) |
| 4350 - LIEN/COLLECTION FEES | $220.00 | $0.00 | $220.00 | $220.00 | $0.00 | $220.00 | $0.00 | ($220.00) |
| 4540 - GARAGE SALE INCOME | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $500.00 | $500.00 |
| 4550 - GATE REMOTES INCOME | $90.00 | $233.33 | ($143.33) | $90.00 | $233.33 | ($143.33) | $2,800.00 | $2,710.00 |
| 4560 - CRIER ADVERTISING | $300.00 | $208.33 | $91.67 | $300.00 | $208.33 | $91.67 | $2,500.00 | $2,200.00 |
| 4600 - INTEREST INCOME | $2.39 | $0.00 | $2.39 | $2.39 | $0.00 | $2.39 | $0.00 | ($2.39) |
| 4800 - VIOLATION FINES | $125.00 | $0.00 | $125.00 | $125.00 | $0.00 | $125.00 | $0.00 | ($125.00) |
| 4850 - CLUBHOUSE RENTAL | $0.00 | $200.00 | ($200.00) | $0.00 | $200.00 | ($200.00) | $2,400.00 | $2,400.00 |
| 4875 - RENTAL INCOME | $1,150.00 | $1,150.00 | $0.00 | $1,150.00 | $1,150.00 | $0.00 | $13,800.00 | $12,650.00 |
| 4900 - OTHER INCOME | $42.63 | $0.00 | $42.63 | $42.63 | $0.00 | $42.63 | $0.00 | ($42.63) |
| **Total INCOME** | **$103,902.10** | **$100,134.83** | **$3,767.27** | **$103,902.10** | **$100,134.83** | **$3,767.27** | **$1,392,957.86** | **$1,289,055.76** |
| TRANSFER BETWEEN FUNDS | | | | | | | | |
| 8900 - TRANSFER TO RESERVES | ($10,000.00) | ($10,000.00) | $0.00 | ($10,000.00) | ($10,000.00) | $0.00 | ($120,000.00) | ($110,000.00) |
| 8950 - TRANSFER TO GROUND LEASE | ($31,488.00) | ($28,295.09) | ($3,192.91) | ($31,488.00) | ($28,295.09) | ($3,192.91) | ($339,541.08) | ($308,053.08) |
| **Total TRANSFER BETWEEN FUNDS** | **($41,488.00)** | **($38,295.09)** | **($3,192.91)** | **($41,488.00)** | **($38,295.09)** | **($3,192.91)** | **($459,541.08)** | **($418,053.08)** |
| **Total Income** | **$62,414.10** | **$61,839.74** | **$574.36** | **$62,414.10** | **$61,839.74** | **$574.36** | **$933,416.78** | **$871,002.68** |
| **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 | $25.00 | $2,794.50 | $2,769.50 | $25.00 | $2,794.50 | $2,769.50 | $33,534.00 | $33,509.00 |
| 5250 - BANK CHARGES | $10.00 | $33.33 | $23.33 | $10.00 | $33.33 | $23.33 | $400.00 | $390.00 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Operating

## 1/1/2019 - 1/31/2019

| | 1/1/2019 - 1/31/2019 | | | 1/1/2019 - 1/31/2019 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| 5270 - COMPLEX OWNED UNIT | $0.00 | $208.33 | $208.33 | $0.00 | $208.33 | $208.33 | $2,500.00 | $2,500.00 |
| 5400 - INSURANCE | $15,452.00 | $15,300.00 | ($152.00) | $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 | $133.33 | $133.33 | $1,600.00 | $1,600.00 |
| 5450 - LABOR - ASSOCIATION EMPLOYEES | $8,731.99 | $8,067.38 | ($664.61) | $8,731.99 | $8,067.38 | ($664.61) | $96,808.56 | $88,076.57 |
| 5500 - LEGAL FEES | $0.00 | $208.33 | $208.33 | $0.00 | $208.33 | $208.33 | $2,500.00 | $2,500.00 |
| 5530 - LIEN/COLLECTION COSTS | $0.00 | $83.33 | $83.33 | $0.00 | $83.33 | $83.33 | $1,000.00 | $1,000.00 |
| 5600 - MANAGEMENT FEES | $4,936.36 | $4,936.36 | $0.00 | $4,936.36 | $4,936.36 | $0.00 | $59,236.32 | $54,299.96 |
| 5650 - MEETINGS | $0.00 | $41.67 | $41.67 | $0.00 | $41.67 | $41.67 | $500.00 | $500.00 |
| 5800 - OFFICE SUPPLIES | $754.81 | $458.33 | ($296.48) | $754.81 | $458.33 | ($296.48) | $5,500.00 | $4,745.19 |
| 5810 - POSTAGE | $244.50 | $416.67 | $172.17 | $244.50 | $416.67 | $172.17 | $5,000.00 | $4,755.50 |
| 5820 - PRINTING | $1,461.00 | $833.33 | ($627.67) | $1,461.00 | $833.33 | ($627.67) | $10,000.00 | $8,539.00 |
| 5860 - SOCIAL COMMITTEE | $50.71 | $333.33 | $282.62 | $50.71 | $333.33 | $282.62 | $4,000.00 | $3,949.29 |
| 5900 - WEBSITE | $0.00 | $100.00 | $100.00 | $0.00 | $100.00 | $100.00 | $1,200.00 | $1,200.00 |
| 8200 - SECURITY SERVICE | $916.94 | $916.94 | $0.00 | $916.94 | $916.94 | $0.00 | $11,003.28 | $10,086.34 |
| 8250 - MISC./CONTINGENCY | $0.00 | $833.33 | $833.33 | $0.00 | $833.33 | $833.33 | $10,000.00 | $10,000.00 |
| 8280 - CORPORATION COMMISSION | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $30.00 | $30.00 |
| 8840 - TAXES - PROPERTY | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $45,130.94 | $45,130.94 |
| **Total ADMINISTRATIVE** | **$32,583.31** | **$35,698.49** | **$3,115.18** | **$32,583.31** | **$35,698.49** | **$3,115.18** | **$305,494.10** | **$272,910.79** |
| BUILDING MAINTENANCE | | | | | | | | |
| 6400 - PEST CONTROL | $0.00 | $83.70 | $83.70 | $0.00 | $83.70 | $83.70 | $502.20 | $502.20 |
| 6550 - REPAIRS & MAINTENANCE: LIGHTING | $0.00 | $375.00 | $375.00 | $0.00 | $375.00 | $375.00 | $4,500.00 | $4,500.00 |
| 6570 - REPAIRS & MAINTENANCE: PLUMBING | $0.00 | $833.33 | $833.33 | $0.00 | $833.33 | $833.33 | $10,000.00 | $10,000.00 |
| 6950 - WATER/SEWER METER READING SERVICE | $1,352.14 | $1,352.14 | $0.00 | $1,352.14 | $1,352.14 | $0.00 | $16,225.68 | $14,873.54 |
| 7550 - TRASH REMOVAL | $3,013.22 | $2,596.96 | ($416.26) | $3,013.22 | $2,596.96 | ($416.26) | $31,163.52 | $28,150.30 |
| **Total BUILDING MAINTENANCE** | **$4,365.36** | **$5,241.13** | **$875.77** | **$4,365.36** | **$5,241.13** | **$875.77** | **$62,391.40** | **$58,026.04** |
| 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 | $531.82 | $183.33 | ($348.49) | $531.82 | $183.33 | ($348.49) | $2,200.00 | $1,668.18 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Operating

## 1/1/2019 - 1/31/2019

| | 1/1/2019 - 1/31/2019 | | | 1/1/2019 - 1/31/2019 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| 6155 - GATE TRANSMITTERS | $0.00 | $250.00 | $250.00 | $0.00 | $250.00 | $250.00 | $3,000.00 | $3,000.00 |
| 6300 - GROUNDS MAINTENANCE | $13,429.69 | $13,429.69 | $0.00 | $13,429.69 | $13,429.69 | $0.00 | $161,156.28 | $147,726.59 |
| 6310 - LANDSCAPE SUPPLIES/LABOR | $0.00 | $887.50 | $887.50 | $0.00 | $887.50 | $887.50 | $10,650.00 | $10,650.00 |
| 6320 - IRRIGATION REPAIR | $0.00 | $1,050.00 | $1,050.00 | $0.00 | $1,050.00 | $1,050.00 | $12,600.00 | $12,600.00 |
| 6500 - REPAIRS & MAINTENANCE: MISC | $7,917.30 | $416.67 | ($7,500.63) | $7,917.30 | $416.67 | ($7,500.63) | $5,000.00 | ($2,917.30) |
| 6572 - REPAIRS & MAINTENANCE: ROADS | $0.00 | $1,666.67 | $1,666.67 | $0.00 | $1,666.67 | $1,666.67 | $20,000.00 | $20,000.00 |
| 6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS | $0.00 | $750.00 | $750.00 | $0.00 | $750.00 | $750.00 | $9,000.00 | $9,000.00 |
| 6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS | $0.00 | $125.00 | $125.00 | $0.00 | $125.00 | $125.00 | $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 | $33.33 | $33.33 | $400.00 | $400.00 |
| **Total GROUNDS MAINTENANCE** | **$21,878.81** | **$18,792.19** | **($3,086.62)** | **$21,878.81** | **$18,792.19** | **($3,086.62)** | **$234,206.28** | **$212,327.47** |
| POOL/SPA/CLUBHOUSE | | | | | | | | |
| 6410 - CLUBHOUSE MAINTENANCE | $3,861.26 | $41.67 | ($3,819.59) | $3,861.26 | $41.67 | ($3,819.59) | $500.00 | ($3,361.26) |
| 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 | $83.33 | $83.33 | $1,000.00 | $1,000.00 |
| 6475 - LOCKS & KEYS | $0.00 | $52.08 | $52.08 | $0.00 | $52.08 | $52.08 | $625.00 | $625.00 |
| **Total POOL/SPA/CLUBHOUSE** | **$3,861.26** | **$177.08** | **($3,684.18)** | **$3,861.26** | **$177.08** | **($3,684.18)** | **$6,325.00** | **$2,463.74** |
| UTILITIES | | | | | | | | |
| 7100 - ELECTRICITY | $2,718.55 | $2,291.67 | ($426.88) | $2,718.55 | $2,291.67 | ($426.88) | $27,500.00 | $24,781.45 |
| 7300 - GAS | $492.65 | $458.33 | ($34.32) | $492.65 | $458.33 | ($34.32) | $5,500.00 | $5,007.35 |
| 7500 - TELEPHONE | $1,144.84 | $1,000.00 | ($144.84) | $1,144.84 | $1,000.00 | ($144.84) | $12,000.00 | $10,855.16 |
| 7900 - WATER/SEWER | $14,665.23 | $23,333.33 | $8,668.10 | $14,665.23 | $23,333.33 | $8,668.10 | $280,000.00 | $265,334.77 |
| **Total UTILITIES** | **$19,021.27** | **$27,083.33** | **$8,062.06** | **$19,021.27** | **$27,083.33** | **$8,062.06** | **$325,000.00** | **$305,978.73** |
| **Total Expense** | **$81,710.01** | **$86,992.22** | **$5,282.21** | **$81,710.01** | **$86,992.22** | **$5,282.21** | **$933,416.78** | **$851,706.77** |
| **Operating Net Income** | **($19,295.91)** | **($25,152.48)** | **$5,856.57** | **($19,295.91)** | **($25,152.48)** | **$5,856.57** | **$0.00** | **$19,295.91** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Reserve

## 1/1/2019 - 1/31/2019

| | 1/1/2019 - 1/31/2019 | | | 1/1/2019 - 1/31/2019 | | | | |
|---|---|---|---|---|---|---|---|---|
| **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 | $0.11 | $0.00 | $0.11 | $0.11 | $0.00 | $0.11 | $0.00 | ($0.11) |
| 4620 - UNREALIZED GAIN/LOSS-RESERVE | $19,715.31 | $0.00 | $19,715.31 | $19,715.31 | $0.00 | $19,715.31 | $0.00 | ($19,715.31) |
| **Total INCOME** | **$19,715.42** | **$0.00** | **$19,715.42** | **$19,715.42** | **$0.00** | **$19,715.42** | **$0.00** | **($19,715.42)** |
| TRANSFER BETWEEN FUNDS | | | | | | | | |
| 9000 - TRANSFER FROM OPERATING | $10,000.00 | $0.00 | $10,000.00 | $10,000.00 | $0.00 | $10,000.00 | $0.00 | ($10,000.00) |
| **Total TRANSFER BETWEEN FUNDS** | **$10,000.00** | **$0.00** | **$10,000.00** | **$10,000.00** | **$0.00** | **$10,000.00** | **$0.00** | **($10,000.00)** |
| **Total Reserve Income** | **$29,715.42** | **$0.00** | **$29,715.42** | **$29,715.42** | **$0.00** | **$29,715.42** | **$0.00** | **($29,715.42)** |
| **Reserve Net Income** | **$29,715.42** | **$0.00** | **$29,715.42** | **$29,715.42** | **$0.00** | **$29,715.42** | **$0.00** | **($29,715.42)** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC

## INCOME STATEMENT - Ground Lease

## 1/1/2019 - 1/31/2019

| | 1/1/2019 - 1/31/2019 | | | 1/1/2019 - 1/31/2019 | | | | |
|---|---|---|---|---|---|---|---|---|
| **Accounts** | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Annual Budget** | **Remaining Budget** |
| **Income** | | | | | | | | |
| TRANSFER BETWEEN FUNDS | | | | | | | | |
| 9050 - TRANSFER FROM OPERATING | $31,488.00 | $0.00 | $31,488.00 | $31,488.00 | $0.00 | $31,488.00 | $0.00 | ($31,488.00) |
| **Total TRANSFER BETWEEN FUNDS** | **$31,488.00** | **$0.00** | **$31,488.00** | **$31,488.00** | **$0.00** | **$31,488.00** | **$0.00** | **($31,488.00)** |
| **Total Income** | **$31,488.00** | **$0.00** | **$31,488.00** | **$31,488.00** | **$0.00** | **$31,488.00** | **$0.00** | **($31,488.00)** |
| **Expense** | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | |
| 5490 - LAND LEASE INTEREST | $19,329.61 | $0.00 | ($19,329.61) | $19,329.61 | $0.00 | ($19,329.61) | $0.00 | ($19,329.61) |
| **Total ADMINISTRATIVE** | **$19,329.61** | **$0.00** | **($19,329.61)** | **$19,329.61** | **$0.00** | **($19,329.61)** | **$0.00** | **($19,329.61)** |
| **Total Expense** | **$19,329.61** | **$0.00** | **($19,329.61)** | **$19,329.61** | **$0.00** | **($19,329.61)** | **$0.00** | **($19,329.61)** |
| **Ground Lease Net Income** | **$12,158.39** | **$0.00** | **$12,158.39** | **$12,158.39** | **$0.00** | **$12,158.39** | **$0.00** | **($12,158.39)** |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Operating
## 1/1/2019 - 1/31/2019

| | Jan 2019 | YTD |
|---|---|---|
| **Income** | | |
| INCOME | | |
| 4100 - HOMEOWNER ASSESSMENTS | $55,890.00 | $55,890.00 |
| 4110 - GROUND LEASE ASSESSMENT | $31,242.00 | $31,242.00 |
| 4120 - WATER ASSESSMENT | $13,351.85 | $13,351.85 |
| 4330 - LATE FEES | $1,488.23 | $1,488.23 |
| 4350 - LIEN/COLLECTION FEES | $220.00 | $220.00 |
| 4550 - GATE REMOTES INCOME | $90.00 | $90.00 |
| 4560 - CRIER ADVERTISING | $300.00 | $300.00 |
| 4600 - INTEREST INCOME | $2.39 | $2.39 |
| 4800 - VIOLATION FINES | $125.00 | $125.00 |
| 4875 - RENTAL INCOME | $1,150.00 | $1,150.00 |
| 4900 - OTHER INCOME | $42.63 | $42.63 |
| Total INCOME | $103,902.10 | $103,902.10 |
| TRANSFER BETWEEN FUNDS | | |
| 8900 - TRANSFER TO RESERVES | ($10,000.00) | ($10,000.00) |
| 8950 - TRANSFER TO GROUND LEASE | ($31,488.00) | ($31,488.00) |
| Total TRANSFER BETWEEN FUNDS | ($41,488.00) | ($41,488.00) |
| *Total Income* | $62,414.10 | $62,414.10 |
| **Expense** | | |
| ADMINISTRATIVE | | |
| 5200 - BAD DEBT | $25.00 | $25.00 |
| 5250 - BANK CHARGES | $10.00 | $10.00 |
| 5400 - INSURANCE | $15,452.00 | $15,452.00 |
| 5450 - LABOR - ASSOCIATION EMPLOYEES | $8,731.99 | $8,731.99 |
| 5600 - MANAGEMENT FEES | $4,936.36 | $4,936.36 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Operating
## 1/1/2019 - 1/31/2019

| | Jan 2019 | YTD |
|---|---|---|
| 5800 - OFFICE SUPPLIES | $754.81 | $754.81 |
| 5810 - POSTAGE | $244.50 | $244.50 |
| 5820 - PRINTING | $1,461.00 | $1,461.00 |
| 5860 - SOCIAL COMMITTEE | $50.71 | $50.71 |
| 8200 - SECURITY SERVICE | $916.94 | $916.94 |
| Total ADMINISTRATIVE | $32,583.31 | $32,583.31 |
| BUILDING MAINTENANCE | | |
| 6950 - WATER/SEWER METER READING SERVICE | $1,352.14 | $1,352.14 |
| 7550 - TRASH REMOVAL | $3,013.22 | $3,013.22 |
| Total BUILDING MAINTENANCE | $4,365.36 | $4,365.36 |
| GROUNDS MAINTENANCE | | |
| 6100 - GATE REPAIR | $531.82 | $531.82 |
| 6300 - GROUNDS MAINTENANCE | $13,429.69 | $13,429.69 |
| 6500 - REPAIRS & MAINTENANCE: MISC | $7,917.30 | $7,917.30 |
| Total GROUNDS MAINTENANCE | $21,878.81 | $21,878.81 |
| POOL/SPA/CLUBHOUSE | | |
| 6410 - CLUBHOUSE MAINTENANCE | $3,861.26 | $3,861.26 |
| Total POOL/SPA/CLUBHOUSE | $3,861.26 | $3,861.26 |
| UTILITIES | | |
| 7100 - ELECTRICITY | $2,718.55 | $2,718.55 |
| 7300 - GAS | $492.65 | $492.65 |
| 7500 - TELEPHONE | $1,144.84 | $1,144.84 |
| 7900 - WATER/SEWER | $14,665.23 | $14,665.23 |
| Total UTILITIES | $19,021.27 | $19,021.27 |
| *Total Expense* | $81,710.01 | $81,710.01 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Operating
## 1/1/2019 - 1/31/2019

| | Jan 2019 | YTD |
|---|---|---|
| Operating Net Income | ($19,295.91) | ($19,295.91) |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Reserve
## 1/1/2019 - 1/31/2019

| | Jan 2019 | YTD |
|---|---|---|
| **Income** | | |
| *Total Income* | $0.00 | $0.00 |
| **Expense** | | |
| *Total Expense* | $0.00 | $0.00 |
| Operating Net Income | $0.00 | $0.00 |
| **Reserve Income** | | |
| INCOME | | |
| 4610 - INTEREST INCOME - RESERVE | $0.11 | $0.11 |
| 4620 - UNREALIZED GAIN/LOSS-RESERVE | $19,715.31 | $19,715.31 |
| Total INCOME | $19,715.42 | $19,715.42 |
| TRANSFER BETWEEN FUNDS | | |
| 9000 - TRANSFER FROM OPERATING | $10,000.00 | $10,000.00 |
| Total TRANSFER BETWEEN FUNDS | $10,000.00 | $10,000.00 |
| *Total Reserve Income* | $29,715.42 | $29,715.42 |
| **Reserve Expense** | | |
| *Total Reserve Expense* | $0.00 | $0.00 |
| Reserve Net Income | $29,715.42 | $29,715.42 |

# TOWNE PARK HOMEOWNERS ASSOCIATION INC
## Income Statement - Ground Lease
## 1/1/2019 - 1/31/2019

| | Jan 2019 | YTD |
|---|---|---|
| **Income** | | |
| TRANSFER BETWEEN FUNDS | | |
| 9050 - TRANSFER FROM OPERATING | $31,488.00 | $31,488.00 |
| Total TRANSFER BETWEEN FUNDS | $31,488.00 | $31,488.00 |
| *Total Income* | $31,488.00 | $31,488.00 |
| **Expense** | | |
| ADMINISTRATIVE | | |
| 5490 - LAND LEASE INTEREST | $19,329.61 | $19,329.61 |
| Total ADMINISTRATIVE | $19,329.61 | $19,329.61 |
| *Total Expense* | $19,329.61 | $19,329.61 |
| Operating Net Income | $12,158.39 | $12,158.39 |