Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: January 31, 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
February 29, 2020

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		
Cash in Bank - Operating	$	48,354.95
Cash in Bank - Reserve	$	324,018.25
Cash in Bank - Land Lease	$	30,175.08
TOTAL CASH	**$**	**402,548.28**
Accounts Receivable	$	45,209.02

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 104,244.36	$ 205,011.16	$ 201,045.18	$ 3,965.98
Expenses	$ (67,628.72)	$ (100,464.81)	$ (148,237.36)	$ 47,772.55
Reserve Transfers	$ (38,295.09)	$ (104,885.27)	$ (77,031.00)	$ (27,854.27)
Net Profit/Loss	**$ (1,679.45)**	**$ (338.92)**	**$ (24,223.18)**	**$ 23,884.26**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

2/29/2020

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$6,540.17			$6,540.17
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$6,630.90			$6,630.90
1013 - ALLIANCE-OP PASS THROUGH INS-583	$35,183.88			$35,183.88
1051 - EDWARD JONES MAINT RES-016		$321,389.83		$321,389.83
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$30,175.08	$30,175.08
1053 - THE TOWNE PARK RESERVE SAVINGS-620		$2,628.42		$2,628.42
Total CASH	**$48,354.95**	**$324,018.25**	**$30,175.08**	**$402,548.28**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$48,267.19			$48,267.19
1215 - A/R GROUND LEASE ASSESSMENT	$43,375.35			$43,375.35
1225 - A/R WATER/SEWER	$17,360.47			$17,360.47
1230 - A/R FINES	$2,075.00			$2,075.00
1235 - A/R PROPERTY TAX	$3,708.44			$3,708.44
1240 - A/R LATE FEES	$9,053.26			$9,053.26
1250 - A/R COLLECTION FEES	$1,586.17			$1,586.17
1280 - A/R OTHER	$10,802.08			$10,802.08
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	**$45,209.02**		**$0.00**	**$45,209.02**
OTHER ASSETS				
1600 - PREPAID EXPENSE	$133.05			$133.05
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($6,007,700.00)	($6,007,700.00)
1702 - OTHER REAL ESTATE OWNED	$58,918.00			$58,918.00
Total OTHER ASSETS	**$59,051.05**	**$0.00**	**$4,992,300.00**	**$5,051,351.05**
Assets Total	**$152,615.02**	**$324,018.25**	**$5,022,475.08**	**$5,499,108.35**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

2/29/2020

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$13,690.63			$13,690.63
2200 - ACCOUNTS PAYABLE	$7,431.54			$7,431.54
2250 - ACCRUED EXPENSES	$2,729.39			$2,729.39
2500 - TRANSFER/DISC PAYABLE	$218.78			$218.78
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,506,346.68	$4,506,346.68
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$25,020.34**	**$0.00**	**$4,506,346.68**	**$4,531,367.02**
EQUITY				
3200 - OPERATING EQUITY	$127,933.60		$114,370.09	$242,303.69
3500 - RESERVE EQUITY		$314,608.88		$314,608.88
3550 - GROUND LEASE EQUITY			$360,551.02	$360,551.02
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	**$127,933.60**	**$314,608.88**	**$466,096.82**	**$908,639.30**
Net Income	**($338.92)**	**$9,409.37**	**$50,031.58**	**$59,102.03**
Liabilities and Equity Total	**$152,615.02**	**$324,018.25**	**$5,022,475.08**	**$5,499,108.35**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$111,780.00	$111,780.00	$0.00	$670,680.00	$558,900.00
4110 - GROUND LEASE ASSESSMENT	$29,520.00	$29,397.00	$123.00	$59,163.00	$59,040.00	$123.00	$342,186.00	$283,023.00
4120 - WATER ASSESSMENT	$15,604.57	$13,290.01	$2,314.56	$28,260.64	$26,641.86	$1,618.78	$505,639.07	$477,378.43
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	$240.74	$0.00	$240.74	$618.50	$0.00	$618.50	$0.00	($618.50)
4350 - LIEN/COLLECTION FEES	$550.00	$0.00	$550.00	$815.00	$0.00	$815.00	$0.00	($815.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00
4550 - GATE REMOTES INCOME	$220.00	$233.33	($13.33)	$370.00	$466.66	($96.66)	$2,800.00	$2,430.00
4560 - CRIER ADVERTISING	$290.00	$208.33	$81.67	$535.00	$416.66	$118.34	$2,500.00	$1,965.00
4600 - INTEREST INCOME	$4.05	$0.00	$4.05	$9.02	$0.00	$9.02	$0.00	($9.02)
4750 - LAND LEASE ESTOPPEL FEES	$750.00	$0.00	$750.00	$750.00	$0.00	$750.00	$0.00	($750.00)
4800 - VIOLATION FINES	($125.00)	$0.00	($125.00)	($125.00)	$0.00	($125.00)	$0.00	$125.00
4850 - CLUBHOUSE RENTAL	$150.00	$200.00	($50.00)	$535.00	$400.00	$135.00	$2,400.00	$1,865.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$2,300.00	$2,300.00	$0.00	$13,800.00	$11,500.00
Total INCOME	**$104,244.36**	**$100,368.67**	**$3,875.69**	**$205,011.16**	**$201,045.18**	**$3,965.98**	**$1,588,005.07**	**$1,382,993.91**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($20,000.00)	($20,000.00)	$0.00	($397,894.77)	($377,894.77)
8950 - TRANSFER TO GROUND LEASE	($28,295.09)	($28,515.50)	$220.41	($84,885.27)	($57,031.00)	($27,854.27)	($342,186.00)	($257,300.73)
Total TRANSFER BETWEEN FUNDS	**($38,295.09)**	**($38,515.50)**	**$220.41**	**($104,885.27)**	**($77,031.00)**	**($27,854.27)**	**($740,080.77)**	**($635,195.50)**
Total Income	**$65,949.27**	**$61,853.17**	**$4,096.10**	**$100,125.89**	**$124,014.18**	**($23,888.29)**	**$847,924.30**	**$747,798.41**
Expense								
ADMINISTRATIVE								
5200 - BAD DEBT	$0.00	$1,583.33	$1,583.33	$0.00	$3,166.66	$3,166.66	$19,000.00	$19,000.00
5250 - BANK CHARGES	$30.00	$0.00	($30.00)	$30.00	$0.00	($30.00)	$0.00	($30.00)
5270 - COMPLEX OWNED UNIT	$1,593.57	$0.00	($1,593.57)	$1,593.57	$0.00	($1,593.57)	$0.00	($1,593.57)
5400 - INSURANCE	$3,858.40	$0.00	($3,858.40)	$15,658.83	$16,500.00	$841.17	$16,500.00	$841.17

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,352.16	$7,083.33	($1,268.83)	$16,633.11	$14,166.66	($2,466.45)	$85,000.00	$68,366.89
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$0.00	$416.66	$416.66	$2,500.00	$2,500.00
5530 - LIEN/COLLECTION COSTS	$830.00	$0.00	($830.00)	$885.00	$0.00	($885.00)	$0.00	($885.00)
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$9,872.72	$9,872.72	$0.00	$54,299.96	$44,427.24
5800 - OFFICE SUPPLIES	$37.76	$458.33	$420.57	$268.35	$916.66	$648.31	$5,500.00	$5,231.65
5810 - POSTAGE	$122.21	$416.67	$294.46	$407.14	$833.34	$426.20	$5,000.00	$4,592.86
5820 - PRINTING	$29.88	$1,291.67	$1,261.79	$1,492.83	$2,583.34	$1,090.51	$15,500.00	$14,007.17
5860 - SOCIAL COMMITTEE	$0.00	$333.33	$333.33	$182.50	$666.66	$484.16	$4,000.00	$3,817.50
5900 - WEBSITE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600.00	$600.00
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$800.00	$0.00	($800.00)	$0.00	($800.00)
8200 - SECURITY SERVICE	$1,478.16	$916.94	($561.22)	$2,395.10	$1,833.88	($561.22)	$11,003.28	$8,608.18
8280 - CORPORATION COMMISSION	$0.00	$10.00	$10.00	$0.00	$10.00	$10.00	$75.00	$75.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$47,500.00	$47,500.00
Total ADMINISTRATIVE	**$21,268.50**	**$17,238.29**	**($4,030.21)**	**$50,219.15**	**$50,966.58**	**$747.43**	**$266,478.24**	**$216,259.09**
BUILDING MAINTENANCE								
6515 - REPAIRS & MAINTENANCE: ROOFS	$0.00	$0.00	$0.00	($35,178.77)	$0.00	$35,178.77	$0.00	$35,178.77
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$375.00	$375.00	$0.00	$750.00	$750.00	$4,500.00	$4,500.00
6565 - REPAIRS & MAINTENANCE: PAINTING	$326.62	$0.00	($326.62)	$326.62	$0.00	($326.62)	$0.00	($326.62)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$333.33	$333.33	$0.00	$666.66	$666.66	$4,000.00	$4,000.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$2,704.28	$2,704.28	$0.00	$14,873.54	$12,169.26
7550 - TRASH REMOVAL	$8,791.81	$2,610.56	($6,181.25)	$5,636.47	$5,623.78	($12.69)	$27,716.24	$22,079.77
7560 - TRASH COMPACTOR	$133.04	$83.33	($49.71)	$266.09	$166.66	($99.43)	$1,000.00	$733.91
Total BUILDING MAINTENANCE	**$10,603.61**	**$4,754.36**	**($5,849.25)**	**($26,245.31)**	**$9,911.38**	**$36,156.69**	**$52,089.78**	**$78,335.09**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,700.00	$1,700.00
6100 - GATE REPAIR	$0.00	$291.67	$291.67	$0.00	$583.34	$583.34	$3,500.00	$3,500.00
6155 - GATE TRANSMITTERS	$280.48	$250.00	($30.48)	$755.13	$500.00	($255.13)	$3,000.00	$2,244.87
6300 - GROUNDS MAINTENANCE	$13,484.38	$13,429.69	($54.69)	$26,968.76	$26,859.38	($109.38)	$161,156.28	$134,187.52
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$500.00	$500.00	$258.90	$1,000.00	$741.10	$6,000.00	$5,741.10

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6320 - IRRIGATION REPAIR	$467.04	$416.67	($50.37)	$467.04	$833.34	$366.30	$5,000.00	$4,532.96
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,500.00	$3,500.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$166.67	$166.67	$0.00	$333.34	$333.34	$2,000.00	$2,000.00
Total GROUNDS MAINTENANCE	**$14,231.90**	**$15,054.70**	**$822.80**	**$28,449.83**	**$30,109.40**	**$1,659.57**	**$185,856.28**	**$157,406.45**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$2,548.49	$416.67	($2,131.82)	$8,725.31	$833.34	($7,891.97)	$5,000.00	($3,725.31)
6450 - POOL MAINTENANCE	$0.00	$208.33	$208.33	$0.00	$416.66	$416.66	$2,500.00	$2,500.00
6460 - POOL SUPPLIES	$0.00	$333.33	$333.33	$0.00	$666.66	$666.66	$4,000.00	$4,000.00
6475 - LOCKS & KEYS	$0.00	$41.67	$41.67	$0.00	$83.34	$83.34	$500.00	$500.00
Total POOL/SPA/CLUBHOUSE	**$2,548.49**	**$1,000.00**	**($1,548.49)**	**$8,725.31**	**$2,000.00**	**($6,725.31)**	**$12,000.00**	**$3,274.69**
UTILITIES								
7100 - ELECTRICITY	$1,976.50	$2,291.67	$315.17	$4,344.05	$4,583.34	$239.29	$27,500.00	$23,155.95
7300 - GAS	$468.78	$458.33	($10.45)	$828.84	$916.66	$87.82	$5,500.00	$4,671.16
7500 - TELEPHONE	$628.30	$708.33	$80.03	$1,260.29	$1,416.66	$156.37	$8,500.00	$7,239.71
7900 - WATER/SEWER	$15,902.64	$24,166.67	$8,264.03	$32,882.65	$48,333.34	$15,450.69	$290,000.00	$257,117.35
Total UTILITIES	**$18,976.22**	**$27,625.00**	**$8,648.78**	**$39,315.83**	**$55,250.00**	**$15,934.17**	**$331,500.00**	**$292,184.17**
Total Expense	**$67,628.72**	**$65,672.35**	**($1,956.37)**	**$100,464.81**	**$148,237.36**	**$47,772.55**	**$847,924.30**	**$747,459.49**
Operating Net Income	**($1,679.45)**	**($3,819.18)**	**$2,139.73**	**($338.92)**	**($24,223.18)**	**$23,884.26**	**$0.00**	**$338.92**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$29.50	$0.00	$29.50	$54.04	$0.00	$54.04	$0.00	($54.04)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($18,864.26)	$0.00	($18,864.26)	($10,644.67)	$0.00	($10,644.67)	$0.00	$10,644.67
Total INCOME	**($18,834.76)**	**$0.00**	**($18,834.76)**	**($10,590.63)**	**$0.00**	**($10,590.63)**	**$0.00**	**$10,590.63**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$20,000.00	$10,000.00	$10,000.00	$20,000.00	$20,000.00	$0.00	$397,894.77	$377,894.77
Total TRANSFER BETWEEN FUNDS	**$20,000.00**	**$10,000.00**	**$10,000.00**	**$20,000.00**	**$20,000.00**	**$0.00**	**$397,894.77**	**$377,894.77**
Total Reserve Income	**$1,165.24**	**$10,000.00**	**($8,834.76)**	**$9,409.37**	**$20,000.00**	**($10,590.63)**	**$397,894.77**	**$388,485.40**
Reserve Net Income	**$1,165.24**	**$10,000.00**	**($8,834.76)**	**$9,409.37**	**$20,000.00**	**($10,590.63)**	**$397,894.77**	**$388,485.40**
Reserve Net Income	**$1,165.24**	**$10,000.00**	**($8,834.76)**	**$9,409.37**	**$20,000.00**	**($10,590.63)**	**$397,894.77**	**$388,485.40**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$28,295.09	$28,515.50	($220.41)	$84,885.27	$57,031.00	$27,854.27	$342,186.00	$257,300.73
Total TRANSFER BETWEEN FUNDS	**$28,295.09**	**$28,515.50**	**($220.41)**	**$84,885.27**	**$57,031.00**	**$27,854.27**	**$342,186.00**	**$257,300.73**
Total Income	**$28,295.09**	**$28,515.50**	**($220.41)**	**$84,885.27**	**$57,031.00**	**$27,854.27**	**$342,186.00**	**$257,300.73**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$250.00	$0.00	($250.00)	$250.00	$0.00	($250.00)	$0.00	($250.00)
5490 - LAND LEASE INTEREST	$17,411.26	$0.00	($17,411.26)	$34,603.69	$0.00	($34,603.69)	$0.00	($34,603.69)
Total ADMINISTRATIVE	**$17,661.26**	**$0.00**	**($17,661.26)**	**$34,853.69**	**$0.00**	**($34,853.69)**	**$0.00**	**($34,853.69)**
Total Expense	**$17,661.26**	**$0.00**	**($17,661.26)**	**$34,853.69**	**$0.00**	**($34,853.69)**	**$0.00**	**($34,853.69)**
Ground Lease Net Income	**$10,633.83**	**$28,515.50**	**($17,881.67)**	**$50,031.58**	**$57,031.00**	**($6,999.42)**	**$342,186.00**	**$292,154.42**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 2/29/2020

	Jan 2020	Feb 2020	YTD
Income			
INCOME			
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$111,780.00
4110 - GROUND LEASE ASSESSMENT	$29,643.00	$29,520.00	$59,163.00
4120 - WATER ASSESSMENT	$12,656.07	$15,604.57	$28,260.64
4330 - LATE FEES	$377.76	$240.74	$618.50
4350 - LIEN/COLLECTION FEES	$265.00	$550.00	$815.00
4550 - GATE REMOTES INCOME	$150.00	$220.00	$370.00
4560 - CRIER ADVERTISING	$245.00	$290.00	$535.00
4600 - INTEREST INCOME	$4.97	$4.05	$9.02
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$750.00	$750.00
4800 - VIOLATION FINES	$0.00	($125.00)	($125.00)
4850 - CLUBHOUSE RENTAL	$385.00	$150.00	$535.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$2,300.00
Total INCOME	$100,766.80	$104,244.36	$205,011.16
TRANSFER BETWEEN FUNDS			
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($20,000.00)
8950 - TRANSFER TO GROUND LEASE	($56,590.18)	($28,295.09)	($84,885.27)
Total TRANSFER BETWEEN FUNDS	($66,590.18)	($38,295.09)	($104,885.27)
Total Income	$34,176.62	$65,949.27	$100,125.89
Expense			
ADMINISTRATIVE			
5250 - BANK CHARGES	$0.00	$30.00	$30.00
5270 - COMPLEX OWNED UNIT	$0.00	$1,593.57	$1,593.57
5400 - INSURANCE	$11,800.43	$3,858.40	$15,658.83
5450 - LABOR - ASSOCIATION			

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 2/29/2020

	Jan 2020	Feb 2020	YTD
EMPLOYEES	$8,280.95	$8,352.16	$16,633.11
5530 - LIEN/COLLECTION COSTS	$55.00	$830.00	$885.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$9,872.72
5800 - OFFICE SUPPLIES	$230.59	$37.76	$268.35
5810 - POSTAGE	$284.93	$122.21	$407.14
5820 - PRINTING	$1,462.95	$29.88	$1,492.83
5860 - SOCIAL COMMITTEE	$182.50	$0.00	$182.50
5950 - MISCELLANEOUS ADMIN	$800.00	$0.00	$800.00
8200 - SECURITY SERVICE	$916.94	$1,478.16	$2,395.10
Total ADMINISTRATIVE	$28,950.65	$21,268.50	$50,219.15
BUILDING MAINTENANCE			
6515 - REPAIRS & MAINTENANCE: ROOFS	($35,178.77)	$0.00	($35,178.77)
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$326.62	$326.62
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$2,704.28
7550 - TRASH REMOVAL	($3,155.34)	$8,791.81	$5,636.47
7560 - TRASH COMPACTOR	$133.05	$133.04	$266.09
Total BUILDING MAINTENANCE	($36,848.92)	$10,603.61	($26,245.31)
GROUNDS MAINTENANCE			
6155 - GATE TRANSMITTERS	$474.65	$280.48	$755.13
6300 - GROUNDS MAINTENANCE	$13,484.38	$13,484.38	$26,968.76
6310 - LANDSCAPE SUPPLIES/LABOR	$258.90	$0.00	$258.90
6320 - IRRIGATION REPAIR	$0.00	$467.04	$467.04
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$0.00	$0.00
Total GROUNDS MAINTENANCE	$14,217.93	$14,231.90	$28,449.83
POOL/SPA/CLUBHOUSE			
6410 - CLUBHOUSE	$6,176.82	$2,548.49	$8,725.31

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 2/29/2020

	Jan 2020	Feb 2020	YTD
MAINTENANCE			
Total POOL/SPA/CLUBHOUSE	$6,176.82	$2,548.49	$8,725.31
UTILITIES			
7100 - ELECTRICITY	$2,367.55	$1,976.50	$4,344.05
7300 - GAS	$360.06	$468.78	$828.84
7500 - TELEPHONE	$631.99	$628.30	$1,260.29
7900 - WATER/SEWER	$16,980.01	$15,902.64	$32,882.65
Total UTILITIES	$20,339.61	$18,976.22	$39,315.83
Total Expense	$32,836.09	$67,628.72	$100,464.81
Operating Net Income	$1,340.53	($1,679.45)	($338.92)
Net Income	$1,340.53	($1,679.45)	($338.92)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2020 - 2/29/2020

	Jan 2020	Feb 2020	YTD
Reserve Income			
INCOME			
4610 - INTEREST INCOME - RESERVE	$24.54	$29.50	$54.04
4620 - UNREALIZED GAIN/LOSS-RESERVE	$8,219.59	($18,864.26)	($10,644.67)
Total INCOME	$8,244.13	($18,834.76)	($10,590.63)
TRANSFER BETWEEN FUNDS			
9000 - TRANSFER FROM OPERATING	$0.00	$20,000.00	$20,000.00
Total TRANSFER BETWEEN FUNDS	$0.00	$20,000.00	$20,000.00
Total Reserve Income	$8,244.13	$1,165.24	$9,409.37
Reserve Expense			
Total Reserve Expense	$0.00	$0.00	$0.00
Reserve Net Income	$8,244.13	$1,165.24	$9,409.37
Net Income	$8,244.13	$1,165.24	$9,409.37

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2020 - 2/29/2020

	Jan 2020	Feb 2020	YTD
Income			
TRANSFER BETWEEN FUNDS			
9050 - TRANSFER FROM OPERATING	$56,590.18	$28,295.09	$84,885.27
Total TRANSFER BETWEEN FUNDS	$56,590.18	$28,295.09	$84,885.27
Total Income	$56,590.18	$28,295.09	$84,885.27
Expense			
ADMINISTRATIVE			
5250 - BANK CHARGES	$0.00	$250.00	$250.00
5490 - LAND LEASE INTEREST	$17,192.43	$17,411.26	$34,603.69
Total ADMINISTRATIVE	$17,192.43	$17,661.26	$34,853.69
Total Expense	$17,192.43	$17,661.26	$34,853.69
Operating Net Income	$39,397.75	$10,633.83	$50,031.58
Net Income	$39,397.75	$10,633.83	$50,031.58