Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: July 31, 2019

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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Albuquerque, NM 87114
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Fiscal Year End: December 31
Accounting Method: Accrual

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TOWNE PARK HOMEOWNERS ASSOCIATION INC

BALANCE SHEET

7/31/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$49,696.89			$49,696.89
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$17,063.52			$17,063.52
1051 - EDWARD JONES MAINT RES-016		$594,961.76		$594,961.76
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 601			$2,129.99	$2,129.99
1053 - LANB RES SAVINGS-620		$2,627.38		$2,627.38
Total CASH	**$66,760.41**	**$597,589.14**	**$2,129.99**	**$666,479.54**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$46,383.03			$46,383.03
1215 - A/R GROUND LEASE ASSESSMENT	$43,337.54			$43,337.54
1225 - A/R WATER/SEWER	$16,797.82			$16,797.82
1230 - A/R FINES	$1,375.00			$1,375.00
1235 - A/R PROPERTY TAX	$3,782.13			$3,782.13
1240 - A/R LATE FEES	$10,482.65			$10,482.65
1250 - A/R COLLECTION FEES	$1,218.87			$1,218.87
1280 - A/R OTHER	$10,841.05			$10,841.05
1285 - A/R OWNED UNIT RENT	$475.66			$475.66
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($84,097.60)			($84,097.60)
Total ACCOUNTS RECEIVABLE	**$50,596.15**		**$0.00**	**$50,596.15**
OTHER ASSETS				
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($5,980,700.00)	($5,980,700.00)
1702 - OTHER REAL ESTATE OWNED	$29,459.00			$29,459.00
Total OTHER ASSETS	**$29,459.00**	**$0.00**	**$5,019,300.00**	**$5,048,759.00**
Assets Total	**$146,815.56**	**$597,589.14**	**$5,021,429.99**	**$5,765,834.69**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

BALANCE SHEET

7/31/2019

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$32,410.71			$32,410.71
2200 - ACCOUNTS PAYABLE	$6,297.61			$6,297.61
2250 - ACCRUED EXPENSES	$1,629.98			$1,629.98
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,218.17			$1,218.17
2500 - TRANSFER/DISC PAYABLE	$581.75			$581.75
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,606,382.45	$4,606,382.45
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$43,088.22**	**$0.00**	**$4,606,382.45**	**$4,649,470.67**
EQUITY				
3200 - OPERATING EQUITY	$113,360.17	$29,202.68	$204,942.92	$347,505.77
3500 - RESERVE EQUITY		$738,872.17		$738,872.17
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	**$113,360.17**	**$768,074.85**	**$351,726.73**	**$1,233,161.75**
Net Income	**($9,632.83)**	**($170,485.71)**	**$63,320.81**	**($116,797.73)**
Liabilities and Equity Total	**$146,815.56**	**$597,589.14**	**$5,021,429.99**	**$5,765,834.69**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2019 - 7/31/2019

	7/1/2019 - 7/31/2019			1/1/2019 - 7/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$391,230.00	$391,230.00	$0.00	$670,680.00	$279,450.00
4110 - GROUND LEASE ASSESSMENT	$30,996.00	$32,718.00	($1,722.00)	$219,063.00	$223,860.00	($4,797.00)	$391,140.00	$172,077.00
4120 - WATER ASSESSMENT	$28,112.95	$30,515.59	($2,402.64)	$126,288.59	$122,094.20	$4,194.39	$264,006.92	$137,718.33
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$22,564.98	$22,565.47	($0.49)	$45,130.94	$22,565.96
4330 - LATE FEES	$526.58	$0.00	$526.58	$4,084.65	$0.00	$4,084.65	$0.00	($4,084.65)
4350 - LIEN/COLLECTION FEES	$55.00	$0.00	$55.00	$740.00	$0.00	$740.00	$0.00	($740.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$5.00	$250.00	($245.00)	$500.00	$495.00
4550 - GATE REMOTES INCOME	$1,050.00	$233.33	$816.67	$1,685.00	$1,633.31	$51.69	$2,800.00	$1,115.00
4560 - CRIER ADVERTISING	$40.00	$208.33	($168.33)	$1,095.00	$1,458.31	($363.31)	$2,500.00	$1,405.00
4600 - INTEREST INCOME	$2.94	$0.00	$2.94	$18.69	$0.00	$18.69	$0.00	($18.69)
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$150.00	$600.00	$0.00	$600.00	$0.00	($600.00)
4800 - VIOLATION FINES	$0.00	$0.00	$0.00	$375.00	$0.00	$375.00	$0.00	($375.00)
4850 - CLUBHOUSE RENTAL	$150.00	$200.00	($50.00)	$887.00	$1,400.00	($513.00)	$2,400.00	$1,513.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$8,050.00	$8,050.00	$0.00	$13,800.00	$5,750.00
4900 - OTHER INCOME	$4.20	$0.00	$4.20	$61.31	$0.00	$61.31	$0.00	($61.31)
Total INCOME	**$118,127.67**	**$120,915.25**	**($2,787.58)**	**$776,748.22**	**$772,541.29**	**$4,206.93**	**$1,392,957.86**	**$616,209.64**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($70,000.00)	($70,000.00)	$0.00	($120,000.00)	($50,000.00)
8950 - TRANSFER TO GROUND LEASE	($28,295.09)	($28,295.09)	$0.00	($198,065.63)	($198,065.63)	$0.00	($339,541.08)	($141,475.45)
Total TRANSFER BETWEEN FUNDS	**($38,295.09)**	**($38,295.09)**	**$0.00**	**($268,065.63)**	**($268,065.63)**	**$0.00**	**($459,541.08)**	**($191,475.45)**
Total Income	**$79,832.58**	**$82,620.16**	**($2,787.58)**	**$508,682.59**	**$504,475.66**	**$4,206.93**	**$933,416.78**	**$424,734.19**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00	$251.00	$251.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2019 - 7/31/2019

	7/1/2019 - 7/31/2019			1/1/2019 - 7/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	$256.17	$2,794.50	$2,538.33	$3,465.64	$19,561.50	$16,095.86	$33,534.00	$30,068.36
5250 - BANK CHARGES	$20.00	$33.33	$13.33	$60.00	$233.31	$173.31	$400.00	$340.00
5270 - COMPLEX OWNED UNIT	$0.00	$208.33	$208.33	$377.55	$1,458.31	$1,080.76	$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	$933.31	$933.31	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,097.64	$8,067.38	($30.26)	$59,709.80	$56,471.66	($3,238.14)	$96,808.56	$37,098.76
5490 - LAND LEASE INTEREST	($126.44)	$0.00	$126.44	$0.00	$0.00	$0.00	$0.00	$0.00
5500 - LEGAL FEES	$2,171.63	$208.33	($1,963.30)	$2,171.63	$1,458.31	($713.32)	$2,500.00	$328.37
5530 - LIEN/COLLECTION COSTS	$110.00	$83.33	($26.67)	$465.00	$583.31	$118.31	$1,000.00	$535.00
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$3.24	$0.00	($3.24)	$0.00	($3.24)
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$34,554.52	$34,554.52	$0.00	$59,236.32	$24,681.80
5650 - MEETINGS	$0.00	$41.67	$41.67	$0.00	$291.69	$291.69	$500.00	$500.00
5800 - OFFICE SUPPLIES	$245.42	$458.33	$212.91	$3,630.17	$3,208.31	($421.86)	$5,500.00	$1,869.83
5810 - POSTAGE	$280.90	$416.67	$135.77	$2,898.31	$2,916.69	$18.38	$5,000.00	$2,101.69
5820 - PRINTING	$1,445.79	$833.33	($612.46)	$13,555.71	$5,833.31	($7,722.40)	$10,000.00	($3,555.71)
5860 - SOCIAL COMMITTEE	$92.16	$333.33	$241.17	$813.00	$2,333.31	$1,520.31	$4,000.00	$3,187.00
5900 - WEBSITE	$0.00	$100.00	$100.00	$300.00	$700.00	$400.00	$1,200.00	$900.00
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$86.26	$0.00	($86.26)	$0.00	($86.26)
8200 - SECURITY SERVICE	$916.94	$916.94	$0.00	$4,194.70	$6,418.58	$2,223.88	$11,003.28	$6,808.58
8250 - MISC./CONTINGENCY	$0.00	$833.33	$833.33	$0.00	$5,833.31	$5,833.31	$10,000.00	$10,000.00
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$60.00	$30.00	($30.00)	$30.00	($30.00)
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$0.00	($50.00)	$0.00	($50.00)
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$0.00	$22,565.47	$22,565.47	$45,130.94	$45,130.94
Total ADMINISTRATIVE	**$18,446.57**	**$20,398.49**	**$1,951.92**	**$141,847.53**	**$180,935.90**	**$39,088.37**	**$305,494.10**	**$163,646.57**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.70	$83.70	($83.70)	$334.80	$418.50	$502.20	$585.90
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$0.00	$0.00	$366.78	$0.00	($366.78)	$0.00	($366.78)
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$375.00	$375.00	$0.00	$2,625.00	$2,625.00	$4,500.00	$4,500.00
	$0.00	$833.33	$833.33	$1,893.75	$5,833.31	$3,939.56	$10,000.00	$8,106.25

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2019 - 7/31/2019

	7/1/2019 - 7/31/2019			1/1/2019 - 7/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6570 - REPAIRS & MAINTENANCE: PLUMBING								
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$9,464.98	$9,464.98	$0.00	$16,225.68	$6,760.70
7550 - TRASH REMOVAL	$3,013.22	$2,596.96	($416.26)	$19,481.90	$18,178.72	($1,303.18)	$31,163.52	$11,681.62
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$425.75	$0.00	($425.75)	$0.00	($425.75)
Total BUILDING MAINTENANCE	**$4,365.36**	**$5,241.13**	**$875.77**	**$31,549.46**	**$36,436.81**	**$4,887.35**	**$62,391.40**	**$30,841.94**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$851.52	$1,700.00	$848.48	$1,700.00	$848.48
6100 - GATE REPAIR	$3,279.40	$183.33	($3,096.07)	$10,893.23	$1,283.31	($9,609.92)	$2,200.00	($8,693.23)
6155 - GATE TRANSMITTERS	$474.65	$250.00	($224.65)	$2,312.12	$1,750.00	($562.12)	$3,000.00	$687.88
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$0.00	$94,007.83	$94,007.83	$0.00	$161,156.28	$67,148.45
6310 - LANDSCAPE SUPPLIES/LABOR	$1,280.04	$887.50	($392.54)	$10,778.24	$6,212.50	($4,565.74)	$10,650.00	($128.24)
6320 - IRRIGATION REPAIR	$0.00	$1,050.00	$1,050.00	$6,165.17	$7,350.00	$1,184.83	$12,600.00	$6,434.83
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	$11,203.85	$2,916.69	($8,287.16)	$5,000.00	($6,203.85)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$11,666.69	$11,666.69	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$0.00	$5,250.00	$5,250.00	$9,000.00	$9,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$875.00	$875.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$3,500.00	$3,500.00	$7,000.00	$7,000.00
6910 - FOUNTAIN PARTS & SUPPLIES	$511.40	$33.33	($478.07)	$1,777.91	$233.31	($1,544.60)	$400.00	($1,377.91)
Total GROUNDS MAINTENANCE	**$18,975.18**	**$18,792.19**	**($182.99)**	**$138,175.67**	**$136,745.33**	**($1,430.34)**	**$234,206.28**	**$96,030.61**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$635.09	$41.67	($593.42)	$14,174.80	$291.69	($13,883.11)	$500.00	($13,674.80)
6450 - POOL MAINTENANCE	$0.00	$300.00	$300.00	$5,715.68	$900.00	($4,815.68)	$1,200.00	($4,515.68)
6460 - POOL SUPPLIES	$75.16	$625.00	$549.84	$3,888.75	$1,875.00	($2,013.75)	$2,500.00	($1,388.75)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00	$500.00	$500.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$583.31	$583.31	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$52.08	$52.08	$105.18	$364.56	$259.38	$625.00	$519.82

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2019 - 7/31/2019

Accounts	7/1/2019 - 7/31/2019 Actual	7/1/2019 - 7/31/2019 Budget	7/1/2019 - 7/31/2019 Variance	1/1/2019 - 7/31/2019 Actual	1/1/2019 - 7/31/2019 Budget	1/1/2019 - 7/31/2019 Variance	Annual Budget	Remaining Budget
Total POOL/SPA/CLUBHOUSE	**$710.25**	**$1,102.08**	**$391.83**	**$23,884.41**	**$4,514.56**	**($19,369.85)**	**$6,325.00**	**($17,559.41)**
UTILITIES								
7100 - ELECTRICITY	$2,765.09	$2,291.67	($473.42)	$16,440.98	$16,041.69	($399.29)	$27,500.00	$11,059.02
7300 - GAS	$555.52	$458.33	($97.19)	$2,795.25	$3,208.31	$413.06	$5,500.00	$2,704.75
7500 - TELEPHONE	$308.95	$1,000.00	$691.05	$5,948.21	$7,000.00	$1,051.79	$12,000.00	$6,051.79
7900 - WATER/SEWER	$33,822.87	$23,333.33	($10,489.54)	$157,673.91	$163,333.31	$5,659.40	$280,000.00	$122,326.09
Total UTILITIES	**$37,452.43**	**$27,083.33**	**($10,369.10)**	**$182,858.35**	**$189,583.31**	**$6,724.96**	**$325,000.00**	**$142,141.65**
Total Expense	**$79,949.79**	**$72,617.22**	**($7,332.57)**	**$518,315.42**	**$548,215.91**	**$29,900.49**	**$933,416.78**	**$415,101.36**
Operating Net Income	**($117.21)**	**$10,002.94**	**($10,120.15)**	**($9,632.83)**	**($43,740.25)**	**$34,107.42**	**$0.00**	**$9,632.83**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

7/1/2019 - 7/31/2019

	7/1/2019 - 7/31/2019			1/1/2019 - 7/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.00	$0.00	$0.00	$0.53	$0.00	$0.53	$0.00	($0.53)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$2,785.44	$0.00	$2,785.44	$59,513.76	$0.00	$59,513.76	$0.00	($59,513.76)
Total INCOME	**$2,785.44**	**$0.00**	**$2,785.44**	**$59,514.29**	**$0.00**	**$59,514.29**	**$0.00**	**($59,514.29)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$80,000.00	$0.00	$80,000.00	$0.00	($80,000.00)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$80,000.00**	**$0.00**	**$80,000.00**	**$0.00**	**($80,000.00)**
Total Reserve Income	**$12,785.44**	**$0.00**	**$12,785.44**	**$139,514.29**	**$0.00**	**$139,514.29**	**$0.00**	**($139,514.29)**
Reserve Expense								
COMMON AREA								
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$310,000.00	$0.00	($310,000.00)	$0.00	($310,000.00)
Total COMMON AREA	**$0.00**	**$0.00**	**$0.00**	**$310,000.00**	**$0.00**	**($310,000.00)**	**$0.00**	**($310,000.00)**
Total Reserve Expense	**$0.00**	**$0.00**	**$0.00**	**$310,000.00**	**$0.00**	**($310,000.00)**	**$0.00**	**($310,000.00)**
Reserve Net Income	**$12,785.44**	**$0.00**	**$12,785.44**	**($170,485.71)**	**$0.00**	**($170,485.71)**	**$0.00**	**$170,485.71**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 7/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	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	$391,230.00
4110 - GROUND LEASE ASSESSMENT	$31,242.00	$31,488.00	$31,488.00	$31,488.00	$31,365.00	$30,996.00	$30,996.00	$219,063.00
4120 - WATER ASSESSMENT	$13,351.85	$13,290.01	$15,049.33	$16,125.94	$17,595.24	$22,763.27	$28,112.95	$126,288.59
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$22,564.98	$0.00	$22,564.98
4330 - LATE FEES	$1,488.23	$779.05	$228.47	($86.25)	$534.75	$613.82	$526.58	$4,084.65
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$245.00	$0.00	$0.00	$110.00	$55.00	$740.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$5.00	$0.00	$0.00	$5.00
4550 - GATE REMOTES INCOME	$90.00	$150.00	$170.00	$60.00	$165.00	$0.00	$1,050.00	$1,685.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$295.00	$45.00	$295.00	$0.00	$40.00	$1,095.00
4600 - INTEREST INCOME	$2.39	$1.54	$2.88	$1.84	$2.44	$4.66	$2.94	$18.69
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$0.00	$150.00	$300.00	$150.00	$600.00
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$125.00	$0.00	$0.00	$0.00	$375.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$300.00	$162.00	$275.00	$0.00	$150.00	$887.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$8,050.00
4900 - OTHER INCOME	$42.63	$0.00	$0.00	$0.00	$14.48	$0.00	$4.20	$61.31
Total INCOME	$103,902.10	$102,978.60	$104,943.68	$104,961.53	$107,441.91	$134,392.73	$118,127.67	$776,748.22
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	$0.00	($20,000.00)	($10,000.00)	($10,000.00)	($70,000.00)
8950 - TRANSFER TO GROUND LEASE	($31,488.00)	($31,242.00)	($22,155.27)	($28,295.09)	($28,295.09)	($28,295.09)	($28,295.09)	($198,065.63)
Total TRANSFER BETWEEN FUNDS	($41,488.00)	($41,242.00)	($32,155.27)	($28,295.09)	($48,295.09)	($38,295.09)	($38,295.09)	($268,065.63)
Total Income	$62,414.10	$61,736.60	$72,788.41	$76,666.44	$59,146.82	$96,097.64	$79,832.58	$508,682.59
Expense								
ADMINISTRATIVE								
5200 - BAD DEBT	$25.00	$0.00	$0.00	$61.52	$335.38	$2,787.57	$256.17	$3,465.64
5250 - BANK CHARGES	$10.00	$20.00	$10.00	$0.00	$0.00	$0.00	$20.00	$60.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 7/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	YTD
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$149.12	$147.42	$0.00	$0.00	$0.00	$377.55
5400 - INSURANCE	$15,452.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,452.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,731.99	$8,537.01	$8,290.82	$10,115.66	$8,189.51	$7,747.17	$8,097.64	$59,709.80
5490 - LAND LEASE INTEREST	$0.00	$0.00	$0.00	$0.00	$0.00	$126.44	($126.44)	$0.00
5500 - LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,171.63	$2,171.63
5530 - LIEN/COLLECTION COSTS	$0.00	$0.00	$0.00	$245.00	$110.00	$0.00	$110.00	$465.00
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$0.00	$3.24	$0.00	$0.00	$3.24
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$34,554.52
5800 - OFFICE SUPPLIES	$754.81	$258.46	$343.16	$1,285.08	$429.07	$314.17	$245.42	$3,630.17
5810 - POSTAGE	$244.50	$270.10	$681.06	$765.20	$435.75	$220.80	$280.90	$2,898.31
5820 - PRINTING	$1,461.00	$1,350.54	$2,203.29	$2,932.68	$2,709.22	$1,453.19	$1,445.79	$13,555.71
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$179.94	$430.13	$60.06	$0.00	$92.16	$813.00
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$0.00	$0.00	$0.00	$300.00
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$0.00	$0.00	$86.26	$0.00	$86.26
8200 - SECURITY SERVICE	$916.94	$526.94	$916.94	$0.00	$0.00	$916.94	$916.94	$4,194.70
8280 - CORPORATION COMMISSION	$0.00	$10.00	$50.00	$0.00	$0.00	$0.00	$0.00	$60.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$0.00	$0.00	$0.00	$50.00
Total ADMINISTRATIVE	$32,583.31	$15,990.42	$17,760.69	$21,269.05	$17,208.59	$18,588.90	$18,446.57	$141,847.53
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	($83.70)	$0.00	$0.00	$0.00	$0.00	$0.00	($83.70)
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$0.00	$0.00	$366.78	$0.00	$0.00	$0.00	$366.78
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$1,723.85	$0.00	$0.00	$0.00	$169.90	$0.00	$1,893.75
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	$9,464.98
7550 - TRASH REMOVAL	$3,013.22	$2,610.56	$2,610.56	$2,610.56	$0.00	$5,623.78	$3,013.22	$19,481.90
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$425.75
Total BUILDING MAINTENANCE	$4,365.36	$5,602.85	$3,962.70	$4,329.48	$1,352.14	$7,571.57	$4,365.36	$31,549.46
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$851.52	$0.00	$0.00	$0.00	$851.52
6100 - GATE REPAIR	$531.82	$0.00	$2,427.20	$879.18	$151.03	$3,624.60	$3,279.40	$10,893.23

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 7/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	YTD
6155 - GATE TRANSMITTERS	$0.00	$0.00	$280.48	$220.42	$0.00	$1,336.57	$474.65	$2,312.12
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$94,007.83
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	($166.79)	$0.00	$2,830.98	$0.00	$6,834.01	$1,280.04	$10,778.24
6320 - IRRIGATION REPAIR	$0.00	$0.00	$2,360.67	$2,586.57	$0.00	$1,217.93	$0.00	$6,165.17
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$185.80	$0.00	$0.00	$0.00	$0.00	$185.80
6500 - REPAIRS & MAINTENANCE: MISC	$7,917.30	$849.78	$0.00	$0.00	$2,436.77	$0.00	$0.00	$11,203.85
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$399.10	$0.00	$0.00	$867.41	$511.40	$1,777.91
Total GROUNDS MAINTENANCE	$21,878.81	$14,112.68	$19,082.94	$20,798.36	$16,017.49	$27,310.21	$18,975.18	$138,175.67
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$3,861.26	$1,456.89	$3,171.45	$0.00	$903.52	$4,146.59	$635.09	$14,174.80
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$5,715.68	$0.00	$0.00	$5,715.68
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$341.10	$1,819.53	$1,652.96	$75.16	$3,888.75
6475 - LOCKS & KEYS	$0.00	$0.00	$105.18	$0.00	$0.00	$0.00	$0.00	$105.18
Total POOL/SPA/CLUBHOUSE	$3,861.26	$1,456.89	$3,276.63	$341.10	$8,438.73	$5,799.55	$710.25	$23,884.41
TAXES/OTHER EXPENSES								
8050 - ARC REVIEW	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total TAXES/OTHER EXPENSES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
UTILITIES								
7100 - ELECTRICITY	$2,718.55	$2,167.55	$2,081.88	$1,974.13	$2,219.73	$2,514.05	$2,765.09	$16,440.98
7300 - GAS	$492.65	$408.05	$219.13	$84.66	$224.50	$810.74	$555.52	$2,795.25
7500 - TELEPHONE	$1,144.84	$1,144.84	$742.28	$1,735.26	$243.40	$628.64	$308.95	$5,948.21
7900 - WATER/SEWER	$14,665.23	$19,608.57	$17,505.44	$18,968.78	$24,243.08	$28,859.94	$33,822.87	$157,673.91
Total UTILITIES	$19,021.27	$23,329.01	$20,548.73	$22,762.83	$26,930.71	$32,813.37	$37,452.43	$182,858.35
Total Expense	$81,710.01	$60,491.85	$64,631.69	$69,500.82	$69,947.66	$92,083.60	$79,949.79	$518,315.42
Operating Net Income	($19,295.91)	$1,244.75	$8,156.72	$7,165.62	($10,800.84)	$4,014.04	($117.21)	($9,632.83)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 7/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	YTD
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.11	$0.10	$0.12	$0.00	$0.20	$0.00	$0.00	$0.53
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,715.31	$20,910.14	$8,569.48	$0.00	($9,751.12)	$17,284.51	$2,785.44	$59,513.76
Total INCOME	$19,715.42	$20,910.24	$8,569.60	$0.00	($9,750.92)	$17,284.51	$2,785.44	$59,514.29
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$20,000.00	$10,000.00	$10,000.00	$80,000.00
Total TRANSFER BETWEEN FUNDS	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$20,000.00	$10,000.00	$10,000.00	$80,000.00
Total Reserve Income	$29,715.42	$30,910.24	$18,569.60	$10,000.00	$10,249.08	$27,284.51	$12,785.44	$139,514.29
Reserve Expense								
COMMON AREA								
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$310,000.00
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$310,000.00
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$310,000.00
Reserve Net Income	$29,715.42	$30,910.24	$18,569.60	$10,000.00	($144,750.92)	($127,715.49)	$12,785.44	($170,485.71)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 7/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	YTD
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$198,065.63
Total TRANSFER BETWEEN FUNDS	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$198,065.63
Total Income	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$198,065.63
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$700.00	$700.00
5490 - LAND LEASE INTEREST	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$19,058.86	$19,203.61	$18,715.94	$134,044.82
Total ADMINISTRATIVE	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$19,058.86	$19,203.61	$19,415.94	$134,744.82
GROUNDS MAINTENANCE								
6155 - GATE TRANSMITTERS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6310 - LANDSCAPE SUPPLIES/LABOR	$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
Total Expense	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$19,058.86	$19,203.61	$19,415.94	$134,744.82
Operating Net Income	$12,158.39	$11,948.25	$2,897.52	$9,109.79	$9,236.23	$9,091.48	$8,879.15	$63,320.81

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

7/1/2019 - 7/31/2019

	7/1/2019 - 7/31/2019			1/1/2019 - 7/31/2019				
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	$198,065.63	$0.00	$198,065.63	$0.00	($198,065.63)
Total TRANSFER BETWEEN FUNDS	**$28,295.09**	**$0.00**	**$28,295.09**	**$198,065.63**	**$0.00**	**$198,065.63**	**$0.00**	**($198,065.63)**
Total Income	**$28,295.09**	**$0.00**	**$28,295.09**	**$198,065.63**	**$0.00**	**$198,065.63**	**$0.00**	**($198,065.63)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$700.00	$0.00	($700.00)	$700.00	$0.00	($700.00)	$0.00	($700.00)
5490 - LAND LEASE INTEREST	$18,715.94	$0.00	($18,715.94)	$134,044.82	$0.00	($134,044.82)	$0.00	($134,044.82)
Total ADMINISTRATIVE	**$19,415.94**	**$0.00**	**($19,415.94)**	**$134,744.82**	**$0.00**	**($134,744.82)**	**$0.00**	**($134,744.82)**
Total Expense	**$19,415.94**	**$0.00**	**($19,415.94)**	**$134,744.82**	**$0.00**	**($134,744.82)**	**$0.00**	**($134,744.82)**
Ground Lease Net Income	**$8,879.15**	**$0.00**	**$8,879.15**	**$63,320.81**	**$0.00**	**$63,320.81**	**$0.00**	**($63,320.81)**