HOAMCO

FINANCIAL SUMMARY
June 30, 2019

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	66,873.71	Prepaid Assessments	33,034.99
Cash in Bank - Reserve	584,803.70	Accounts Payable	8,595.28
Cash in Bank - Land Lease	2,129.99	Security Deposit	950.00
Accounts Receivable	50,218.55	Land Lease Loan	4,670,088.04
Master Land Lease	5,074,000.00	Operating Equity	103,844.55
Other Real Estate Owned	29,459.00	Reserve Equity	584,803.70
Prepaid Expense	-	Land Lease Equity	406,168.39
TOTAL ASSETS	**5,807,484.95**	**TOTAL LIABILITIES & EQUITY**	**5,807,484.95**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**134,392.73**	**658,620.55**	**651,626.04**	**6,994.51**
EXPENSES				
Administrative	18,588.90	123,400.96	160,537.41	37,136.45
Building Maintenance	7,571.57	27,184.10	31,195.68	4,011.58
Grounds Maintenance	27,310.21	119,200.49	117,953.14	(1,247.35)
Pool/Spa/Clubhouse	5,799.55	23,174.16	3,412.48	(19,761.68)
Utilities	32,813.37	145,405.92	162,499.98	17,094.06
Transfer Between Funds	38,295.09	229,770.54	229,770.54	-
TOTAL EXPENSES	**130,378.69**	**668,136.17**	**705,369.23**	**37,233.06**
SURPLUS/(DEFICIT)	**4,014.04**	**(9,515.62)**	**(53,743.19)**	**44,227.57**