Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: March 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

3/31/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$10,901.94			$10,901.94
1012 - LANB OPERATING CHECKING-261	$50,997.66			$50,997.66
1051 - EDWARD JONES MAINT RES-016		$836,199.55		$836,199.55
1053 - LANB LAND LEASE CHECKING 601			$12,066.36	$12,066.36
1054 - LANB RES SAVINGS-620		$2,627.18		$2,627.18
Total CASH	**$61,899.60**	**$838,826.73**	**$12,066.36**	**$912,792.69**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$46,079.14			$46,079.14
1215 - A/R GROUND LEASE ASSESSMENT	$43,256.57			$43,256.57
1225 - A/R WATER/SEWER	$15,827.35			$15,827.35
1230 - A/R FINES	$4,198.09			$4,198.09
1235 - A/R PROPERTY TAX	$3,511.46			$3,511.46
1250 - A/R COLLECTION FEES	$2,089.89			$2,089.89
1280 - A/R OTHER	$20,104.64			$20,104.64
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($81,001.93)			($81,001.93)
Total ACCOUNTS RECEIVABLE	**$54,065.21**		**$0.00**	**$54,065.21**
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			($5,818,000.00)	($5,818,000.00)
Total OTHER ASSETS	**$1,492.99**	**$8,443.38**	**$5,172,063.63**	**$5,182,000.00**
Assets Total	**$117,457.80**	**$847,270.11**	**$5,184,129.99**	**$6,148,857.90**
Liabilities & Equity				

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

3/31/2019

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$19,938.71			$19,938.71
2200 - ACCOUNTS PAYABLE	$19,520.94			$19,520.94
2250 - ACCRUED EXPENSES	$753.98			$753.98
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$2,089.89			$2,089.89
2500 - TRANSFER/DISC PAYABLE	$267.03			$267.03
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,805,399.10	$4,805,399.10
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$43,520.55**	**$0.00**	**$4,805,399.10**	**$4,848,919.65**
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	**($9,894.44)**	**$79,195.26**	**$27,004.16**	**$96,304.98**
Liabilities and Equity Total	**$117,457.80**	**$847,270.11**	**$5,184,129.99**	**$6,148,857.90**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$167,670.00	$167,670.00	$0.00	$670,680.00	$503,010.00
4110 - GROUND LEASE ASSESSMENT	$31,488.00	$31,734.00	($246.00)	$94,218.00	$94,464.00	($246.00)	$391,140.00	$296,922.00
4120 - WATER ASSESSMENT	$15,049.33	$14,362.88	$686.45	$41,691.19	$38,498.31	$3,192.88	$264,006.92	$222,315.73
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	$228.47	$0.00	$228.47	$2,495.75	$0.00	$2,495.75	$0.00	($2,495.75)
4350 - LIEN/COLLECTION FEES	$245.00	$0.00	$245.00	$575.00	$0.00	$575.00	$0.00	($575.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00
4550 - GATE REMOTES INCOME	$170.00	$233.33	($63.33)	$410.00	$699.99	($289.99)	$2,800.00	$2,390.00
4560 - CRIER ADVERTISING	$295.00	$208.33	$86.67	$715.00	$624.99	$90.01	$2,500.00	$1,785.00
4600 - INTEREST INCOME	$2.88	$0.00	$2.88	$6.81	$0.00	$6.81	$0.00	($6.81)
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$250.00	$0.00	$250.00	$0.00	($250.00)
4850 - CLUBHOUSE RENTAL	$300.00	$200.00	$100.00	$300.00	$600.00	($300.00)	$2,400.00	$2,100.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$3,450.00	$3,450.00	$0.00	$13,800.00	$10,350.00
4900 - OTHER INCOME	$0.00	$0.00	$0.00	$42.63	$0.00	$42.63	$0.00	($42.63)
Total INCOME	**$104,943.68**	**$103,778.54**	**$1,165.14**	**$311,824.38**	**$306,007.29**	**$5,817.09**	**$1,392,957.86**	**$1,081,133.48**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($30,000.00)	($30,000.00)	$0.00	($120,000.00)	($90,000.00)
8950 - TRANSFER TO GROUND LEASE	($22,155.27)	($28,295.09)	$6,139.82	($84,885.27)	($84,885.27)	$0.00	($339,541.08)	($254,655.81)
Total TRANSFER BETWEEN FUNDS	**($32,155.27)**	**($38,295.09)**	**$6,139.82**	**($114,885.27)**	**($114,885.27)**	**$0.00**	**($459,541.08)**	**($344,655.81)**
Total Income	**$72,788.41**	**$65,483.45**	**$7,304.96**	**$196,939.11**	**$191,122.02**	**$5,817.09**	**$933,416.78**	**$736,477.67**
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	$8,383.50	$8,358.50	$33,534.00	$33,509.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5250 - BANK CHARGES	$10.00	$33.33	$23.33	$40.00	$99.99	$59.99	$400.00	$360.00
5270 - COMPLEX OWNED UNIT	$149.12	$208.33	$59.21	$230.13	$624.99	$394.86	$2,500.00	$2,269.87
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	$399.99	$399.99	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,290.82	$8,067.38	($223.44)	$25,559.82	$24,202.14	($1,357.68)	$96,808.56	$71,248.74
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$624.99	$624.99	$2,500.00	$2,500.00
5530 - LIEN/COLLECTION COSTS	$0.00	$83.33	$83.33	$0.00	$249.99	$249.99	$1,000.00	$1,000.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$14,809.08	$14,809.08	$0.00	$59,236.32	$44,427.24
5650 - MEETINGS	$0.00	$41.67	$41.67	$0.00	$125.01	$125.01	$500.00	$500.00
5800 - OFFICE SUPPLIES	$343.16	$458.33	$115.17	$1,356.43	$1,374.99	$18.56	$5,500.00	$4,143.57
5810 - POSTAGE	$681.06	$416.67	($264.39)	$1,195.66	$1,250.01	$54.35	$5,000.00	$3,804.34
5820 - PRINTING	$2,203.29	$833.33	($1,369.96)	$5,014.83	$2,499.99	($2,514.84)	$10,000.00	$4,985.17
5860 - SOCIAL COMMITTEE	$179.94	$333.33	$153.39	$230.65	$999.99	$769.34	$4,000.00	$3,769.35
5900 - WEBSITE	$0.00	$100.00	$100.00	$0.00	$300.00	$300.00	$1,200.00	$1,200.00
8200 - SECURITY SERVICE	$916.94	$916.94	$0.00	$2,360.82	$2,750.82	$390.00	$11,003.28	$8,642.46
8250 - MISC./CONTINGENCY	$0.00	$833.33	$833.33	$0.00	$2,499.99	$2,499.99	$10,000.00	$10,000.00
8280 - CORPORATION COMMISSION	$50.00	$0.00	($50.00)	$60.00	$0.00	($60.00)	$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	**$17,760.69**	**$20,398.49**	**$2,637.80**	**$66,334.42**	**$76,495.47**	**$10,161.05**	**$305,494.10**	**$239,159.68**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.70	$83.70	($83.70)	$167.40	$251.10	$502.20	$585.90
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$375.00	$375.00	$0.00	$1,125.00	$1,125.00	$4,500.00	$4,500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$1,723.85	$2,499.99	$776.14	$10,000.00	$8,276.15
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$4,056.42	$4,056.42	$0.00	$16,225.68	$12,169.26
7550 - TRASH REMOVAL	$2,610.56	$2,596.96	($13.60)	$8,234.34	$7,790.88	($443.46)	$31,163.52	$22,929.18
Total BUILDING MAINTENANCE	**$3,962.70**	**$5,241.13**	**$1,278.43**	**$13,930.91**	**$15,639.69**	**$1,708.78**	**$62,391.40**	**$48,460.49**
GROUNDS MAINTENANCE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6080 - FIRE HYDRANT INSPECTION	$0.00	$1,700.00	$1,700.00	$0.00	$1,700.00	$1,700.00	$1,700.00	$1,700.00
6100 - GATE REPAIR	$2,427.20	$183.33	($2,243.87)	$2,959.02	$549.99	($2,409.03)	$2,200.00	($759.02)
6155 - GATE TRANSMITTERS	$280.48	$250.00	($30.48)	$280.48	$750.00	$469.52	$3,000.00	$2,719.52
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$0.00	$40,289.07	$40,289.07	$0.00	$161,156.28	$120,867.21
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$887.50	$887.50	($166.79)	$2,662.50	$2,829.29	$10,650.00	$10,816.79
6320 - IRRIGATION REPAIR	$2,360.67	$1,050.00	($1,310.67)	$2,360.67	$3,150.00	$789.33	$12,600.00	$10,239.33
6330 - LANDSCAPE - ADDITIONAL	$185.80	$0.00	($185.80)	$185.80	$0.00	($185.80)	$0.00	($185.80)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$416.67	$416.67	$8,767.08	$1,250.01	($7,517.07)	$5,000.00	($3,767.08)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$5,000.01	$5,000.01	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$0.00	$2,250.00	$2,250.00	$9,000.00	$9,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$375.00	$375.00	$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	$399.10	$33.33	($365.77)	$399.10	$99.99	($299.11)	$400.00	$0.90
Total GROUNDS MAINTENANCE	**$19,082.94**	**$20,492.19**	**$1,409.25**	**$55,074.43**	**$58,076.57**	**$3,002.14**	**$234,206.28**	**$179,131.85**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$3,171.45	$41.67	($3,129.78)	$8,489.60	$125.01	($8,364.59)	$500.00	($7,989.60)
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	$249.99	$249.99	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$105.18	$52.08	($53.10)	$105.18	$156.24	$51.06	$625.00	$519.82
Total POOL/SPA/CLUBHOUSE	**$3,276.63**	**$177.08**	**($3,099.55)**	**$8,594.78**	**$531.24**	**($8,063.54)**	**$6,325.00**	**($2,269.78)**
UTILITIES								
7100 - ELECTRICITY	$2,081.88	$2,291.67	$209.79	$6,967.98	$6,875.01	($92.97)	$27,500.00	$20,532.02
7300 - GAS	$219.13	$458.33	$239.20	$1,119.83	$1,374.99	$255.16	$5,500.00	$4,380.17
7500 - TELEPHONE	$742.28	$1,000.00	$257.72	$3,031.96	$3,000.00	($31.96)	$12,000.00	$8,968.04
7900 - WATER/SEWER	$17,505.44	$23,333.33	$5,827.89	$51,779.24	$69,999.99	$18,220.75	$280,000.00	$228,220.76

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Total UTILITIES	$20,548.73	$27,083.33	$6,534.60	$62,899.01	$81,249.99	$18,350.98	$325,000.00	$262,100.99
Total Expense	$64,631.69	$73,392.22	$8,760.53	$206,833.55	$231,992.96	$25,159.41	$933,416.78	$726,583.23
Operating Net Income	$8,156.72	($7,908.77)	$16,065.49	($9,894.44)	($40,870.94)	$30,976.50	$0.00	$9,894.44

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019				
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	$0.12	$0.00	$0.12	$0.33	$0.00	$0.33	$0.00	($0.33)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$8,569.48	$0.00	$8,569.48	$49,194.93	$0.00	$49,194.93	$0.00	($49,194.93)
Total INCOME	**$8,569.60**	**$0.00**	**$8,569.60**	**$49,195.26**	**$0.00**	**$49,195.26**	**$0.00**	**($49,195.26)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$30,000.00	$0.00	$30,000.00	$0.00	($30,000.00)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$30,000.00**	**$0.00**	**$30,000.00**	**$0.00**	**($30,000.00)**
Total Reserve Income	**$18,569.60**	**$0.00**	**$18,569.60**	**$79,195.26**	**$0.00**	**$79,195.26**	**$0.00**	**($79,195.26)**
Reserve Net Income	**$18,569.60**	**$0.00**	**$18,569.60**	**$79,195.26**	**$0.00**	**$79,195.26**	**$0.00**	**($79,195.26)**
Reserve Net Income	**$18,569.60**	**$0.00**	**$18,569.60**	**$79,195.26**	**$0.00**	**$79,195.26**	**$0.00**	**($79,195.26)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$22,155.27	$0.00	$22,155.27	$84,885.27	$0.00	$84,885.27	$0.00	($84,885.27)
Total TRANSFER BETWEEN FUNDS	**$22,155.27**	**$0.00**	**$22,155.27**	**$84,885.27**	**$0.00**	**$84,885.27**	**$0.00**	**($84,885.27)**
Total Income	**$22,155.27**	**$0.00**	**$22,155.27**	**$84,885.27**	**$0.00**	**$84,885.27**	**$0.00**	**($84,885.27)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$19,257.75	$0.00	($19,257.75)	$57,881.11	$0.00	($57,881.11)	$0.00	($57,881.11)
Total ADMINISTRATIVE	**$19,257.75**	**$0.00**	**($19,257.75)**	**$57,881.11**	**$0.00**	**($57,881.11)**	**$0.00**	**($57,881.11)**
Total Expense	**$19,257.75**	**$0.00**	**($19,257.75)**	**$57,881.11**	**$0.00**	**($57,881.11)**	**$0.00**	**($57,881.11)**
Ground Lease Net Income	**$2,897.52**	**$0.00**	**$2,897.52**	**$27,004.16**	**$0.00**	**$27,004.16**	**$0.00**	**($27,004.16)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 3/31/2019

	Jan 2019	Feb 2019	Mar 2019	YTD
Income				
INCOME				
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$167,670.00
4110 - GROUND LEASE ASSESSMENT	$31,242.00	$31,488.00	$31,488.00	$94,218.00
4120 - WATER ASSESSMENT	$13,351.85	$13,290.01	$15,049.33	$41,691.19
4330 - LATE FEES	$1,488.23	$779.05	$228.47	$2,495.75
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$245.00	$575.00
4550 - GATE REMOTES INCOME	$90.00	$150.00	$170.00	$410.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$295.00	$715.00
4600 - INTEREST INCOME	$2.39	$1.54	$2.88	$6.81
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$250.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$300.00	$300.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$3,450.00
4900 - OTHER INCOME	$42.63	$0.00	$0.00	$42.63
Total INCOME	$103,902.10	$102,978.60	$104,943.68	$311,824.38
TRANSFER BETWEEN FUNDS				
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	($30,000.00)
8950 - TRANSFER TO GROUND LEASE	($31,488.00)	($31,242.00)	($22,155.27)	($84,885.27)
Total TRANSFER BETWEEN FUNDS	($41,488.00)	($41,242.00)	($32,155.27)	($114,885.27)
Total Income	$62,414.10	$61,736.60	$72,788.41	$196,939.11
Expense				
ADMINISTRATIVE				
5200 - BAD DEBT	$25.00	$0.00	$0.00	$25.00
5250 - BANK CHARGES	$10.00	$20.00	$10.00	$40.00
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$149.12	$230.13
5400 - INSURANCE	$15,452.00	$0.00	$0.00	$15,452.00
5450 - LABOR - ASSOCIATION				

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 3/31/2019

	Jan 2019	Feb 2019	Mar 2019	YTD
EMPLOYEES	$8,731.99	$8,537.01	$8,290.82	$25,559.82
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$14,809.08
5800 - OFFICE SUPPLIES	$754.81	$258.46	$343.16	$1,356.43
5810 - POSTAGE	$244.50	$270.10	$681.06	$1,195.66
5820 - PRINTING	$1,461.00	$1,350.54	$2,203.29	$5,014.83
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$179.94	$230.65
8200 - SECURITY SERVICE	$916.94	$526.94	$916.94	$2,360.82
8280 - CORPORATION COMMISSION	$0.00	$10.00	$50.00	$60.00
Total ADMINISTRATIVE	$32,583.31	$15,990.42	$17,760.69	$66,334.42
BUILDING MAINTENANCE				
6400 - PEST CONTROL	$0.00	($83.70)	$0.00	($83.70)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$1,723.85	$0.00	$1,723.85
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$4,056.42
7550 - TRASH REMOVAL	$3,013.22	$2,610.56	$2,610.56	$8,234.34
Total BUILDING MAINTENANCE	$4,365.36	$5,602.85	$3,962.70	$13,930.91
GROUNDS MAINTENANCE				
6100 - GATE REPAIR	$531.82	$0.00	$2,427.20	$2,959.02
6155 - GATE TRANSMITTERS	$0.00	$0.00	$280.48	$280.48
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$40,289.07
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	($166.79)	$0.00	($166.79)
6320 - IRRIGATION REPAIR	$0.00	$0.00	$2,360.67	$2,360.67
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$185.80	$185.80
6500 - REPAIRS & MAINTENANCE: MISC	$7,917.30	$849.78	$0.00	$8,767.08
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$399.10	$399.10
Total GROUNDS MAINTENANCE	$21,878.81	$14,112.68	$19,082.94	$55,074.43
POOL/SPA/CLUBHOUSE				

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 3/31/2019

	Jan 2019	Feb 2019	Mar 2019	YTD
6410 - CLUBHOUSE MAINTENANCE	$3,861.26	$1,456.89	$3,171.45	$8,489.60
6475 - LOCKS & KEYS	$0.00	$0.00	$105.18	$105.18
Total POOL/SPA/CLUBHOUSE	$3,861.26	$1,456.89	$3,276.63	$8,594.78
UTILITIES				
7100 - ELECTRICITY	$2,718.55	$2,167.55	$2,081.88	$6,967.98
7300 - GAS	$492.65	$408.05	$219.13	$1,119.83
7500 - TELEPHONE	$1,144.84	$1,144.84	$742.28	$3,031.96
7900 - WATER/SEWER	$14,665.23	$19,608.57	$17,505.44	$51,779.24
Total UTILITIES	$19,021.27	$23,329.01	$20,548.73	$62,899.01
Total Expense	$81,710.01	$60,491.85	$64,631.69	$206,833.55
Operating Net Income	($19,295.91)	$1,244.75	$8,156.72	($9,894.44)
Net Income	($19,295.91)	$1,244.75	$8,156.72	($9,894.44)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 3/31/2019

	Jan 2019	Feb 2019	Mar 2019	YTD
Income				
Total Income	$0.00	$0.00	$0.00	$0.00
Expense				
Total Expense	$0.00	$0.00	$0.00	$0.00
Operating Net Income	$0.00	$0.00	$0.00	$0.00
Reserve Income				
INCOME				
4610 - INTEREST INCOME - RESERVE	$0.11	$0.10	$0.12	$0.33
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,715.31	$20,910.14	$8,569.48	$49,194.93
Total INCOME	$19,715.42	$20,910.24	$8,569.60	$49,195.26
TRANSFER BETWEEN FUNDS				
9000 - TRANSFER FROM OPERATING	$10,000.00	$10,000.00	$10,000.00	$30,000.00
Total TRANSFER BETWEEN FUNDS	$10,000.00	$10,000.00	$10,000.00	$30,000.00
Total Reserve Income	$29,715.42	$30,910.24	$18,569.60	$79,195.26
Reserve Expense				
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$29,715.42	$30,910.24	$18,569.60	$79,195.26
Net Income	$29,715.42	$30,910.24	$18,569.60	$79,195.26

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 3/31/2019

	Jan 2019	Feb 2019	Mar 2019	YTD
Income				
TRANSFER BETWEEN FUNDS				
9050 - TRANSFER FROM OPERATING	$31,488.00	$31,242.00	$22,155.27	$84,885.27
Total TRANSFER BETWEEN FUNDS	$31,488.00	$31,242.00	$22,155.27	$84,885.27
Total Income	$31,488.00	$31,242.00	$22,155.27	$84,885.27
Expense				
ADMINISTRATIVE				
5490 - LAND LEASE INTEREST	$19,329.61	$19,293.75	$19,257.75	$57,881.11
Total ADMINISTRATIVE	$19,329.61	$19,293.75	$19,257.75	$57,881.11
GROUNDS MAINTENANCE				
6155 - GATE TRANSMITTERS	$0.00	$0.00	$0.00	$0.00
Total GROUNDS MAINTENANCE	$0.00	$0.00	$0.00	$0.00
Total Expense	$19,329.61	$19,293.75	$19,257.75	$57,881.11
Operating Net Income	$12,158.39	$11,948.25	$2,897.52	$27,004.16
Net Income	$12,158.39	$11,948.25	$2,897.52	$27,004.16