Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: October 31, 2018

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

9798 Coors Blvd. NW, Building A
Albuquerque, NM 87114
505-888-4479
800-447-3838
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

Cherish Jaramillo, Community Manager
Email: cjaramillo@hoamco.com
505-888-4479 ext 2125

Michael Franciosi, Vice President
Email: mfranciosi@hoamco.com
505-888-4479 ext 2112

Emily Spies, Director of Accounting
Email: espies@hoamco.com
505-888-4479 ext 2131

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2018

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$24,115.73			$24,115.73
1012 - LANB OPERATING CHECKING-261	$32,636.25			$32,636.25
1031 - EDWARD JONES LAND LEASE RESERVE-115			$14,581.55	$14,581.55
1051 - EDWARD JONES MAINT RES-016		$745,569.90		$745,569.90
1053 - LANB LAND LEASE CHECKING 601			$5,434.54	$5,434.54
1054 - LANB RES SAVINGS-620		$2,626.63		$2,626.63
Total CASH	**$56,751.98**	**$748,196.53**	**$20,016.09**	**$824,964.60**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$43,304.73			$43,304.73
1215 - A/R GROUND LEASE ASSESSMENT	$40,635.77			$40,635.77
1225 - A/R WATER/SEWER	$15,553.39			$15,553.39
1230 - A/R FINES	$3,848.09			$3,848.09
1235 - A/R PROPERTY TAX	$3,165.19			$3,165.19
1250 - A/R COLLECTION FEES	$1,587.06			$1,587.06
1280 - A/R OTHER	$17,949.84			$17,949.84
1285 - A/R OWNED UNIT RENT	$630.00			$630.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($89,285.33)			($89,285.33)
Total ACCOUNTS RECEIVABLE	**$37,388.74**		**$0.00**	**$37,388.74**
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			($5,737,000.00)	($5,737,000.00)
Total OTHER ASSETS	**$1,492.99**	**$8,443.38**	**$5,253,063.63**	**$5,263,000.00**
Assets Total	**$95,633.71**	**$756,639.91**	**$5,273,079.72**	**$6,125,353.34**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2018

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$19,215.72			$19,215.72
2200 - ACCOUNTS PAYABLE	$35,880.00			$35,880.00
2250 - ACCRUED EXPENSES	$626.18			$626.18
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,587.06			$1,587.06
2500 - TRANSFER/DISC PAYABLE	$4.75			$4.75
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,930,711.50	$4,930,711.50
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$58,263.71**	**$0.00**	**$4,930,711.50**	**$4,988,975.21**
EQUITY				
3200 - OPERATING EQUITY	$145,727.52		$148,855.97	$294,583.49
3500 - RESERVE EQUITY		$699,685.45		$699,685.45
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	**$145,727.52**	**$699,685.45**	**$295,639.78**	**$1,141,052.75**
Net Income	**($108,357.52)**	**$56,954.46**	**$46,728.44**	**($4,674.62)**
Liabilities and Equity Total	**$95,633.71**	**$756,639.91**	**$5,273,079.72**	**$6,125,353.34**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$558,900.00	$558,900.00	$0.00	$670,680.00	$111,780.00
4110 - GROUND LEASE ASSESSMENT	$32,472.00	$31,488.00	$984.00	$289,175.00	$283,437.00	$5,738.00	$345,675.00	$56,500.00
4120 - WATER ASSESSMENT	$29,045.55	$31,578.69	($2,533.14)	$230,114.80	$227,239.37	$2,875.43	$266,900.29	$36,785.49
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$24,635.34	$22,527.87	$2,107.47	$45,055.74	$20,420.40
4330 - LATE FEES	$562.15	$1,000.00	($437.85)	$5,428.77	$10,000.00	($4,571.23)	$12,000.00	$6,571.23
4350 - LIEN/COLLECTION FEES	$110.00	$0.00	$110.00	$1,125.00	$0.00	$1,125.00	$0.00	($1,125.00)
4540 - GARAGE SALE INCOME	$10.00	$0.00	$10.00	$445.00	$600.00	($155.00)	$600.00	$155.00
4550 - GATE REMOTES INCOME	$140.00	$233.33	($93.33)	$1,963.00	$2,333.30	($370.30)	$2,800.00	$837.00
4560 - CRIER ADVERTISING	$245.00	$166.67	$78.33	$2,365.00	$1,666.70	$698.30	$2,000.00	($365.00)
4600 - INTEREST INCOME	$3.69	$0.00	$3.69	$31.43	$0.00	$31.43	$0.00	($31.43)
4750 - LAND LEASE ESTOPPEL FEES	$300.00	$0.00	$300.00	$2,850.00	$0.00	$2,850.00	$0.00	($2,850.00)
4800 - VIOLATION FINES	$50.00	$58.33	($8.33)	$3,275.00	$583.30	$2,691.70	$700.00	($2,575.00)
4850 - CLUBHOUSE RENTAL	$150.00	$404.17	($254.17)	$1,580.00	$4,041.70	($2,461.70)	$4,850.00	$3,270.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$55.47	$0.00	$55.47	$0.00	($55.47)
4875 - RENTAL INCOME	$950.00	$950.00	$0.00	$9,500.00	$9,500.00	$0.00	$11,400.00	$1,900.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$416.70	($416.70)	$500.00	$500.00
Total INCOME	**$119,928.39**	**$121,810.86**	**($1,882.47)**	**$1,131,593.81**	**$1,121,245.94**	**$10,347.87**	**$1,363,161.03**	**$231,567.22**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($3,458.89)	($6,541.11)	($86,917.78)	($34,588.90)	($52,328.88)	($41,506.65)	$45,411.13
8950 - TRANSFER TO GROUND LEASE	($32,472.00)	($27,243.50)	($5,228.50)	($289,298.00)	($272,435.00)	($16,863.00)	($326,922.00)	($37,624.00)
Total TRANSFER BETWEEN FUNDS	**($42,472.00)**	**($30,702.39)**	**($11,769.61)**	**($376,215.78)**	**($307,023.90)**	**($69,191.88)**	**($368,428.65)**	**$7,787.13**
Total Income	**$77,456.39**	**$91,108.47**	**($13,652.08)**	**$755,378.03**	**$814,222.04**	**($58,844.01)**	**$994,732.38**	**$239,354.35**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$630.49	$251.00	($379.49)	$251.00	($379.49)
5200 - BAD DEBT	$20,775.64	$8,333.33	($12,442.31)	$66,923.23	$83,333.30	$16,410.07	$100,000.00	$33,076.77
5250 - BANK CHARGES	$0.00	$34.58	$34.58	$583.90	$345.80	($238.10)	$415.00	($168.90)
5270 - COMPLEX OWNED UNIT	$282.57	$250.00	($32.57)	$2,632.43	$2,500.00	($132.43)	$3,000.00	$367.57
5400 - INSURANCE	$0.00	$1,230.52	$1,230.52	$15,672.00	$12,305.20	($3,366.80)	$14,766.26	($905.74)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$1,333.30	$1,333.30	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,635.82	$7,666.67	($969.15)	$87,305.26	$76,666.70	($10,638.56)	$92,899.37	$5,594.11
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$2,338.12	$2,083.30	($254.82)	$2,500.00	$161.88
5520 - LICENSES/PERMITS	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$640.00	$190.00	($450.00)	$1,602.95	$1,900.00	$297.05	$2,280.00	$677.05
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$18.28	$0.00	($18.28)	$0.00	($18.28)
5600 - MANAGEMENT FEES	$4,936.36	$4,546.49	($389.87)	$47,603.03	$45,464.90	($2,138.13)	$54,557.85	$6,954.82
5650 - MEETINGS	$0.00	$33.33	$33.33	$719.13	$333.30	($385.83)	$400.00	($319.13)
5800 - OFFICE SUPPLIES	$141.26	$500.00	$358.74	$3,643.01	$5,000.00	$1,356.99	$6,000.00	$2,356.99
5810 - POSTAGE	$270.45	$350.00	$79.55	$2,625.03	$3,500.00	$874.97	$4,200.00	$1,574.97
5820 - PRINTING	$418.34	$1,250.00	$831.66	$8,913.21	$12,500.00	$3,586.79	$15,000.00	$6,086.79
5860 - SOCIAL COMMITTEE	$529.45	$250.00	($279.45)	$1,149.88	$2,500.00	$1,350.12	$3,000.00	$1,850.12
5900 - WEBSITE	$0.00	$66.58	$66.58	$1,287.99	$665.80	($622.19)	$799.00	($488.99)
5950 - MISCELLANEOUS ADMIN	$23.94	$0.00	($23.94)	$70.17	$0.00	($70.17)	$0.00	($70.17)
8200 - SECURITY SERVICE	$916.94	$912.16	($4.78)	$11,471.85	$9,121.60	($2,350.25)	$10,945.90	($525.95)
8250 - MISC./CONTINGENCY	$0.00	$2,083.33	$2,083.33	$6,448.58	$20,833.30	$14,384.72	$25,000.00	$18,551.42
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$10.00	$10.00	$0.00	$10.00	$0.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,766.86	$22,527.87	($2,238.99)	$45,055.74	$20,288.88
Total ADMINISTRATIVE	**$37,570.77**	**$28,038.65**	**($9,532.12)**	**$286,415.40**	**$303,575.37**	**$17,159.97**	**$383,080.12**	**$96,664.72**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	$0.00	$418.50	$418.50	$502.20	$502.20
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$0.00	$0.00	$0.00	$100.00	$100.00	$100.00	$100.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,415.69	$350.00	($1,065.69)	$4,868.45	$3,500.00	($1,368.45)	$4,200.00	($668.45)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$1,653.90	$8,333.30	$6,679.40	$10,000.00	$8,346.10

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$13,521.40	$13,521.40	$0.00	$16,225.68	$2,704.28
7550 - TRASH REMOVAL	$0.00	$2,596.96	$2,596.96	$24,096.14	$25,969.60	$1,873.46	$31,163.52	$7,067.38
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$851.50	$0.00	($851.50)	$0.00	($851.50)
Total BUILDING MAINTENANCE	**$2,767.83**	**$5,132.43**	**$2,364.60**	**$44,991.39**	**$51,842.80**	**$6,851.41**	**$62,191.40**	**$17,200.01**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$645.00	$1,700.00	$1,055.00	$1,700.00	$1,055.00
6100 - GATE REPAIR	$923.63	$383.33	($540.30)	$1,782.72	$3,833.30	$2,050.58	$4,600.00	$2,817.28
6155 - GATE TRANSMITTERS	$377.56	$316.67	($60.89)	$2,535.95	$3,166.70	$630.75	$3,800.00	$1,264.05
6300 - GROUNDS MAINTENANCE	$13,429.69	$12,500.00	($929.69)	$134,812.60	$125,000.00	($9,812.60)	$150,000.00	$15,187.40
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$0.00	$9,092.59	$12,060.86	$2,968.27	$12,060.86	$2,968.27
6320 - IRRIGATION REPAIR	$2,677.16	$1,050.00	($1,627.16)	$14,304.77	$10,500.00	($3,804.77)	$12,600.00	($1,704.77)
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$981.94	$0.00	($981.94)	$0.00	($981.94)
6500 - REPAIRS & MAINTENANCE: MISC	$2,971.15	$416.67	($2,554.48)	$11,819.49	$4,166.70	($7,652.79)	$5,000.00	($6,819.49)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$16,666.70	$16,666.70	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$12,769.93	$4,166.70	($8,603.23)	$5,000.00	($7,769.93)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$1,250.00	$1,250.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$7,169.00	$400.00	($6,769.00)	$400.00	($6,769.00)
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$359.41	$250.00	($109.41)	$300.00	($59.41)
Total GROUNDS MAINTENANCE	**$20,379.19**	**$16,900.01**	**($3,479.18)**	**$196,273.40**	**$183,160.96**	**($13,112.44)**	**$216,960.86**	**$20,687.46**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$3,078.76	$416.70	($2,662.06)	$500.00	($2,578.76)
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$540.00	$1,200.00	$660.00	$1,200.00	$660.00
6460 - POOL SUPPLIES	$528.94	$0.00	($528.94)	$6,086.37	$2,500.00	($3,586.37)	$2,500.00	($3,586.37)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$0.00	$0.00	$262.69	$500.00	$237.31	$500.00	$237.31
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$833.30	$833.30	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$133.44	$25.00	($108.44)	$697.42	$250.00	($447.42)	$300.00	($397.42)
Total POOL/SPA/CLUBHOUSE	**$662.38**	**$150.00**	**($512.38)**	**$10,665.24**	**$5,700.00**	**($4,965.24)**	**$6,000.00**	**($4,665.24)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$2,286.60	$2,416.67	$130.07	$25,852.05	$24,166.70	($1,685.35)	$29,000.00	$3,147.95
7300 - GAS	$496.94	$458.33	($38.61)	$4,005.35	$4,583.30	$577.95	$5,500.00	$1,494.65
7500 - TELEPHONE	$2,095.11	$1,000.00	($1,095.11)	$11,763.03	$10,000.00	($1,763.03)	$12,000.00	$236.97
7900 - WATER/SEWER	$46,624.86	$23,333.33	($23,291.53)	$283,769.69	$233,333.30	($50,436.39)	$280,000.00	($3,769.69)
Total UTILITIES	**$51,503.51**	**$27,208.33**	**($24,295.18)**	**$325,390.12**	**$272,083.30**	**($53,306.82)**	**$326,500.00**	**$1,109.88**
Total Expense	**$112,883.68**	**$77,429.42**	**($35,454.26)**	**$863,735.55**	**$816,362.43**	**($47,373.12)**	**$994,732.38**	**$130,996.83**
Operating Net Income	**($35,427.29)**	**$13,679.05**	**($49,106.34)**	**($108,357.52)**	**($2,140.39)**	**($106,217.13)**	**$0.00**	**$108,357.52**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018				
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	$1.01	$0.00	$1.01	$0.00	($1.01)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($29,445.75)	$0.00	($29,445.75)	($19,964.33)	$0.00	($19,964.33)	$0.00	$19,964.33
Total INCOME	**($29,445.64)**	**$0.00**	**($29,445.64)**	**($19,963.32)**	**$0.00**	**($19,963.32)**	**$0.00**	**$19,963.32**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$76,917.78	$0.00	$76,917.78	$0.00	($76,917.78)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$76,917.78**	**$0.00**	**$76,917.78**	**$0.00**	**($76,917.78)**
Total Reserve Income	**($19,445.64)**	**$0.00**	**($19,445.64)**	**$56,954.46**	**$0.00**	**$56,954.46**	**$0.00**	**($56,954.46)**
Reserve Net Income	**($19,445.64)**	**$0.00**	**($19,445.64)**	**$56,954.46**	**$0.00**	**$56,954.46**	**$0.00**	**($56,954.46)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$43.69	$0.00	$43.69	$150.67	$0.00	$150.67	$0.00	($150.67)
Total INCOME	**$43.69**	**$0.00**	**$43.69**	**$150.67**	**$0.00**	**$150.67**	**$0.00**	**($150.67)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$32,472.00	$0.00	$32,472.00	$289,298.00	$0.00	$289,298.00	$0.00	($289,298.00)
Total TRANSFER BETWEEN FUNDS	**$32,472.00**	**$0.00**	**$32,472.00**	**$289,298.00**	**$0.00**	**$289,298.00**	**$0.00**	**($289,298.00)**
Total Income	**$32,515.69**	**$0.00**	**$32,515.69**	**$289,448.67**	**$0.00**	**$289,448.67**	**$0.00**	**($289,448.67)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$300.00	$0.00	($300.00)	$325.00	$0.00	($325.00)	$0.00	($325.00)
5490 - LAND LEASE INTEREST	$20,120.10	$0.00	($20,120.10)	$212,936.66	$0.00	($212,936.66)	$0.00	($212,936.66)
5495 - LAND LEASE LOT PURCHASE	$29,458.57	$0.00	($29,458.57)	$29,458.57	$0.00	($29,458.57)	$0.00	($29,458.57)
Total ADMINISTRATIVE	**$49,878.67**	**$0.00**	**($49,878.67)**	**$242,720.23**	**$0.00**	**($242,720.23)**	**$0.00**	**($242,720.23)**
Total Expense	**$49,878.67**	**$0.00**	**($49,878.67)**	**$242,720.23**	**$0.00**	**($242,720.23)**	**$0.00**	**($242,720.23)**
Ground Lease Net Income	**($17,362.98)**	**$0.00**	**($17,362.98)**	**$46,728.44**	**$0.00**	**$46,728.44**	**$0.00**	**($46,728.44)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 10/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	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	$55,890.00	$55,890.00	$55,890.00	$558,900.00
4110 - GROUND LEASE ASSESSMENT	$28,634.00	$28,325.00	$28,531.00	$27,913.00	$27,810.00	$27,707.00	$27,707.00	$27,604.00	$32,472.00	$32,472.00	$289,175.00
4120 - WATER ASSESSMENT	$12,805.71	$15,224.93	$16,172.22	$16,211.92	$17,363.84	$22,047.77	$33,590.86	$34,569.96	$33,082.04	$29,045.55	$230,114.80
4130 - SPECIAL ASSESSMENT	$0.00	$0.00	$0.00	($63.16)	$63.16	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$24,635.34	$0.00	$0.00	$0.00	$0.00	$0.00	$24,635.34
4330 - LATE FEES	$427.62	$514.88	$586.50	$327.75	$0.00	$889.18	$889.80	$676.88	$554.01	$562.15	$5,428.77
4350 - LIEN/COLLECTION FEES	$55.00	$35.00	$125.00	$90.00	$0.00	$0.00	$0.00	$165.00	$545.00	$110.00	$1,125.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$5.00	$20.00	$220.00	$0.00	$0.00	$190.00	$10.00	$445.00
4550 - GATE REMOTES INCOME	$0.00	$130.00	$220.00	$493.00	$200.00	$445.00	$0.00	$200.00	$135.00	$140.00	$1,963.00
4560 - CRIER ADVERTISING	$0.00	$215.00	$295.00	$340.00	$215.00	$550.00	$0.00	$200.00	$305.00	$245.00	$2,365.00
4600 - INTEREST INCOME	$3.40	$1.59	$3.11	$2.99	$3.44	$4.33	$2.74	$2.98	$3.16	$3.69	$31.43
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$450.00	$600.00	$150.00	$150.00	$0.00	$900.00	$150.00	$300.00	$2,850.00
4800 - VIOLATION FINES	$250.00	$75.00	$150.00	$325.00	$100.00	$25.00	$1,675.00	$225.00	$400.00	$50.00	$3,275.00
4850 - CLUBHOUSE RENTAL	$0.00	$150.00	$225.00	$255.00	$0.00	$150.00	$0.00	$300.00	$350.00	$150.00	$1,580.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00	$0.00	$0.00	$0.00	$0.00	$150.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$9.22	$12.40	$13.17	$0.00	$7.05	$0.00	$8.93	$4.70	$0.00	$55.47
4875 - RENTAL INCOME	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$950.00	$9,500.00
Total INCOME	$99,165.73	$101,520.62	$103,610.23	$103,428.67	$127,400.78	$109,110.33	$120,705.40	$121,692.75	$125,030.91	$119,928.39	$1,131,593.81
TRANSFER BETWEEN FUNDS											
8900 - TRANSFER TO RESERVES	($3,458.89)	($3,458.89)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($86,917.78)
8950 - TRANSFER TO GROUND LEASE	($28,428.00)	($28,531.00)	($28,531.00)	($28,222.00)	($27,913.00)	($27,295.00)	($27,707.00)	($27,707.00)	($32,492.00)	($32,472.00)	($289,298.00)
Total TRANSFER BETWEEN FUNDS	($31,886.89)	($31,989.89)	($38,531.00)	($38,222.00)	($37,913.00)	($37,295.00)	($37,707.00)	($37,707.00)	($42,492.00)	($42,472.00)	($376,215.78)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 10/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	YTD
Total Income	$67,278.84	$69,530.73	$65,079.23	$65,206.67	$89,487.78	$71,815.33	$82,998.40	$83,985.75	$82,538.91	$77,456.39	$755,378.03
Expense											
ADMINISTRATIVE											
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$630.49	$0.00	$0.00	$0.00	$0.00	$630.49
5200 - BAD DEBT	$0.00	$0.00	$0.00	$0.00	$0.00	$39,535.03	$1,031.38	$5,581.18	$0.00	$20,775.64	$66,923.23
5250 - BANK CHARGES	$10.00	$48.00	$26.90	$15.00	$310.00	$20.00	$91.00	$53.00	$10.00	$0.00	$583.90
5270 - COMPLEX OWNED UNIT	$252.02	$258.15	$257.15	$232.23	$291.38	$251.29	$264.24	$260.43	$282.97	$282.57	$2,632.43
5400 - INSURANCE	$15,672.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,672.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,136.07	$8,493.61	$8,153.51	$4,404.08	$13,612.48	$8,617.58	$8,744.99	$8,701.21	$8,805.91	$8,635.82	$87,305.26
5500 - LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,338.12	$0.00	$0.00	$0.00	$2,338.12
5530 - LIEN/COLLECTION COSTS	$168.95	$0.00	$150.00	$55.00	$179.00	$0.00	$0.00	$245.00	$165.00	$640.00	$1,602.95
5550 - LONG DISTANCE/FAX	$0.00	$18.28	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18.28
5600 - MANAGEMENT FEES	$4,684.85	$4,684.85	$4,684.85	$4,684.85	$4,684.85	$0.00	$4,684.85	$9,621.21	$4,936.36	$4,936.36	$47,603.03
5650 - MEETINGS	$0.00	$0.00	$147.91	$0.00	$0.00	$210.77	$0.00	$0.00	$360.45	$0.00	$719.13
5800 - OFFICE SUPPLIES	$576.61	$147.54	$25.96	$248.00	$431.49	$488.29	$878.00	$331.42	$374.44	$141.26	$3,643.01
5810 - POSTAGE	$286.48	$250.73	$93.82	$240.85	$441.53	$0.00	$534.45	$400.12	$106.60	$270.45	$2,625.03
5820 - PRINTING	$1,075.86	$1,856.85	$137.71	$1,075.91	$1,993.10	$0.00	$1,327.36	$991.89	$36.19	$418.34	$8,913.21
5860 - SOCIAL COMMITTEE	$0.00	$104.52	$0.00	$207.74	$103.54	$0.00	$59.39	$145.24	$0.00	$529.45	$1,149.88
5900 - WEBSITE	$0.00	$37.99	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,250.00	$0.00	$1,287.99
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$0.00	$0.00	$46.23	$0.00	$0.00	$0.00	$23.94	$70.17
8200 - SECURITY SERVICE	$1,825.91	$913.75	$913.75	$766.37	$1,303.75	$1,303.75	$1,303.75	$1,306.94	$916.94	$916.94	$11,471.85
8250 - MISC./CONTINGENCY	$0.00	$1,600.00	$0.00	$4,293.89	$0.00	$0.00	$0.00	$0.00	$554.69	$0.00	$6,448.58
8280 - CORPORATION COMMISSION	$0.00	$10.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2018 - 10/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	YTD
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,614.36	$63.16	$0.00	$0.00	$0.00	$89.34	$0.00	$24,766.86
Total ADMINISTRATIVE	$33,688.75	$18,424.27	$14,591.56	$40,838.28	$23,414.28	$51,103.43	$21,257.53	$27,637.64	$17,888.89	$37,570.77	$286,415.40
BUILDING MAINTENANCE											
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,639.51	$0.00	$982.01	$0.00	$0.00	$0.00	$0.00	$0.00	$831.24	$1,415.69	$4,868.45
6570 - REPAIRS & MAINTENANCE: PLUMBING	$100.00	$0.00	$11.79	$0.00	$0.00	$0.00	$0.00	$1,542.11	$0.00	$0.00	$1,653.90
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	$1,352.14	$1,352.14	$1,352.14	$13,521.40
7550 - TRASH REMOVAL	$1,300.75	$3,251.88	$3,902.25	$2,601.50	$1,182.50	$4,154.88	$0.00	$3,547.50	$4,154.88	$0.00	$24,096.14
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$0.00	$425.75	$0.00	$851.50
Total BUILDING MAINTENANCE	$4,392.40	$4,604.02	$6,248.19	$3,953.64	$2,534.64	$5,932.77	$1,352.14	$6,441.75	$6,764.01	$2,767.83	$44,991.39
GROUNDS MAINTENANCE											
6080 - FIRE HYDRANT INSPECTION	$645.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$645.00
6100 - GATE REPAIR	$859.09	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$923.63	$1,782.72
6155 - GATE TRANSMITTERS	$0.00	$0.00	$32.78	$800.88	$376.25	$0.00	$473.83	$474.65	$0.00	$377.56	$2,535.95
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,945.39	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$134,812.60
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$1,151.87	$8,083.41	($3,837.55)	$65.40	$70.00	$2,750.40	$809.06	$0.00	$9,092.59
6320 - IRRIGATION REPAIR	$376.70	$2,651.08	$158.42	$0.00	$1,163.54	$1,133.16	$3,477.39	$610.51	$2,056.81	$2,677.16	$14,304.77
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$0.00	$412.44	$0.00	$64.00	$481.50	$24.00	$0.00	$981.94
6500 - REPAIRS & MAINTENANCE: MISC	$883.21	$1,075.38	$182.38	$193.39	$0.00	$5,325.11	$0.00	$0.00	$1,188.87	$2,971.15	$11,819.49
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$6,299.50	$0.00	$0.00	$722.85	$0.00	$0.00	$5,747.58	$0.00	$12,769.93
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,169.00	$0.00	$0.00	$0.00	$7,169.00
6910 - FOUNTAIN	$0.00	$0.00	$0.00	$0.00	$0.00	$65.55	$0.00	$0.00	$293.86	$0.00	$359.41

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2018 - 10/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	YTD
PARTS & SUPPLIES											
Total GROUNDS MAINTENANCE	$16,193.69	$17,156.15	$21,254.64	$23,023.07	$11,544.37	$20,741.76	$24,683.91	$17,746.75	$23,549.87	$20,379.19	$196,273.40
POOL/SPA/CLUBHOUSE											
6410 - CLUBHOUSE MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$2,902.50	$0.00	$0.00	$176.26	$0.00	$3,078.76
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$540.00	$0.00	$0.00	$0.00	$0.00	$540.00
6460 - POOL SUPPLIES	$290.06	$0.00	$1,600.51	$1,472.38	$654.62	$144.35	$924.73	$667.98	($197.20)	$528.94	$6,086.37
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$180.44	$0.00	$0.00	$0.00	$82.25	$0.00	$0.00	$0.00	$0.00	$262.69
6475 - LOCKS & KEYS	$232.84	$0.00	$0.00	$0.00	$0.00	$242.79	$88.35	$0.00	$0.00	$133.44	$697.42
Total POOL/SPA/CLUBHOUSE	$522.90	$180.44	$1,600.51	$1,472.38	$654.62	$3,911.89	$1,013.08	$667.98	($20.94)	$662.38	$10,665.24
TAXES/OTHER EXPENSES											
8700 - SIGNS/FLAGS/BANNERS	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$0.00
UTILITIES											
7100 - ELECTRICITY	$2,595.39	$2,354.57	$4,155.78	$307.24	$2,482.77	$2,680.02	$0.00	$6,242.48	$2,747.20	$2,286.60	$25,852.05
7300 - GAS	$398.78	$277.15	$322.55	$88.15	$160.52	$702.49	$440.81	$443.79	$674.17	$496.94	$4,005.35
7500 - TELEPHONE	$1,913.41	$1,049.56	$1,049.56	$1,048.19	$729.90	$1,238.20	$318.28	$255.95	$2,064.87	$2,095.11	$11,763.03
7900 - WATER/SEWER	$17,790.19	$18,739.10	$18,776.98	$19,828.13	$24,612.77	$36,184.33	$35,980.97	$34,757.59	$30,474.77	$46,624.86	$283,769.69
Total UTILITIES	$22,697.77	$22,420.38	$24,304.87	$21,271.71	$27,985.96	$40,805.04	$36,740.06	$41,699.81	$35,961.01	$51,503.51	$325,390.12
Total Expense	$77,495.51	$62,785.26	$67,999.77	$90,559.08	$66,133.87	$122,494.89	$85,046.72	$94,193.93	$84,142.84	$112,883.68	$863,735.55
Operating Net Income	($10,216.67)	$6,745.47	($2,920.54)	($25,352.41)	$23,353.91	($50,679.56)	($2,048.32)	($10,208.18)	($1,603.93)	($35,427.29)	($108,357.52)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2018 - 10/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	YTD
Income											
Total Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Expense											
GROUNDS MAINTENANCE											
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$0.00
Total Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Operating Net Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Income											
INCOME											
4610 - INTEREST INCOME - RESERVE	$0.06	$0.07	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$1.01
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,789.98	($19,518.60)	$0.00	($7,672.12)	$1,956.51	($46.93)	$11,226.95	$1,743.74	$2,001.89	($29,445.75)	($19,964.33)
Total INCOME	$19,790.04	($19,518.53)	$0.11	($7,672.01)	$1,956.62	($46.82)	$11,227.06	$1,743.85	$2,002.00	($29,445.64)	($19,963.32)
TRANSFER BETWEEN FUNDS											
9000 - TRANSFER FROM OPERATING	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$10,000.00	$10,000.00	$10,000.00	$0.00	$10,000.00	$76,917.78
Total TRANSFER BETWEEN FUNDS	$3,458.89	$3,458.89	$10,000.00	$0.00	$20,000.00	$10,000.00	$10,000.00	$10,000.00	$0.00	$10,000.00	$76,917.78
Total Reserve Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$21,227.06	$11,743.85	$2,002.00	($19,445.64)	$56,954.46
Reserve Expense											
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

1/1/2018 - 10/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	YTD
Reserve Net Income	$23,248.93	($16,059.64)	$10,000.11	($7,672.01)	$21,956.62	$9,953.18	$21,227.06	$11,743.85	$2,002.00	($19,445.64)	$56,954.46

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2018 - 10/31/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	YTD
Income											
INCOME											
4615 - UNREALIZED GAIN/LOSS	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	$18.24	$111.51	$18.79	$43.69	$150.67
Total INCOME	($95.89)	($94.17)	$0.00	$18.59	$118.28	$11.63	$18.24	$111.51	$18.79	$43.69	$150.67
TRANSFER BETWEEN FUNDS											
9050 - TRANSFER FROM OPERATING	$28,428.00	$28,531.00	$28,531.00	$28,222.00	$27,913.00	$27,295.00	$27,707.00	$27,707.00	$32,492.00	$32,472.00	$289,298.00
Total TRANSFER BETWEEN FUNDS	$28,428.00	$28,531.00	$28,531.00	$28,222.00	$27,913.00	$27,295.00	$27,707.00	$27,707.00	$32,492.00	$32,472.00	$289,298.00
Total Income	$28,332.11	$28,436.83	$28,531.00	$28,240.59	$28,031.28	$27,306.63	$27,725.24	$27,818.51	$32,510.79	$32,515.69	$289,448.67
Expense											
ADMINISTRATIVE											
5250 - BANK CHARGES	$5.00	$5.00	$5.00	$5.00	$5.00	$0.00	$0.00	$0.00	$0.00	$300.00	$325.00
5490 - LAND LEASE INTEREST	$22,186.10	$22,134.93	$22,017.57	$21,819.33	$21,345.51	$21,100.18	$20,958.85	$20,881.75	$20,372.34	$20,120.10	$212,936.66
5495 - LAND LEASE LOT PURCHASE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$29,458.57	$29,458.57
Total ADMINISTRATIVE	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$20,958.85	$20,881.75	$20,372.34	$49,878.67	$242,720.23
Total Expense	$22,191.10	$22,139.93	$22,022.57	$21,824.33	$21,350.51	$21,100.18	$20,958.85	$20,881.75	$20,372.34	$49,878.67	$242,720.23
Operating Net Income	$6,141.01	$6,296.90	$6,508.43	$6,416.26	$6,680.77	$6,206.45	$6,766.39	$6,936.76	$12,138.45	($17,362.98)	$46,728.44