Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: June 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
June 30, 2020

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		
Cash in Bank - Operating	$	24,970.63
Cash in Bank - Reserve	$	357,935.91
Cash in Bank - Land Lease	$	26,618.64
TOTAL CASH	**$**	**409,525.18**
Accounts Receivable	$	44,166.24

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 113,493.41	$ 649,868.45	$ 642,433.60	$ 7,434.85
Expenses	$ (85,970.48)	$ (462,461.37)	$ (443,230.88)	$ (19,230.49)
Reserve Transfers	$ (35,556.44)	$ (243,554.59)	$ (231,093.00)	$ (12,461.59)
Net Profit/Loss	**$ (8,033.51)**	**$ (56,147.51)**	**$ (31,890.28)**	**$ (24,257.23)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

6/30/2020

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$11,030.04			$11,030.04
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$12,194.03			$12,194.03
1013 - ALLIANCE-OP PASS THROUGH INS-583	$1,746.56			$1,746.56
1051 - EDWARD JONES MAINT RES-016		$355,307.36		$355,307.36
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$26,618.64	$26,618.64
1053 - THE TOWNE PARK RESERVE SAVINGS-620		$2,628.55		$2,628.55
Total CASH	**$24,970.63**	**$357,935.91**	**$26,618.64**	**$409,525.18**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$37,796.43			$37,796.43
1215 - A/R GROUND LEASE ASSESSMENT	$34,149.05			$34,149.05
1225 - A/R WATER/SEWER	$14,094.16			$14,094.16
1230 - A/R FINES	$2,075.00			$2,075.00
1235 - A/R PROPERTY TAX	$3,000.54			$3,000.54
1240 - A/R LATE FEES	$6,397.64			$6,397.64
1250 - A/R COLLECTION FEES	$996.30			$996.30
1280 - A/R OTHER	$8,073.78			$8,073.78
1285 - A/R OWNED UNIT RENT	$3,450.00			$3,450.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($65,866.66)			($65,866.66)
Total ACCOUNTS RECEIVABLE	**$44,166.24**		**$0.00**	**$44,166.24**
OTHER ASSETS				
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($6,439,000.00)	($6,439,000.00)
1702 - OTHER REAL ESTATE OWNED	$29,459.00			$29,459.00
Total OTHER ASSETS	**$29,459.00**	**$0.00**	**$4,561,000.00**	**$4,590,459.00**
Assets Total	**$98,595.87**	**$357,935.91**	**$4,587,618.64**	**$5,044,150.42**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

6/30/2020

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$16,846.75			$16,846.75
2200 - ACCOUNTS PAYABLE	$38,216.55			$38,216.55
2250 - ACCRUED EXPENSES	$36.70			$36.70
2500 - TRANSFER/DISC PAYABLE	$218.78			$218.78
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,037,703.40	$4,037,703.40
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$56,268.78**	**$0.00**	**$4,037,703.40**	**$4,093,972.18**
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	**($56,147.51)**	**$43,327.03**	**$82,535.55**	**$69,715.07**
Liabilities and Equity Total	**$98,595.87**	**$357,935.91**	**$4,587,618.64**	**$5,044,150.42**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$335,340.00	$335,340.00	$0.00	$670,680.00	$335,340.00
4110 - GROUND LEASE ASSESSMENT	$28,782.00	$28,413.00	$369.00	$174,414.00	$174,168.00	$246.00	$342,186.00	$167,772.00
4120 - WATER ASSESSMENT	$27,517.88	$22,763.27	$4,754.61	$104,890.43	$98,175.64	$6,714.79	$505,639.07	$400,748.64
4135 - PROPERTY TAX ASSESSMENT	$0.00	$23,750.00	($23,750.00)	$22,715.64	$23,750.00	($1,034.36)	$47,500.00	$24,784.36
4330 - LATE FEES	($17.25)	$0.00	($17.25)	$460.38	$0.00	$460.38	$0.00	($460.38)
4350 - LIEN/COLLECTION FEES	$20.00	$0.00	$20.00	$1,345.00	$0.00	$1,345.00	$0.00	($1,345.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$250.00	($250.00)	$500.00	$500.00
4550 - GATE REMOTES INCOME	$0.00	$233.33	($233.33)	$1,140.00	$1,399.98	($259.98)	$2,800.00	$1,660.00
4560 - CRIER ADVERTISING	$0.00	$208.33	($208.33)	$855.00	$1,249.98	($394.98)	$2,500.00	$1,645.00
4600 - INTEREST INCOME	$0.78	$0.00	$0.78	$16.40	$0.00	$16.40	$0.00	($16.40)
4750 - LAND LEASE ESTOPPEL FEES	$150.00	$0.00	$150.00	$1,350.00	$0.00	$1,350.00	$0.00	($1,350.00)
4800 - VIOLATION FINES	$0.00	$0.00	$0.00	($100.00)	$0.00	($100.00)	$0.00	$100.00
4850 - CLUBHOUSE RENTAL	$0.00	$200.00	($200.00)	$535.00	$1,200.00	($665.00)	$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	$6,900.00	$6,900.00	$0.00	$13,800.00	$6,900.00
Total INCOME	**$113,493.41**	**$132,607.93**	**($19,114.52)**	**$649,868.45**	**$642,433.60**	**$7,434.85**	**$1,588,005.07**	**$938,136.62**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($60,000.00)	($60,000.00)	$0.00	($397,894.77)	($337,894.77)
8950 - TRANSFER TO GROUND LEASE	($25,556.44)	($28,515.50)	$2,959.06	($183,554.59)	($171,093.00)	($12,461.59)	($342,186.00)	($158,631.41)
Total TRANSFER BETWEEN FUNDS	**($35,556.44)**	**($38,515.50)**	**$2,959.06**	**($243,554.59)**	**($231,093.00)**	**($12,461.59)**	**($740,080.77)**	**($496,526.18)**
Total Income	**$77,936.97**	**$94,092.43**	**($16,155.46)**	**$406,313.86**	**$411,340.60**	**($5,026.74)**	**$847,924.30**	**$441,610.44**
Expense								
ADMINISTRATIVE								
5200 - BAD DEBT	$0.00	$1,583.33	$1,583.33	$0.00	$9,499.98	$9,499.98	$19,000.00	$19,000.00
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$70.00	$0.00	($70.00)	$0.00	($70.00)

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5270 - COMPLEX OWNED UNIT	$154.34	$0.00	($154.34)	$2,198.40	$0.00	($2,198.40)	$0.00	($2,198.40)
5400 - INSURANCE	$3,674.67	$0.00	($3,674.67)	$34,032.18	$16,500.00	($17,532.18)	$16,500.00	($17,532.18)
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,287.62	$7,083.33	($1,204.29)	$49,005.37	$42,499.98	($6,505.39)	$85,000.00	$35,994.63
5490 - LAND LEASE INTEREST	$0.00	$126.44	$126.44	$0.00	$126.44	$126.44	$0.00	$0.00
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$830.00	$1,249.98	$419.98	$2,500.00	$1,670.00
5530 - LIEN/COLLECTION COSTS	$45.00	$0.00	($45.00)	$990.00	$0.00	($990.00)	$0.00	($990.00)
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$29,618.16	$29,618.16	$0.00	$54,299.96	$24,681.80
5800 - OFFICE SUPPLIES	$8.09	$458.33	$450.24	$1,213.55	$2,749.98	$1,536.43	$5,500.00	$4,286.45
5810 - POSTAGE	$26.05	$416.67	$390.62	$597.54	$2,500.02	$1,902.48	$5,000.00	$4,402.46
5820 - PRINTING	$7.34	$1,291.67	$1,284.33	$1,552.59	$7,750.02	$6,197.43	$15,500.00	$13,947.41
5860 - SOCIAL COMMITTEE	$0.00	$333.33	$333.33	$581.40	$1,999.98	$1,418.58	$4,000.00	$3,418.60
5900 - WEBSITE	$0.00	$0.00	$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	$0.00	$916.94	$916.94	$7,770.79	$5,501.64	($2,269.15)	$11,003.28	$3,232.49
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$10.00	$75.00	$65.00	$75.00	$65.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$0.00	($50.00)	$0.00	($50.00)
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,937.86	$23,750.00	($1,187.86)	$47,500.00	$22,562.14
Total ADMINISTRATIVE	**$17,139.47**	**$17,354.73**	**$215.26**	**$154,704.26**	**$144,121.18**	**($10,583.08)**	**$266,478.24**	**$111,773.98**
BUILDING MAINTENANCE								
6515 - REPAIRS & MAINTENANCE: ROOFS	$0.00	$0.00	$0.00	($1,737.51)	$0.00	$1,737.51	$0.00	$1,737.51
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$375.00	$375.00	$644.66	$2,250.00	$1,605.34	$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	$1,999.98	$1,789.62	$4,000.00	$3,789.64
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$8,112.84	$8,112.84	$0.00	$14,873.54	$6,760.70
7550 - TRASH REMOVAL	$0.00	$5,623.78	$5,623.78	$13,079.86	$16,468.68	$3,388.82	$27,716.24	$14,636.38
7560 - TRASH COMPACTOR	$0.00	$83.33	$83.33	$1,197.42	$499.98	($697.44)	$1,000.00	($197.42)
Total BUILDING MAINTENANCE	**$1,352.14**	**$7,767.58**	**$6,415.44**	**$23,184.25**	**$29,331.48**	**$6,147.23**	**$52,089.78**	**$28,905.53**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$848.61	$1,700.00	$851.39	$1,700.00	$851.39
6100 - GATE REPAIR	$0.00	$291.67	$291.67	$0.00	$1,750.02	$1,750.02	$3,500.00	$3,500.00
6155 - GATE TRANSMITTERS	$0.00	$250.00	$250.00	$2,082.00	$1,500.00	($582.00)	$3,000.00	$918.00
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)	$80,906.28	$80,578.14	($328.14)	$161,156.28	$80,250.00
6310 - LANDSCAPE SUPPLIES/LABOR	$3,263.09	$500.00	($2,763.09)	$4,978.31	$3,000.00	($1,978.31)	$6,000.00	$1,021.69
6320 - IRRIGATION REPAIR	$456.47	$416.67	($39.80)	$12,293.33	$2,500.02	($9,793.31)	$5,000.00	($7,293.33)
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	$4,298.82	$416.67	($3,882.15)	$4,298.82	$2,500.02	($1,798.80)	$5,000.00	$701.18
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	$1,000.02	$1,000.02	$2,000.00	$2,000.00
Total GROUNDS MAINTENANCE	**$21,502.76**	**$15,471.37**	**($6,031.39)**	**$108,898.98**	**$98,028.22**	**($10,870.76)**	**$190,856.28**	**$81,957.30**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$10,725.25	$416.67	($10,308.58)	$28,037.75	$2,500.02	($25,537.73)	$5,000.00	($23,037.75)
6450 - POOL MAINTENANCE	$0.00	$208.33	$208.33	$0.00	$1,249.98	$1,249.98	$2,500.00	$2,500.00
6460 - POOL SUPPLIES	$0.00	$333.33	$333.33	$0.00	$1,999.98	$1,999.98	$4,000.00	$4,000.00
6475 - LOCKS & KEYS	$0.00	$41.67	$41.67	$0.00	$250.02	$250.02	$500.00	$500.00
Total POOL/SPA/CLUBHOUSE	**$10,725.25**	**$1,000.00**	**($9,725.25)**	**$28,037.75**	**$6,000.00**	**($22,037.75)**	**$12,000.00**	**($16,037.75)**
UTILITIES								
7100 - ELECTRICITY	$1,614.39	$2,291.67	$677.28	$11,086.14	$13,750.02	$2,663.88	$27,500.00	$16,413.86
7300 - GAS	$52.85	$458.33	$405.48	$1,001.38	$2,749.98	$1,748.60	$5,500.00	$4,498.62
7500 - TELEPHONE	$641.75	$708.33	$66.58	$3,801.91	$4,249.98	$448.07	$8,500.00	$4,698.09
7900 - WATER/SEWER	$32,661.49	$24,166.67	($8,494.82)	$131,746.70	$145,000.02	$13,253.32	$290,000.00	$158,253.30
Total UTILITIES	**$34,970.48**	**$27,625.00**	**($7,345.48)**	**$147,636.13**	**$165,750.00**	**$18,113.87**	**$331,500.00**	**$183,863.87**
Total Expense	**$85,690.10**	**$69,218.68**	**($16,471.42)**	**$462,461.37**	**$443,230.88**	**($19,230.49)**	**$852,924.30**	**$390,462.93**
Operating Net Income	**($7,753.13)**	**$24,873.75**	**($32,626.88)**	**($56,147.51)**	**($31,890.28)**	**($24,257.23)**	**($5,000.00)**	**$51,147.51**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$2,008.20	$0.00	$2,008.20	$3,761.57	$0.00	$3,761.57	$0.00	($3,761.57)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($2,466.95)	$0.00	($2,466.95)	($11,481.99)	$0.00	($11,481.99)	$0.00	$11,481.99
Total INCOME	**($458.75)**	**$0.00**	**($458.75)**	**($7,720.42)**	**$0.00**	**($7,720.42)**	**$0.00**	**$7,720.42**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$10,000.00	$0.00	$60,000.00	$60,000.00	$0.00	$397,894.77	$337,894.77
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$10,000.00**	**$0.00**	**$60,000.00**	**$60,000.00**	**$0.00**	**$397,894.77**	**$337,894.77**
Total Reserve Income	**$9,541.25**	**$10,000.00**	**($458.75)**	**$52,279.58**	**$60,000.00**	**($7,720.42)**	**$397,894.77**	**$345,615.19**
Reserve Expense								
COMMON AREA								
9200 - LANDSCAPING - RESERVES	$0.00	$0.00	$0.00	$8,952.55	$0.00	($8,952.55)	$0.00	($8,952.55)
Total COMMON AREA	**$0.00**	**$0.00**	**$0.00**	**$8,952.55**	**$0.00**	**($8,952.55)**	**$0.00**	**($8,952.55)**
Total Reserve Expense	**$0.00**	**$0.00**	**$0.00**	**$8,952.55**	**$0.00**	**($8,952.55)**	**$0.00**	**($8,952.55)**
Reserve Net Income	**$9,541.25**	**$10,000.00**	**($458.75)**	**$43,327.03**	**$60,000.00**	**($16,672.97)**	**$397,894.77**	**$354,567.74**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

6/1/2020 - 6/30/2020

	6/1/2020 - 6/30/2020			1/1/2020 - 6/30/2020				
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)	$183,554.59	$171,093.00	$12,461.59	$342,186.00	$158,631.41
Total TRANSFER BETWEEN FUNDS	**$25,556.44**	**$28,515.50**	**($2,959.06)**	**$183,554.59**	**$171,093.00**	**$12,461.59**	**$342,186.00**	**$158,631.41**
Total Income	**$25,556.44**	**$28,515.50**	**($2,959.06)**	**$183,554.59**	**$171,093.00**	**$12,461.59**	**$342,186.00**	**$158,631.41**
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	$16,725.67	$0.00	($16,725.67)	$100,769.04	$0.00	($100,769.04)	$0.00	($100,769.04)
Total ADMINISTRATIVE	**$16,725.67**	**$0.00**	**($16,725.67)**	**$101,019.04**	**$0.00**	**($101,019.04)**	**$0.00**	**($101,019.04)**
Total Expense	**$16,725.67**	**$0.00**	**($16,725.67)**	**$101,019.04**	**$0.00**	**($101,019.04)**	**$0.00**	**($101,019.04)**
Ground Lease Net Income	**$8,830.77**	**$28,515.50**	**($19,684.73)**	**$82,535.55**	**$171,093.00**	**($88,557.45)**	**$342,186.00**	**$259,650.45**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 6/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	YTD
Income							
INCOME							
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$335,340.00
4110 - GROUND LEASE ASSESSMENT	$29,643.00	$29,520.00	$29,028.00	$28,782.00	$28,659.00	$28,782.00	$174,414.00
4120 - WATER ASSESSMENT	$12,656.07	$15,604.57	$14,528.57	$15,322.26	$19,261.08	$27,517.88	$104,890.43
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$22,715.64	$0.00	$22,715.64
4330 - LATE FEES	$377.76	$240.74	$232.34	($17.25)	($355.96)	($17.25)	$460.38
4350 - LIEN/COLLECTION FEES	$265.00	$550.00	$620.00	$20.00	($130.00)	$20.00	$1,345.00
4550 - GATE REMOTES INCOME	$150.00	$220.00	$230.00	$330.00	$210.00	$0.00	$1,140.00
4560 - CRIER ADVERTISING	$245.00	$290.00	$125.00	$45.00	$150.00	$0.00	$855.00
4600 - INTEREST INCOME	$4.97	$4.05	$4.53	$1.45	$0.62	$0.78	$16.40
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$750.00	$0.00	$450.00	$0.00	$150.00	$1,350.00
4800 - VIOLATION FINES	$0.00	($125.00)	$0.00	$25.00	$0.00	$0.00	($100.00)
4850 - CLUBHOUSE RENTAL	$385.00	$150.00	$0.00	$0.00	$0.00	$0.00	$535.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$6.60	$0.00	$0.00	$0.00	$6.60
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$6,900.00
Total INCOME	$100,766.80	$104,244.36	$101,815.04	$101,998.46	$127,550.38	$113,493.41	$649,868.45
TRANSFER BETWEEN FUNDS							
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($60,000.00)
8950 - TRANSFER TO GROUND LEASE	($56,590.18)	($28,295.09)	($22,000.00)	($25,556.44)	($25,556.44)	($25,556.44)	($183,554.59)
Total TRANSFER BETWEEN FUNDS	($66,590.18)	($38,295.09)	($32,000.00)	($35,556.44)	($35,556.44)	($35,556.44)	($243,554.59)
Total Income	$34,176.62	$65,949.27	$69,815.04	$66,442.02	$91,993.94	$77,936.97	$406,313.86
Expense							
ADMINISTRATIVE							
5250 - BANK CHARGES	$0.00	$30.00	$30.00	$10.00	$0.00	$0.00	$70.00
5270 - COMPLEX OWNED UNIT	$0.00	$1,593.57	$128.67	$137.57	$184.25	$154.34	$2,198.40

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2020 - 6/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	YTD
5400 - INSURANCE	$11,800.43	$3,858.40	$7,349.34	$3,674.67	$3,674.67	$3,674.67	$34,032.18
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,280.95	$8,352.16	$7,869.83	$8,199.40	$8,015.41	$8,287.62	$49,005.37
5500 - LEGAL FEES	$0.00	$830.00	$0.00	$0.00	$0.00	$0.00	$830.00
5530 - LIEN/COLLECTION COSTS	$55.00	$0.00	$140.00	$750.00	$0.00	$45.00	$990.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$29,618.16
5800 - OFFICE SUPPLIES	$230.59	$37.76	$887.49	$34.25	$15.37	$8.09	$1,213.55
5810 - POSTAGE	$284.93	$122.21	$61.25	$70.75	$32.35	$26.05	$597.54
5820 - PRINTING	$1,462.95	$29.88	$13.32	$27.99	$11.11	$7.34	$1,552.59
5860 - SOCIAL COMMITTEE	$182.50	$0.00	$398.90	$0.00	$0.00	$0.00	$581.40
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$0.00	$0.00	$300.00
5950 - MISCELLANEOUS ADMIN	$800.00	$0.00	$146.42	$0.00	$0.00	$0.00	$946.42
8200 - SECURITY SERVICE	$916.94	$1,478.16	$2,395.10	$1,502.43	$1,478.16	$0.00	$7,770.79
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$10.00	$0.00	$0.00	$10.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$0.00	$0.00	$50.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,937.86	$0.00	$0.00	$24,937.86
Total ADMINISTRATIVE	$28,950.65	$21,268.50	$24,356.68	$44,641.28	$18,347.68	$17,139.47	$154,704.26
BUILDING MAINTENANCE							
6515 - REPAIRS & MAINTENANCE: ROOFS	($35,178.77)	$0.00	$0.00	$33,441.26	$0.00	$0.00	($1,737.51)
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$0.00	$0.00	$644.66	$0.00	$0.00	$644.66
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$326.62	$1,350.00	$0.00	$0.00	$0.00	$1,676.62
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$0.00	$210.36	$0.00	$0.00	$0.00	$210.36
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$8,112.84
7550 - TRASH REMOVAL	($3,155.34)	$8,791.81	$2,481.13	$0.00	$4,962.26	$0.00	$13,079.86
7560 - TRASH COMPACTOR	$133.05	$133.04	$133.05	$0.00	$798.28	$0.00	$1,197.42
Total BUILDING MAINTENANCE	($36,848.92)	$10,603.61	$5,526.68	$35,438.06	$7,112.68	$1,352.14	$23,184.25
GROUNDS MAINTENANCE							
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$848.61	$0.00	$0.00	$0.00	$848.61
6155 - GATE TRANSMITTERS	$474.65	$280.48	$852.22	$0.00	$474.65	$0.00	$2,082.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 6/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	YTD
6200 - JANITORIAL/CLEANING SERVICES	$0.00	$0.00	$309.32	$0.00	$0.00	$0.00	$309.32
6300 - GROUNDS MAINTENANCE	$13,484.38	$13,484.38	$13,484.38	$13,484.38	$13,484.38	$13,484.38	$80,906.28
6310 - LANDSCAPE SUPPLIES/LABOR	$258.90	$0.00	$0.00	$1,456.32	$0.00	$3,263.09	$4,978.31
6320 - IRRIGATION REPAIR	$0.00	$467.04	$3,703.62	$4,050.24	$3,615.96	$456.47	$12,293.33
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$0.00	$3,182.31	$0.00	$0.00	$0.00	$3,182.31
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$0.00	$0.00	$0.00	$4,298.82	$4,298.82
Total GROUNDS MAINTENANCE	$14,217.93	$14,231.90	$22,380.46	$18,990.94	$17,574.99	$21,502.76	$108,898.98
POOL/SPA/CLUBHOUSE							
6410 - CLUBHOUSE MAINTENANCE	$6,176.82	$2,548.49	$3,710.13	$2,121.03	$2,756.03	$10,725.25	$28,037.75
Total POOL/SPA/CLUBHOUSE	$6,176.82	$2,548.49	$3,710.13	$2,121.03	$2,756.03	$10,725.25	$28,037.75
UTILITIES							
7100 - ELECTRICITY	$2,367.55	$1,976.50	$1,759.15	$1,600.89	$1,767.66	$1,614.39	$11,086.14
7300 - GAS	$360.06	$468.78	$70.18	($3.85)	$53.36	$52.85	$1,001.38
7500 - TELEPHONE	$631.99	$628.30	$629.75	$636.31	$633.81	$641.75	$3,801.91
7900 - WATER/SEWER	$16,980.01	$15,902.64	$16,669.57	$20,592.27	$28,940.72	$32,661.49	$131,746.70
Total UTILITIES	$20,339.61	$18,976.22	$19,128.65	$22,825.62	$31,395.55	$34,970.48	$147,636.13
Total Expense	$32,836.09	$67,628.72	$75,102.60	$124,016.93	$77,186.93	$85,690.10	$462,461.37
Operating Net Income	$1,340.53	($1,679.45)	($5,287.56)	($57,574.91)	$14,807.01	($7,753.13)	($56,147.51)
Net Income	$1,340.53	($1,679.45)	($5,287.56)	($57,574.91)	$14,807.01	($7,753.13)	($56,147.51)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2020 - 6/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	YTD
Reserve Income							
INCOME							
4610 - INTEREST INCOME - RESERVE	$24.54	$29.50	$1,395.01	$202.58	$101.74	$2,008.20	$3,761.57
4620 - UNREALIZED GAIN/LOSS-RESERVE	$8,219.59	($18,864.26)	($23,791.90)	$25,287.48	$134.05	($2,466.95)	($11,481.99)
Total INCOME	$8,244.13	($18,834.76)	($22,396.89)	$25,490.06	$235.79	($458.75)	($7,720.42)
TRANSFER BETWEEN FUNDS							
9000 - TRANSFER FROM OPERATING	$0.00	$20,000.00	$10,000.00	$0.00	$20,000.00	$10,000.00	$60,000.00
Total TRANSFER BETWEEN FUNDS	$0.00	$20,000.00	$10,000.00	$0.00	$20,000.00	$10,000.00	$60,000.00
Total Reserve Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$20,235.79	$9,541.25	$52,279.58
Reserve Expense							
COMMON AREA							
9200 - LANDSCAPING - RESERVES	$0.00	$0.00	$0.00	$0.00	$8,952.55	$0.00	$8,952.55
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$8,952.55	$0.00	$8,952.55
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$8,952.55	$0.00	$8,952.55
Reserve Net Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$11,283.24	$9,541.25	$43,327.03
Net Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$11,283.24	$9,541.25	$43,327.03

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2020 - 6/30/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	YTD
Income							
TRANSFER BETWEEN FUNDS							
9050 - TRANSFER FROM OPERATING	$56,590.18	$28,295.09	$22,000.00	$25,556.44	$25,556.44	$25,556.44	$183,554.59
Total TRANSFER BETWEEN FUNDS	$56,590.18	$28,295.09	$22,000.00	$25,556.44	$25,556.44	$25,556.44	$183,554.59
Total Income	$56,590.18	$28,295.09	$22,000.00	$25,556.44	$25,556.44	$25,556.44	$183,554.59
Expense							
ADMINISTRATIVE							
5250 - BANK CHARGES	$0.00	$250.00	$0.00	$0.00	$0.00	$0.00	$250.00
5490 - LAND LEASE INTEREST	$17,192.43	$17,411.26	$16,304.84	$17,091.97	$16,042.87	$16,725.67	$100,769.04
Total ADMINISTRATIVE	$17,192.43	$17,661.26	$16,304.84	$17,091.97	$16,042.87	$16,725.67	$101,019.04
Total Expense	$17,192.43	$17,661.26	$16,304.84	$17,091.97	$16,042.87	$16,725.67	$101,019.04
Operating Net Income	$39,397.75	$10,633.83	$5,695.16	$8,464.47	$9,513.57	$8,830.77	$82,535.55
Net Income	$39,397.75	$10,633.83	$5,695.16	$8,464.47	$9,513.57	$8,830.77	$82,535.55