Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: April 30, 2020

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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Fiscal Year End: December 31
Accounting Method: Accrual

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FINANCIAL SUMMARY
April 30, 2020

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		
Cash in Bank - Operating	$	35,591.58
Cash in Bank - Reserve	$	337,111.42
Cash in Bank - Land Lease	$	26,618.64
TOTAL CASH	**$**	**399,321.64**
Accounts Receivable	$	45,104.46

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 101,998.46	$ 408,824.66	$ 405,639.77	$ 3,184.89
Expenses	$ (124,016.93)	$ (299,584.34)	$ (286,793.74)	$ (12,790.60)
Reserve Transfers	$ (35,556.44)	$ (172,441.71)	$ (154,062.00)	$ (18,379.71)
Net Profit/Loss	**$ (57,574.91)**	**$ (63,201.39)**	**$ (35,215.97)**	**$ (27,985.42)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

4/30/2020

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$6,432.53			$6,432.53
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$27,412.64			$27,412.64
1013 - ALLIANCE-OP PASS THROUGH INS-583	$1,746.41			$1,746.41
1051 - EDWARD JONES MAINT RES-016		$334,482.91		$334,482.91
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$26,618.64	$26,618.64
1053 - THE TOWNE PARK RESERVE SAVINGS-620		$2,628.51		$2,628.51
Total CASH	**$35,591.58**	**$337,111.42**	**$26,618.64**	**$399,321.64**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$49,141.82			$49,141.82
1215 - A/R GROUND LEASE ASSESSMENT	$43,781.24			$43,781.24
1225 - A/R WATER/SEWER	$17,085.94			$17,085.94
1230 - A/R FINES	$2,100.00			$2,100.00
1235 - A/R PROPERTY TAX	$3,562.07			$3,562.07
1240 - A/R LATE FEES	$8,609.66			$8,609.66
1250 - A/R COLLECTION FEES	$1,150.59			$1,150.59
1280 - A/R OTHER	$10,692.08			$10,692.08
1285 - A/R OWNED UNIT RENT	$3,450.00			$3,450.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($94,468.94)			($94,468.94)
Total ACCOUNTS RECEIVABLE	**$45,104.46**		**$0.00**	**$45,104.46**
OTHER ASSETS				
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($6,439,205.70)	($6,439,205.70)
1702 - OTHER REAL ESTATE OWNED	$29,459.00			$29,459.00
Total OTHER ASSETS	**$29,459.00**	**$0.00**	**$4,560,794.30**	**$4,590,253.30**
Assets Total	**$110,155.04**	**$337,111.42**	**$4,587,412.94**	**$5,034,679.40**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

4/30/2020

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$21,414.75			$21,414.75
2200 - ACCOUNTS PAYABLE	$51,601.60			$51,601.60
2250 - ACCRUED EXPENSES	$696.70			$696.70
2500 - TRANSFER/DISC PAYABLE	$218.78			$218.78
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,055,842.04	$4,055,842.04
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$74,881.83**	**$0.00**	**$4,055,842.04**	**$4,130,723.87**
EQUITY				
3200 - OPERATING EQUITY	$98,474.60			$98,474.60
3500 - RESERVE EQUITY		$314,608.88		$314,608.88
3550 - GROUND LEASE EQUITY			$476,203.98	$476,203.98
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	**$98,474.60**	**$314,608.88**	**$467,379.69**	**$880,463.17**
Net Income	**($63,201.39)**	**$22,502.54**	**$64,191.21**	**$23,492.36**
Liabilities and Equity Total	**$110,155.04**	**$337,111.42**	**$4,587,412.94**	**$5,034,679.40**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$223,560.00	$223,560.00	$0.00	$670,680.00	$447,120.00
4110 - GROUND LEASE ASSESSMENT	$28,782.00	$28,905.00	($123.00)	$116,973.00	$117,096.00	($123.00)	$342,186.00	$225,213.00
4120 - WATER ASSESSMENT	$15,322.26	$16,125.94	($803.68)	$58,111.47	$57,817.13	$294.34	$505,639.07	$447,527.60
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$47,500.00	$47,500.00
4330 - LATE FEES	($17.25)	$0.00	($17.25)	$833.59	$0.00	$833.59	$0.00	($833.59)
4350 - LIEN/COLLECTION FEES	$20.00	$0.00	$20.00	$1,455.00	$0.00	$1,455.00	$0.00	($1,455.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00
4550 - GATE REMOTES INCOME	$330.00	$233.33	$96.67	$930.00	$933.32	($3.32)	$2,800.00	$1,870.00
4560 - CRIER ADVERTISING	$45.00	$208.33	($163.33)	$705.00	$833.32	($128.32)	$2,500.00	$1,795.00
4600 - INTEREST INCOME	$1.45	$0.00	$1.45	$15.00	$0.00	$15.00	$0.00	($15.00)
4750 - LAND LEASE ESTOPPEL FEES	$450.00	$0.00	$450.00	$1,200.00	$0.00	$1,200.00	$0.00	($1,200.00)
4800 - VIOLATION FINES	$25.00	$0.00	$25.00	($100.00)	$0.00	($100.00)	$0.00	$100.00
4850 - CLUBHOUSE RENTAL	$0.00	$200.00	($200.00)	$535.00	$800.00	($265.00)	$2,400.00	$1,865.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$6.60	$0.00	$6.60	$0.00	($6.60)
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$4,600.00	$4,600.00	$0.00	$13,800.00	$9,200.00
Total INCOME	**$101,998.46**	**$102,712.60**	**($714.14)**	**$408,824.66**	**$405,639.77**	**$3,184.89**	**$1,588,005.07**	**$1,179,180.41**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($40,000.00)	($40,000.00)	$0.00	($397,894.77)	($357,894.77)
8950 - TRANSFER TO GROUND LEASE	($25,556.44)	($28,515.50)	$2,959.06	($132,441.71)	($114,062.00)	($18,379.71)	($342,186.00)	($209,744.29)
Total TRANSFER BETWEEN FUNDS	**($35,556.44)**	**($38,515.50)**	**$2,959.06**	**($172,441.71)**	**($154,062.00)**	**($18,379.71)**	**($740,080.77)**	**($567,639.06)**
Total Income	**$66,442.02**	**$64,197.10**	**$2,244.92**	**$236,382.95**	**$251,577.77**	**($15,194.82)**	**$847,924.30**	**$611,541.35**
Expense								
ADMINISTRATIVE								
5200 - BAD DEBT	$0.00	$1,583.33	$1,583.33	$0.00	$6,333.32	$6,333.32	$19,000.00	$19,000.00
5250 - BANK CHARGES	$10.00	$0.00	($10.00)	$70.00	$0.00	($70.00)	$0.00	($70.00)

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5270 - COMPLEX OWNED UNIT	$137.57	$0.00	($137.57)	$1,859.81	$0.00	($1,859.81)	$0.00	($1,859.81)
5400 - INSURANCE	$3,674.67	$0.00	($3,674.67)	$26,682.84	$16,500.00	($10,182.84)	$16,500.00	($10,182.84)
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,199.40	$7,083.33	($1,116.07)	$32,702.34	$28,333.32	($4,369.02)	$85,000.00	$52,297.66
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$830.00	$833.32	$3.32	$2,500.00	$1,670.00
5530 - LIEN/COLLECTION COSTS	$750.00	$0.00	($750.00)	$945.00	$0.00	($945.00)	$0.00	($945.00)
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$19,745.44	$19,745.44	$0.00	$54,299.96	$34,554.52
5800 - OFFICE SUPPLIES	$34.25	$458.33	$424.08	$1,190.09	$1,833.32	$643.23	$5,500.00	$4,309.91
5810 - POSTAGE	$70.75	$416.67	$345.92	$539.14	$1,666.68	$1,127.54	$5,000.00	$4,460.86
5820 - PRINTING	$27.99	$1,291.67	$1,263.68	$1,534.14	$5,166.68	$3,632.54	$15,500.00	$13,965.86
5860 - SOCIAL COMMITTEE	$0.00	$333.33	$333.33	$581.40	$1,333.32	$751.92	$4,000.00	$3,418.60
5900 - WEBSITE	$300.00	$300.00	$0.00	$300.00	$300.00	$0.00	$600.00	$300.00
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$946.42	$0.00	($946.42)	$0.00	($946.42)
8200 - SECURITY SERVICE	$1,502.43	$916.94	($585.49)	$6,292.63	$3,667.76	($2,624.87)	$11,003.28	$4,710.65
8280 - CORPORATION COMMISSION	$10.00	$0.00	($10.00)	$10.00	$75.00	$65.00	$75.00	$65.00
8800 - TAXES - INCOME	$50.00	$0.00	($50.00)	$50.00	$0.00	($50.00)	$0.00	($50.00)
8840 - TAXES - PROPERTY	$24,937.86	$0.00	($24,937.86)	$24,937.86	$0.00	($24,937.86)	$47,500.00	$22,562.14
Total ADMINISTRATIVE	**$44,641.28**	**$17,528.29**	**($27,112.99)**	**$119,217.11**	**$85,788.16**	**($33,428.95)**	**$266,478.24**	**$147,261.13**
BUILDING MAINTENANCE								
6515 - REPAIRS & MAINTENANCE: ROOFS	$33,441.26	$0.00	($33,441.26)	($1,737.51)	$0.00	$1,737.51	$0.00	$1,737.51
6550 - REPAIRS & MAINTENANCE: LIGHTING	$644.66	$375.00	($269.66)	$644.66	$1,500.00	$855.34	$4,500.00	$3,855.34
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$0.00	$0.00	$1,676.62	$0.00	($1,676.62)	$0.00	($1,676.62)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$333.33	$333.33	$210.36	$1,333.32	$1,122.96	$4,000.00	$3,789.64
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$5,408.56	$5,408.56	$0.00	$14,873.54	$9,464.98
7550 - TRASH REMOVAL	$0.00	$2,610.56	$2,610.56	$8,117.60	$10,844.90	$2,727.30	$27,716.24	$19,598.64
7560 - TRASH COMPACTOR	$0.00	$83.33	$83.33	$399.14	$333.32	($65.82)	$1,000.00	$600.86
Total BUILDING MAINTENANCE	**$35,438.06**	**$4,754.36**	**($30,683.70)**	**$14,719.43**	**$19,420.10**	**$4,700.67**	**$52,089.78**	**$37,370.35**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$848.61	$1,700.00	$851.39	$1,700.00	$851.39

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6100 - GATE REPAIR	$0.00	$291.67	$291.67	$0.00	$1,166.68	$1,166.68	$3,500.00	$3,500.00
6155 - GATE TRANSMITTERS	$0.00	$250.00	$250.00	$1,607.35	$1,000.00	($607.35)	$3,000.00	$1,392.65
6200 - JANITORIAL/CLEANING SERVICES	$0.00	$0.00	$0.00	$309.32	$0.00	($309.32)	$0.00	($309.32)
6300 - GROUNDS MAINTENANCE	$13,484.38	$13,429.69	($54.69)	$53,937.52	$53,718.76	($218.76)	$161,156.28	$107,218.76
6310 - LANDSCAPE SUPPLIES/LABOR	$1,456.32	$500.00	($956.32)	$1,715.22	$2,000.00	$284.78	$6,000.00	$4,284.78
6320 - IRRIGATION REPAIR	$4,050.24	$416.67	($3,633.57)	$8,220.90	$1,666.68	($6,554.22)	$5,000.00	($3,220.90)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$0.00	$0.00	$3,182.31	$0.00	($3,182.31)	$0.00	($3,182.31)
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$0.00	$1,666.68	$1,666.68	$5,000.00	$5,000.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$166.67	$166.67	$0.00	$666.68	$666.68	$2,000.00	$2,000.00
Total GROUNDS MAINTENANCE	**$18,990.94**	**$15,471.37**	**($3,519.57)**	**$69,821.23**	**$67,085.48**	**($2,735.75)**	**$190,856.28**	**$121,035.05**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$2,121.03	$416.67	($1,704.36)	$14,556.47	$1,666.68	($12,889.79)	$5,000.00	($9,556.47)
6450 - POOL MAINTENANCE	$0.00	$208.33	$208.33	$0.00	$833.32	$833.32	$2,500.00	$2,500.00
6460 - POOL SUPPLIES	$0.00	$333.33	$333.33	$0.00	$1,333.32	$1,333.32	$4,000.00	$4,000.00
6475 - LOCKS & KEYS	$0.00	$41.67	$41.67	$0.00	$166.68	$166.68	$500.00	$500.00
Total POOL/SPA/CLUBHOUSE	**$2,121.03**	**$1,000.00**	**($1,121.03)**	**$14,556.47**	**$4,000.00**	**($10,556.47)**	**$12,000.00**	**($2,556.47)**
UTILITIES								
7100 - ELECTRICITY	$1,600.89	$2,291.67	$690.78	$7,704.09	$9,166.68	$1,462.59	$27,500.00	$19,795.91
7300 - GAS	($3.85)	$458.33	$462.18	$895.17	$1,833.32	$938.15	$5,500.00	$4,604.83
7500 - TELEPHONE	$636.31	$708.33	$72.02	$2,526.35	$2,833.32	$306.97	$8,500.00	$5,973.65
7900 - WATER/SEWER	$20,592.27	$24,166.67	$3,574.40	$70,144.49	$96,666.68	$26,522.19	$290,000.00	$219,855.51
Total UTILITIES	**$22,825.62**	**$27,625.00**	**$4,799.38**	**$81,270.10**	**$110,500.00**	**$29,229.90**	**$331,500.00**	**$250,229.90**
Total Expense	**$124,016.93**	**$66,379.02**	**($57,637.91)**	**$299,584.34**	**$286,793.74**	**($12,790.60)**	**$852,924.30**	**$553,339.96**
Operating Net Income	**($57,574.91)**	**($2,181.92)**	**($55,392.99)**	**($63,201.39)**	**($35,215.97)**	**($27,985.42)**	**($5,000.00)**	**$58,201.39**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$202.58	$0.00	$202.58	$1,651.63	$0.00	$1,651.63	$0.00	($1,651.63)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$25,287.48	$0.00	$25,287.48	($9,149.09)	$0.00	($9,149.09)	$0.00	$9,149.09
Total INCOME	**$25,490.06**	**$0.00**	**$25,490.06**	**($7,497.46)**	**$0.00**	**($7,497.46)**	**$0.00**	**$7,497.46**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$0.00	$10,000.00	($10,000.00)	$30,000.00	$40,000.00	($10,000.00)	$397,894.77	$367,894.77
Total TRANSFER BETWEEN FUNDS	**$0.00**	**$10,000.00**	**($10,000.00)**	**$30,000.00**	**$40,000.00**	**($10,000.00)**	**$397,894.77**	**$367,894.77**
Total Reserve Income	**$25,490.06**	**$10,000.00**	**$15,490.06**	**$22,502.54**	**$40,000.00**	**($17,497.46)**	**$397,894.77**	**$375,392.23**
Reserve Net Income	**$25,490.06**	**$10,000.00**	**$15,490.06**	**$22,502.54**	**$40,000.00**	**($17,497.46)**	**$397,894.77**	**$375,392.23**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

4/1/2020 - 4/30/2020

	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$25,556.44	$28,515.50	($2,959.06)	$132,441.71	$114,062.00	$18,379.71	$342,186.00	$209,744.29
Total TRANSFER BETWEEN FUNDS	**$25,556.44**	**$28,515.50**	**($2,959.06)**	**$132,441.71**	**$114,062.00**	**$18,379.71**	**$342,186.00**	**$209,744.29**
Total Income	**$25,556.44**	**$28,515.50**	**($2,959.06)**	**$132,441.71**	**$114,062.00**	**$18,379.71**	**$342,186.00**	**$209,744.29**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$250.00	$0.00	($250.00)	$0.00	($250.00)
5490 - LAND LEASE INTEREST	$17,091.97	$0.00	($17,091.97)	$68,000.50	$0.00	($68,000.50)	$0.00	($68,000.50)
Total ADMINISTRATIVE	**$17,091.97**	**$0.00**	**($17,091.97)**	**$68,250.50**	**$0.00**	**($68,250.50)**	**$0.00**	**($68,250.50)**
Total Expense	**$17,091.97**	**$0.00**	**($17,091.97)**	**$68,250.50**	**$0.00**	**($68,250.50)**	**$0.00**	**($68,250.50)**
Ground Lease Net Income	**$8,464.47**	**$28,515.50**	**($20,051.03)**	**$64,191.21**	**$114,062.00**	**($49,870.79)**	**$342,186.00**	**$277,994.79**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 4/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
Income					
INCOME					
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$223,560.00
4110 - GROUND LEASE ASSESSMENT	$29,643.00	$29,520.00	$29,028.00	$28,782.00	$116,973.00
4120 - WATER ASSESSMENT	$12,656.07	$15,604.57	$14,528.57	$15,322.26	$58,111.47
4330 - LATE FEES	$377.76	$240.74	$232.34	($17.25)	$833.59
4350 - LIEN/COLLECTION FEES	$265.00	$550.00	$620.00	$20.00	$1,455.00
4550 - GATE REMOTES INCOME	$150.00	$220.00	$230.00	$330.00	$930.00
4560 - CRIER ADVERTISING	$245.00	$290.00	$125.00	$45.00	$705.00
4600 - INTEREST INCOME	$4.97	$4.05	$4.53	$1.45	$15.00
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$750.00	$0.00	$450.00	$1,200.00
4800 - VIOLATION FINES	$0.00	($125.00)	$0.00	$25.00	($100.00)
4850 - CLUBHOUSE RENTAL	$385.00	$150.00	$0.00	$0.00	$535.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$6.60	$0.00	$6.60
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$4,600.00
Total INCOME	$100,766.80	$104,244.36	$101,815.04	$101,998.46	$408,824.66
TRANSFER BETWEEN FUNDS					
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($40,000.00)
8950 - TRANSFER TO GROUND LEASE	($56,590.18)	($28,295.09)	($22,000.00)	($25,556.44)	($132,441.71)
Total TRANSFER BETWEEN FUNDS	($66,590.18)	($38,295.09)	($32,000.00)	($35,556.44)	($172,441.71)
Total Income	$34,176.62	$65,949.27	$69,815.04	$66,442.02	$236,382.95
Expense					
ADMINISTRATIVE					
5250 - BANK CHARGES	$0.00	$30.00	$30.00	$10.00	$70.00
5270 - COMPLEX OWNED UNIT	$0.00	$1,593.57	$128.67	$137.57	$1,859.81

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 4/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
5400 - INSURANCE	$11,800.43	$3,858.40	$7,349.34	$3,674.67	$26,682.84
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,280.95	$8,352.16	$7,869.83	$8,199.40	$32,702.34
5500 - LEGAL FEES	$0.00	$830.00	$0.00	$0.00	$830.00
5530 - LIEN/COLLECTION COSTS	$55.00	$0.00	$140.00	$750.00	$945.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$19,745.44
5800 - OFFICE SUPPLIES	$230.59	$37.76	$887.49	$34.25	$1,190.09
5810 - POSTAGE	$284.93	$122.21	$61.25	$70.75	$539.14
5820 - PRINTING	$1,462.95	$29.88	$13.32	$27.99	$1,534.14
5860 - SOCIAL COMMITTEE	$182.50	$0.00	$398.90	$0.00	$581.40
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$300.00
5950 - MISCELLANEOUS ADMIN	$800.00	$0.00	$146.42	$0.00	$946.42
8200 - SECURITY SERVICE	$916.94	$1,478.16	$2,395.10	$1,502.43	$6,292.63
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$10.00	$10.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$50.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,937.86	$24,937.86
Total ADMINISTRATIVE	$28,950.65	$21,268.50	$24,356.68	$44,641.28	$119,217.11
BUILDING MAINTENANCE					
6515 - REPAIRS & MAINTENANCE: ROOFS	($35,178.77)	$0.00	$0.00	$33,441.26	($1,737.51)
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$0.00	$0.00	$644.66	$644.66
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$326.62	$1,350.00	$0.00	$1,676.62
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$0.00	$210.36	$0.00	$210.36
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$5,408.56
7550 - TRASH REMOVAL	($3,155.34)	$8,791.81	$2,481.13	$0.00	$8,117.60
7560 - TRASH COMPACTOR	$133.05	$133.04	$133.05	$0.00	$399.14
Total BUILDING MAINTENANCE	($36,848.92)	$10,603.61	$5,526.68	$35,438.06	$14,719.43
GROUNDS MAINTENANCE					
6080 - FIRE HYDRANT	$0.00	$0.00	$848.61	$0.00	$848.61

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 4/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
INSPECTION					
6155 - GATE TRANSMITTERS	$474.65	$280.48	$852.22	$0.00	$1,607.35
6200 - JANITORIAL/CLEANING SERVICES	$0.00	$0.00	$309.32	$0.00	$309.32
6300 - GROUNDS MAINTENANCE	$13,484.38	$13,484.38	$13,484.38	$13,484.38	$53,937.52
6310 - LANDSCAPE SUPPLIES/LABOR	$258.90	$0.00	$0.00	$1,456.32	$1,715.22
6320 - IRRIGATION REPAIR	$0.00	$467.04	$3,703.62	$4,050.24	$8,220.90
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$0.00	$3,182.31	$0.00	$3,182.31
Total GROUNDS MAINTENANCE	$14,217.93	$14,231.90	$22,380.46	$18,990.94	$69,821.23
POOL/SPA/CLUBHOUSE					
6410 - CLUBHOUSE MAINTENANCE	$6,176.82	$2,548.49	$3,710.13	$2,121.03	$14,556.47
Total POOL/SPA/CLUBHOUSE	$6,176.82	$2,548.49	$3,710.13	$2,121.03	$14,556.47
UTILITIES					
7100 - ELECTRICITY	$2,367.55	$1,976.50	$1,759.15	$1,600.89	$7,704.09
7300 - GAS	$360.06	$468.78	$70.18	($3.85)	$895.17
7500 - TELEPHONE	$631.99	$628.30	$629.75	$636.31	$2,526.35
7900 - WATER/SEWER	$16,980.01	$15,902.64	$16,669.57	$20,592.27	$70,144.49
Total UTILITIES	$20,339.61	$18,976.22	$19,128.65	$22,825.62	$81,270.10
Total Expense	$32,836.09	$67,628.72	$75,102.60	$124,016.93	$299,584.34
Operating Net Income	$1,340.53	($1,679.45)	($5,287.56)	($57,574.91)	($63,201.39)
Net Income	$1,340.53	($1,679.45)	($5,287.56)	($57,574.91)	($63,201.39)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2020 - 4/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
Reserve Income					
INCOME					
4610 - INTEREST INCOME - RESERVE	$24.54	$29.50	$1,395.01	$202.58	$1,651.63
4620 - UNREALIZED GAIN/LOSS-RESERVE	$8,219.59	($18,864.26)	($23,791.90)	$25,287.48	($9,149.09)
Total INCOME	$8,244.13	($18,834.76)	($22,396.89)	$25,490.06	($7,497.46)
TRANSFER BETWEEN FUNDS					
9000 - TRANSFER FROM OPERATING	$0.00	$20,000.00	$10,000.00	$0.00	$30,000.00
Total TRANSFER BETWEEN FUNDS	$0.00	$20,000.00	$10,000.00	$0.00	$30,000.00
Total Reserve Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$22,502.54
Reserve Expense					
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$22,502.54
Net Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$22,502.54

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2020 - 4/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
Income					
TRANSFER BETWEEN FUNDS					
9050 - TRANSFER FROM OPERATING	$56,590.18	$28,295.09	$22,000.00	$25,556.44	$132,441.71
Total TRANSFER BETWEEN FUNDS	$56,590.18	$28,295.09	$22,000.00	$25,556.44	$132,441.71
Total Income	$56,590.18	$28,295.09	$22,000.00	$25,556.44	$132,441.71
Expense					
ADMINISTRATIVE					
5250 - BANK CHARGES	$0.00	$250.00	$0.00	$0.00	$250.00
5490 - LAND LEASE INTEREST	$17,192.43	$17,411.26	$16,304.84	$17,091.97	$68,000.50
Total ADMINISTRATIVE	$17,192.43	$17,661.26	$16,304.84	$17,091.97	$68,250.50
Total Expense	$17,192.43	$17,661.26	$16,304.84	$17,091.97	$68,250.50
Operating Net Income	$39,397.75	$10,633.83	$5,695.16	$8,464.47	$64,191.21
Net Income	$39,397.75	$10,633.83	$5,695.16	$8,464.47	$64,191.21