Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: May 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
5/31/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$29,993.17			$29,993.17
1012 - LANB OPERATING CHECKING-261	$48,769.23			$48,769.23
1051 - EDWARD JONES MAINT RES-016		$709,891.81		$709,891.81
1052 - LANB LAND LEASE CHECKING 601			$2,129.99	$2,129.99
1053 - LANB RES SAVINGS-620		$2,627.38		$2,627.38
Total CASH	**$78,762.40**	**$712,519.19**	**$2,129.99**	**$793,411.58**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$45,088.32			$45,088.32
1215 - A/R GROUND LEASE ASSESSMENT	$42,032.43			$42,032.43
1225 - A/R WATER/SEWER	$15,940.94			$15,940.94
1230 - A/R FINES	$1,924.01			$1,924.01
1235 - A/R PROPERTY TAX	$3,196.39			$3,196.39
1240 - A/R LATE FEES	$9,830.96			$9,830.96
1250 - A/R COLLECTION FEES	$3,674.73			$3,674.73
1280 - A/R OTHER	$7,978.81			$7,978.81
1285 - A/R OWNED UNIT RENT	$136.58			$136.58
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($81,398.83)			($81,398.83)
Total ACCOUNTS RECEIVABLE	**$48,404.34**		**$0.00**	**$48,404.34**
OTHER ASSETS				
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	**$0.00**	**$0.00**	**$5,182,000.00**	**$5,182,000.00**
Assets Total	**$127,166.74**	**$712,519.19**	**$5,184,129.99**	**$6,023,815.92**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

BALANCE SHEET

5/31/2019

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$31,734.49			$31,734.49
2200 - ACCOUNTS PAYABLE	$20,481.84			$20,481.84
2250 - ACCRUED EXPENSES	$1,659.70			$1,659.70
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,304.17			$1,304.17
2500 - TRANSFER/DISC PAYABLE	$665.03			$665.03
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,787,053.08	$4,787,053.08
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$56,795.23**	**$0.00**	**$4,787,053.08**	**$4,843,848.31**
EQUITY				
3200 - OPERATING EQUITY	$83,901.17	$14,601.34	$204,942.92	$303,445.43
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	**$83,901.17**	**$768,074.85**	**$351,726.73**	**$1,203,702.75**
Net Income	**($13,529.66)**	**($55,555.66)**	**$45,350.18**	**($23,735.14)**
Liabilities and Equity Total	**$127,166.74**	**$712,519.19**	**$5,184,129.99**	**$6,023,815.92**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2019 - 5/31/2019

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$279,450.00	$279,450.00	$0.00	$670,680.00	$391,230.00
4110 - GROUND LEASE ASSESSMENT	$31,365.00	$32,226.00	($861.00)	$157,071.00	$158,670.00	($1,599.00)	$391,140.00	$234,069.00
4120 - WATER ASSESSMENT	$17,595.24	$19,570.75	($1,975.51)	$75,412.37	$70,450.28	$4,962.09	$264,006.92	$188,594.55
4135 - PROPERTY TAX ASSESSMENT	$0.00	$22,565.47	($22,565.47)	$0.00	$22,565.47	($22,565.47)	$45,130.94	$45,130.94
4330 - LATE FEES	$534.75	$0.00	$534.75	$2,944.25	$0.00	$2,944.25	$0.00	($2,944.25)
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$575.00	$0.00	$575.00	$0.00	($575.00)
4540 - GARAGE SALE INCOME	$5.00	$250.00	($245.00)	$5.00	$250.00	($245.00)	$500.00	$495.00
4550 - GATE REMOTES INCOME	$165.00	$233.33	($68.33)	$635.00	$1,166.65	($531.65)	$2,800.00	$2,165.00
4560 - CRIER ADVERTISING	$295.00	$208.33	$86.67	$1,055.00	$1,041.65	$13.35	$2,500.00	$1,445.00
4600 - INTEREST INCOME	$2.44	$0.00	$2.44	$11.09	$0.00	$11.09	$0.00	($11.09)
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$150.00	$150.00	$0.00	$150.00	$0.00	($150.00)
4800 - VIOLATION FINES	$0.00	$0.00	$0.00	$375.00	$0.00	$375.00	$0.00	($375.00)
4850 - CLUBHOUSE RENTAL	$275.00	$200.00	$75.00	$737.00	$1,000.00	($263.00)	$2,400.00	$1,663.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$5,750.00	$5,750.00	$0.00	$13,800.00	$8,050.00
4900 - OTHER INCOME	$14.48	$0.00	$14.48	$57.11	$0.00	$57.11	$0.00	($57.11)
Total INCOME	**$107,441.91**	**$132,293.88**	**($24,851.97)**	**$524,227.82**	**$540,344.05**	**($16,116.23)**	**$1,392,957.86**	**$868,730.04**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($20,000.00)	($10,000.00)	($10,000.00)	($50,000.00)	($50,000.00)	$0.00	($120,000.00)	($70,000.00)
8950 - TRANSFER TO GROUND LEASE	($28,295.09)	($28,295.09)	$0.00	($141,475.45)	($141,475.45)	$0.00	($339,541.08)	($198,065.63)
Total TRANSFER BETWEEN FUNDS	**($48,295.09)**	**($38,295.09)**	**($10,000.00)**	**($191,475.45)**	**($191,475.45)**	**$0.00**	**($459,541.08)**	**($268,065.63)**
Total Income	**$59,146.82**	**$93,998.79**	**($34,851.97)**	**$332,752.37**	**$348,868.60**	**($16,116.23)**	**$933,416.78**	**$600,664.41**
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

5/1/2019 - 5/31/2019

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	$335.38	$2,794.50	$2,459.12	$421.90	$13,972.50	$13,550.60	$33,534.00	$33,112.10
5250 - BANK CHARGES	$0.00	$33.33	$33.33	$40.00	$166.65	$126.65	$400.00	$360.00
5270 - COMPLEX OWNED UNIT	$0.00	$208.33	$208.33	$377.55	$1,041.65	$664.10	$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	$666.65	$666.65	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,189.51	$8,067.38	($122.13)	$43,864.99	$40,336.90	($3,528.09)	$96,808.56	$52,943.57
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$1,041.65	$1,041.65	$2,500.00	$2,500.00
5530 - LIEN/COLLECTION COSTS	$110.00	$83.33	($26.67)	$355.00	$416.65	$61.65	$1,000.00	$645.00
5550 - LONG DISTANCE/FAX	$3.24	$0.00	($3.24)	$3.24	$0.00	($3.24)	$0.00	($3.24)
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$24,681.80	$24,681.80	$0.00	$59,236.32	$34,554.52
5650 - MEETINGS	$0.00	$41.67	$41.67	$0.00	$208.35	$208.35	$500.00	$500.00
5800 - OFFICE SUPPLIES	$429.07	$458.33	$29.26	$3,070.58	$2,291.65	($778.93)	$5,500.00	$2,429.42
5810 - POSTAGE	$435.75	$416.67	($19.08)	$2,396.61	$2,083.35	($313.26)	$5,000.00	$2,603.39
5820 - PRINTING	$2,709.22	$833.33	($1,875.89)	$10,656.73	$4,166.65	($6,490.08)	$10,000.00	($656.73)
5860 - SOCIAL COMMITTEE	$60.06	$333.33	$273.27	$720.84	$1,666.65	$945.81	$4,000.00	$3,279.16
5900 - WEBSITE	$0.00	$100.00	$100.00	$300.00	$500.00	$200.00	$1,200.00	$900.00
8200 - SECURITY SERVICE	$0.00	$916.94	$916.94	$2,360.82	$4,584.70	$2,223.88	$11,003.28	$8,642.46
8250 - MISC./CONTINGENCY	$0.00	$833.33	$833.33	$0.00	$4,166.65	$4,166.65	$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	$22,565.47	$22,565.47	$0.00	$22,565.47	$22,565.47	$45,130.94	$45,130.94
Total ADMINISTRATIVE	**$17,208.59**	**$42,963.96**	**$25,755.37**	**$104,812.06**	**$140,138.92**	**$35,326.86**	**$305,494.10**	**$200,682.04**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.70	$83.70	($83.70)	$251.10	$334.80	$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	$1,875.00	$1,875.00	$4,500.00	$4,500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$1,723.85	$4,166.65	$2,442.80	$10,000.00	$8,276.15
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$6,760.70	$6,760.70	$0.00	$16,225.68	$9,464.98
	$0.00	$2,596.96	$2,596.96	$10,844.90	$12,984.80	$2,139.90	$31,163.52	$20,318.62

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2019 - 5/31/2019

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7550 - TRASH REMOVAL								
Total BUILDING MAINTENANCE	**$1,352.14**	**$5,241.13**	**$3,888.99**	**$19,612.53**	**$26,038.25**	**$6,425.72**	**$62,391.40**	**$42,778.87**
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	$151.03	$183.33	$32.30	$3,989.23	$916.65	($3,072.58)	$2,200.00	($1,789.23)
6155 - GATE TRANSMITTERS	$0.00	$250.00	$250.00	$500.90	$1,250.00	$749.10	$3,000.00	$2,499.10
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$0.00	$67,148.45	$67,148.45	$0.00	$161,156.28	$94,007.83
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$887.50	$887.50	$2,664.19	$4,437.50	$1,773.31	$10,650.00	$7,985.81
6320 - IRRIGATION REPAIR	$0.00	$1,050.00	$1,050.00	$4,947.24	$5,250.00	$302.76	$12,600.00	$7,652.76
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$185.80	$0.00	($185.80)	$0.00	($185.80)
6500 - REPAIRS & MAINTENANCE: MISC	$2,436.77	$416.67	($2,020.10)	$11,203.85	$2,083.35	($9,120.50)	$5,000.00	($6,203.85)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$8,333.35	$8,333.35	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$0.00	$3,750.00	$3,750.00	$9,000.00	$9,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$625.00	$625.00	$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	$0.00	$33.33	$33.33	$399.10	$166.65	($232.45)	$400.00	$0.90
Total GROUNDS MAINTENANCE	**$16,017.49**	**$18,792.19**	**$2,774.70**	**$91,890.28**	**$99,160.95**	**$7,270.67**	**$234,206.28**	**$142,316.00**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$903.52	$41.67	($861.85)	$9,393.12	$208.35	($9,184.77)	$500.00	($8,893.12)
6450 - POOL MAINTENANCE	$5,715.68	$300.00	($5,415.68)	$5,715.68	$300.00	($5,415.68)	$1,200.00	($4,515.68)
6460 - POOL SUPPLIES	$1,819.53	$625.00	($1,194.53)	$2,160.63	$625.00	($1,535.63)	$2,500.00	$339.37
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$500.00	$500.00	$0.00	$500.00	$500.00	$500.00	$500.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$416.65	$416.65	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$52.08	$52.08	$105.18	$260.40	$155.22	$625.00	$519.82
Total POOL/SPA/CLUBHOUSE	**$8,438.73**	**$1,602.08**	**($6,836.65)**	**$17,374.61**	**$2,310.40**	**($15,064.21)**	**$6,325.00**	**($11,049.61)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2019 - 5/31/2019

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$2,219.73	$2,291.67	$71.94	$11,161.84	$11,458.35	$296.51	$27,500.00	$16,338.16
7300 - GAS	$224.50	$458.33	$233.83	$1,428.99	$2,291.65	$862.66	$5,500.00	$4,071.01
7500 - TELEPHONE	$243.40	$1,000.00	$756.60	$5,010.62	$5,000.00	($10.62)	$12,000.00	$6,989.38
7900 - WATER/SEWER	$24,243.08	$23,333.33	($909.75)	$94,991.10	$116,666.65	$21,675.55	$280,000.00	$185,008.90
Total UTILITIES	**$26,930.71**	**$27,083.33**	**$152.62**	**$112,592.55**	**$135,416.65**	**$22,824.10**	**$325,000.00**	**$212,407.45**
Total Expense	**$69,947.66**	**$95,682.69**	**$25,735.03**	**$346,282.03**	**$403,065.17**	**$56,783.14**	**$933,416.78**	**$587,134.75**
Operating Net Income	**($10,800.84)**	**($1,683.90)**	**($9,116.94)**	**($13,529.66)**	**($54,196.57)**	**$40,666.91**	**$0.00**	**$13,529.66**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

5/1/2019 - 5/31/2019

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.20	$0.00	$0.20	$0.53	$0.00	$0.53	$0.00	($0.53)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($9,751.12)	$0.00	($9,751.12)	$39,443.81	$0.00	$39,443.81	$0.00	($39,443.81)
Total INCOME	**($9,750.92)**	**$0.00**	**($9,750.92)**	**$39,444.34**	**$0.00**	**$39,444.34**	**$0.00**	**($39,444.34)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$20,000.00	$0.00	$20,000.00	$60,000.00	$0.00	$60,000.00	$0.00	($60,000.00)
Total TRANSFER BETWEEN FUNDS	**$20,000.00**	**$0.00**	**$20,000.00**	**$60,000.00**	**$0.00**	**$60,000.00**	**$0.00**	**($60,000.00)**
Total Reserve Income	**$10,249.08**	**$0.00**	**$10,249.08**	**$99,444.34**	**$0.00**	**$99,444.34**	**$0.00**	**($99,444.34)**
Reserve Expense								
COMMON AREA								
9600 - STREET REPAIR - RESERVES	$155,000.00	$0.00	($155,000.00)	$155,000.00	$0.00	($155,000.00)	$0.00	($155,000.00)
Total COMMON AREA	**$155,000.00**	**$0.00**	**($155,000.00)**	**$155,000.00**	**$0.00**	**($155,000.00)**	**$0.00**	**($155,000.00)**
Total Reserve Expense	**$155,000.00**	**$0.00**	**($155,000.00)**	**$155,000.00**	**$0.00**	**($155,000.00)**	**$0.00**	**($155,000.00)**
Reserve Net Income	**($144,750.92)**	**$0.00**	**($144,750.92)**	**($55,555.66)**	**$0.00**	**($55,555.66)**	**$0.00**	**$55,555.66**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

5/1/2019 - 5/31/2019

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019				
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	$141,475.45	$0.00	$141,475.45	$0.00	($141,475.45)
Total TRANSFER BETWEEN FUNDS	**$28,295.09**	**$0.00**	**$28,295.09**	**$141,475.45**	**$0.00**	**$141,475.45**	**$0.00**	**($141,475.45)**
Total Income	**$28,295.09**	**$0.00**	**$28,295.09**	**$141,475.45**	**$0.00**	**$141,475.45**	**$0.00**	**($141,475.45)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$19,058.86	$0.00	($19,058.86)	$96,125.27	$0.00	($96,125.27)	$0.00	($96,125.27)
Total ADMINISTRATIVE	**$19,058.86**	**$0.00**	**($19,058.86)**	**$96,125.27**	**$0.00**	**($96,125.27)**	**$0.00**	**($96,125.27)**
Total Expense	**$19,058.86**	**$0.00**	**($19,058.86)**	**$96,125.27**	**$0.00**	**($96,125.27)**	**$0.00**	**($96,125.27)**
Ground Lease Net Income	**$9,236.23**	**$0.00**	**$9,236.23**	**$45,350.18**	**$0.00**	**$45,350.18**	**$0.00**	**($45,350.18)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 5/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	YTD
Income						
INCOME						
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$279,450.00
4110 - GROUND LEASE ASSESSMENT	$31,242.00	$31,488.00	$31,488.00	$31,488.00	$31,365.00	$157,071.00
4120 - WATER ASSESSMENT	$13,351.85	$13,290.01	$15,049.33	$16,125.94	$17,595.24	$75,412.37
4330 - LATE FEES	$1,488.23	$779.05	$228.47	($86.25)	$534.75	$2,944.25
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$245.00	$0.00	$0.00	$575.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$5.00	$5.00
4550 - GATE REMOTES INCOME	$90.00	$150.00	$170.00	$60.00	$165.00	$635.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$295.00	$45.00	$295.00	$1,055.00
4600 - INTEREST INCOME	$2.39	$1.54	$2.88	$1.84	$2.44	$11.09
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$0.00	$150.00	$150.00
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$125.00	$0.00	$375.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$300.00	$162.00	$275.00	$737.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$5,750.00
4900 - OTHER INCOME	$42.63	$0.00	$0.00	$0.00	$14.48	$57.11
Total INCOME	$103,902.10	$102,978.60	$104,943.68	$104,961.53	$107,441.91	$524,227.82
TRANSFER BETWEEN FUNDS						
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	$0.00	($20,000.00)	($50,000.00)
8950 - TRANSFER TO GROUND LEASE	($31,488.00)	($31,242.00)	($22,155.27)	($28,295.09)	($28,295.09)	($141,475.45)
Total TRANSFER BETWEEN FUNDS	($41,488.00)	($41,242.00)	($32,155.27)	($28,295.09)	($48,295.09)	($191,475.45)
Total Income	$62,414.10	$61,736.60	$72,788.41	$76,666.44	$59,146.82	$332,752.37
Expense						
ADMINISTRATIVE						
5200 - BAD DEBT	$25.00	$0.00	$0.00	$61.52	$335.38	$421.90
5250 - BANK CHARGES	$10.00	$20.00	$10.00	$0.00	$0.00	$40.00
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$149.12	$147.42	$0.00	$377.55

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 5/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	YTD
5400 - INSURANCE	$15,452.00	$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	$43,864.99
5530 - LIEN/COLLECTION COSTS	$0.00	$0.00	$0.00	$245.00	$110.00	$355.00
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$0.00	$3.24	$3.24
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$24,681.80
5800 - OFFICE SUPPLIES	$754.81	$258.46	$343.16	$1,285.08	$429.07	$3,070.58
5810 - POSTAGE	$244.50	$270.10	$681.06	$765.20	$435.75	$2,396.61
5820 - PRINTING	$1,461.00	$1,350.54	$2,203.29	$2,932.68	$2,709.22	$10,656.73
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$179.94	$430.13	$60.06	$720.84
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$0.00	$300.00
8200 - SECURITY SERVICE	$916.94	$526.94	$916.94	$0.00	$0.00	$2,360.82
8280 - CORPORATION COMMISSION	$0.00	$10.00	$50.00	$0.00	$0.00	$60.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$0.00	$50.00
Total ADMINISTRATIVE	$32,583.31	$15,990.42	$17,760.69	$21,269.05	$17,208.59	$104,812.06
BUILDING MAINTENANCE						
6400 - PEST CONTROL	$0.00	($83.70)	$0.00	$0.00	$0.00	($83.70)
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$0.00	$0.00	$366.78	$0.00	$366.78
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$1,723.85	$0.00	$0.00	$0.00	$1,723.85
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$6,760.70
7550 - TRASH REMOVAL	$3,013.22	$2,610.56	$2,610.56	$2,610.56	$0.00	$10,844.90
Total BUILDING MAINTENANCE	$4,365.36	$5,602.85	$3,962.70	$4,329.48	$1,352.14	$19,612.53
GROUNDS MAINTENANCE						
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$851.52	$0.00	$851.52
6100 - GATE REPAIR	$531.82	$0.00	$2,427.20	$879.18	$151.03	$3,989.23
6155 - GATE TRANSMITTERS	$0.00	$0.00	$280.48	$220.42	$0.00	$500.90
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$67,148.45
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	($166.79)	$0.00	$2,830.98	$0.00	$2,664.19
6320 - IRRIGATION REPAIR	$0.00	$0.00	$2,360.67	$2,586.57	$0.00	$4,947.24

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 5/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	YTD
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$185.80	$0.00	$0.00	$185.80
6500 - REPAIRS & MAINTENANCE: MISC	$7,917.30	$849.78	$0.00	$0.00	$2,436.77	$11,203.85
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$399.10	$0.00	$0.00	$399.10
Total GROUNDS MAINTENANCE	$21,878.81	$14,112.68	$19,082.94	$20,798.36	$16,017.49	$91,890.28
POOL/SPA/CLUBHOUSE						
6410 - CLUBHOUSE MAINTENANCE	$3,861.26	$1,456.89	$3,171.45	$0.00	$903.52	$9,393.12
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$5,715.68	$5,715.68
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$341.10	$1,819.53	$2,160.63
6475 - LOCKS & KEYS	$0.00	$0.00	$105.18	$0.00	$0.00	$105.18
Total POOL/SPA/CLUBHOUSE	$3,861.26	$1,456.89	$3,276.63	$341.10	$8,438.73	$17,374.61
UTILITIES						
7100 - ELECTRICITY	$2,718.55	$2,167.55	$2,081.88	$1,974.13	$2,219.73	$11,161.84
7300 - GAS	$492.65	$408.05	$219.13	$84.66	$224.50	$1,428.99
7500 - TELEPHONE	$1,144.84	$1,144.84	$742.28	$1,735.26	$243.40	$5,010.62
7900 - WATER/SEWER	$14,665.23	$19,608.57	$17,505.44	$18,968.78	$24,243.08	$94,991.10
Total UTILITIES	$19,021.27	$23,329.01	$20,548.73	$22,762.83	$26,930.71	$112,592.55
Total Expense	$81,710.01	$60,491.85	$64,631.69	$69,500.82	$69,947.66	$346,282.03
Operating Net Income	($19,295.91)	$1,244.75	$8,156.72	$7,165.62	($10,800.84)	($13,529.66)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 5/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	YTD
Reserve Income						
INCOME						
4610 - INTEREST INCOME - RESERVE	$0.11	$0.10	$0.12	$0.00	$0.20	$0.53
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,715.31	$20,910.14	$8,569.48	$0.00	($9,751.12)	$39,443.81
Total INCOME	$19,715.42	$20,910.24	$8,569.60	$0.00	($9,750.92)	$39,444.34
TRANSFER BETWEEN FUNDS						
9000 - TRANSFER FROM OPERATING	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$20,000.00	$60,000.00
Total TRANSFER BETWEEN FUNDS	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$20,000.00	$60,000.00
Total Reserve Income	$29,715.42	$30,910.24	$18,569.60	$10,000.00	$10,249.08	$99,444.34
Reserve Expense						
COMMON AREA						
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00
Reserve Net Income	$29,715.42	$30,910.24	$18,569.60	$10,000.00	($144,750.92)	($55,555.66)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 5/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 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	$141,475.45
Total TRANSFER BETWEEN FUNDS	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$28,295.09	$141,475.45
Total Income	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$28,295.09	$141,475.45
Expense						
ADMINISTRATIVE						
5490 - LAND LEASE INTEREST	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$19,058.86	$96,125.27
Total ADMINISTRATIVE	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$19,058.86	$96,125.27
GROUNDS MAINTENANCE						
6155 - GATE TRANSMITTERS	$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
Total GROUNDS MAINTENANCE	$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	$96,125.27
Operating Net Income	$12,158.39	$11,948.25	$2,897.52	$9,109.79	$9,236.23	$45,350.18