Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: March 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
March 31, 2020

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		
Cash in Bank - Operating	$	44,521.67
Cash in Bank - Reserve	$	311,621.36
Cash in Bank - Land Lease	$	26,618.64
TOTAL CASH	**$**	**382,761.67**
Accounts Receivable	$	43,865.74

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 101,815.04	$ 306,826.20	$ 302,927.17	$ 3,899.03
Expenses	$ (75,102.60)	$ (175,567.41)	$ (220,414.72)	$ 44,847.31
Reserve Transfers	$ (32,000.00)	$ (136,885.27)	$ (115,546.50)	$ (21,338.77)
Net Profit/Loss	**$ (5,287.56)**	**$ (5,626.48)**	**$ (33,034.05)**	**$ 27,407.57**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

3/31/2020

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$4,875.29			$4,875.29
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$4,459.51			$4,459.51
1013 - ALLIANCE-OP PASS THROUGH INS-583	$35,186.87			$35,186.87
1051 - EDWARD JONES MAINT RES-016		$308,992.87		$308,992.87
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$26,618.64	$26,618.64
1053 - THE TOWNE PARK RESERVE SAVINGS-620		$2,628.49		$2,628.49
Total CASH	**$44,521.67**	**$311,621.36**	**$26,618.64**	**$382,761.67**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$48,229.47			$48,229.47
1215 - A/R GROUND LEASE ASSESSMENT	$42,631.99			$42,631.99
1225 - A/R WATER/SEWER	$17,037.73			$17,037.73
1230 - A/R FINES	$2,075.00			$2,075.00
1235 - A/R PROPERTY TAX	$3,562.07			$3,562.07
1240 - A/R LATE FEES	$8,950.45			$8,950.45
1250 - A/R COLLECTION FEES	$1,650.89			$1,650.89
1280 - A/R OTHER	$10,747.08			$10,747.08
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	**$43,865.74**		**$0.00**	**$43,865.74**
OTHER ASSETS				
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($6,358,205.70)	($6,358,205.70)
1702 - OTHER REAL ESTATE OWNED	$29,459.00			$29,459.00
Total OTHER ASSETS	**$29,459.00**	**$0.00**	**$4,641,794.30**	**$4,671,253.30**
Assets Total	**$117,846.41**	**$311,621.36**	**$4,668,412.94**	**$5,097,880.71**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

3/31/2020

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$17,752.34			$17,752.34
2200 - ACCOUNTS PAYABLE	$5,650.47			$5,650.47
2250 - ACCRUED EXPENSES	$426.70			$426.70
2500 - TRANSFER/DISC PAYABLE	$218.78			$218.78
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,145,306.51	$4,145,306.51
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$24,998.29**	**$0.00**	**$4,145,306.51**	**$4,170,304.80**
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	**($5,626.48)**	**($2,987.52)**	**$55,726.74**	**$47,112.74**
Liabilities and Equity Total	**$117,846.41**	**$311,621.36**	**$4,668,412.94**	**$5,097,880.71**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2020 - 3/31/2020

	3/1/2020 - 3/31/2020			1/1/2020 - 3/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$167,670.00	$167,670.00	$0.00	$670,680.00	$503,010.00
4110 - GROUND LEASE ASSESSMENT	$29,028.00	$29,151.00	($123.00)	$88,191.00	$88,191.00	$0.00	$342,186.00	$253,995.00
4120 - WATER ASSESSMENT	$14,528.57	$15,049.33	($520.76)	$42,789.21	$41,691.19	$1,098.02	$505,639.07	$462,849.86
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	$232.34	$0.00	$232.34	$850.84	$0.00	$850.84	$0.00	($850.84)
4350 - LIEN/COLLECTION FEES	$620.00	$0.00	$620.00	$1,435.00	$0.00	$1,435.00	$0.00	($1,435.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00
4550 - GATE REMOTES INCOME	$230.00	$233.33	($3.33)	$600.00	$699.99	($99.99)	$2,800.00	$2,200.00
4560 - CRIER ADVERTISING	$125.00	$208.33	($83.33)	$660.00	$624.99	$35.01	$2,500.00	$1,840.00
4600 - INTEREST INCOME	$4.53	$0.00	$4.53	$13.55	$0.00	$13.55	$0.00	($13.55)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$750.00	$0.00	$750.00	$0.00	($750.00)
4800 - VIOLATION FINES	$0.00	$0.00	$0.00	($125.00)	$0.00	($125.00)	$0.00	$125.00
4850 - CLUBHOUSE RENTAL	$0.00	$200.00	($200.00)	$535.00	$600.00	($65.00)	$2,400.00	$1,865.00
4870 - SOCIAL COMMITTEE INCOME	$6.60	$0.00	$6.60	$6.60	$0.00	$6.60	$0.00	($6.60)
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$3,450.00	$3,450.00	$0.00	$13,800.00	$10,350.00
Total INCOME	**$101,815.04**	**$101,881.99**	**($66.95)**	**$306,826.20**	**$302,927.17**	**$3,899.03**	**$1,588,005.07**	**$1,281,178.87**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($30,000.00)	($30,000.00)	$0.00	($397,894.77)	($367,894.77)
8950 - TRANSFER TO GROUND LEASE	($22,000.00)	($28,515.50)	$6,515.50	($106,885.27)	($85,546.50)	($21,338.77)	($342,186.00)	($235,300.73)
Total TRANSFER BETWEEN FUNDS	**($32,000.00)**	**($38,515.50)**	**$6,515.50**	**($136,885.27)**	**($115,546.50)**	**($21,338.77)**	**($740,080.77)**	**($603,195.50)**
Total Income	**$69,815.04**	**$63,366.49**	**$6,448.55**	**$169,940.93**	**$187,380.67**	**($17,439.74)**	**$847,924.30**	**$677,983.37**
Expense								
ADMINISTRATIVE								
5200 - BAD DEBT	$0.00	$1,583.33	$1,583.33	$0.00	$4,749.99	$4,749.99	$19,000.00	$19,000.00
5250 - BANK CHARGES	$30.00	$0.00	($30.00)	$60.00	$0.00	($60.00)	$0.00	($60.00)

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2020 - 3/31/2020

	3/1/2020 - 3/31/2020			1/1/2020 - 3/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5270 - COMPLEX OWNED UNIT	$128.67	$0.00	($128.67)	$1,722.24	$0.00	($1,722.24)	$0.00	($1,722.24)
5400 - INSURANCE	$7,349.34	$0.00	($7,349.34)	$23,008.17	$16,500.00	($6,508.17)	$16,500.00	($6,508.17)
5450 - LABOR - ASSOCIATION EMPLOYEES	$7,869.83	$7,083.33	($786.50)	$24,502.94	$21,249.99	($3,252.95)	$85,000.00	$60,497.06
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$830.00	$624.99	($205.01)	$2,500.00	$1,670.00
5530 - LIEN/COLLECTION COSTS	$140.00	$0.00	($140.00)	$195.00	$0.00	($195.00)	$0.00	($195.00)
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$14,809.08	$14,809.08	$0.00	$54,299.96	$39,490.88
5800 - OFFICE SUPPLIES	$887.49	$458.33	($429.16)	$1,155.84	$1,374.99	$219.15	$5,500.00	$4,344.16
5810 - POSTAGE	$61.25	$416.67	$355.42	$468.39	$1,250.01	$781.62	$5,000.00	$4,531.61
5820 - PRINTING	$13.32	$1,291.67	$1,278.35	$1,506.15	$3,875.01	$2,368.86	$15,500.00	$13,993.85
5860 - SOCIAL COMMITTEE	$398.90	$333.33	($65.57)	$581.40	$999.99	$418.59	$4,000.00	$3,418.60
5900 - WEBSITE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600.00	$600.00
5950 - MISCELLANEOUS ADMIN	$146.42	$0.00	($146.42)	$946.42	$0.00	($946.42)	$0.00	($946.42)
8200 - SECURITY SERVICE	$2,395.10	$916.94	($1,478.16)	$4,790.20	$2,750.82	($2,039.38)	$11,003.28	$6,213.08
8280 - CORPORATION COMMISSION	$0.00	$65.00	$65.00	$0.00	$75.00	$75.00	$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	**$24,356.68**	**$17,293.29**	**($7,063.39)**	**$74,575.83**	**$68,259.87**	**($6,315.96)**	**$266,478.24**	**$191,902.41**
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	$1,125.00	$1,125.00	$4,500.00	$4,500.00
6565 - REPAIRS & MAINTENANCE: PAINTING	$1,350.00	$0.00	($1,350.00)	$1,676.62	$0.00	($1,676.62)	$0.00	($1,676.62)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$210.36	$333.33	$122.97	$210.36	$999.99	$789.63	$4,000.00	$3,789.64
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$4,056.42	$4,056.42	$0.00	$14,873.54	$10,817.12
7550 - TRASH REMOVAL	$2,481.13	$2,610.56	$129.43	$8,117.60	$8,234.34	$116.74	$27,716.24	$19,598.64
7560 - TRASH COMPACTOR	$133.05	$83.33	($49.72)	$399.14	$249.99	($149.15)	$1,000.00	$600.86
Total BUILDING MAINTENANCE	**$5,526.68**	**$4,754.36**	**($772.32)**	**($20,718.63)**	**$14,665.74**	**$35,384.37**	**$52,089.78**	**$72,808.41**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$848.61	$1,700.00	$851.39	$848.61	$1,700.00	$851.39	$1,700.00	$851.39
6100 - GATE REPAIR	$0.00	$291.67	$291.67	$0.00	$875.01	$875.01	$3,500.00	$3,500.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2020 - 3/31/2020

	3/1/2020 - 3/31/2020			1/1/2020 - 3/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6155 - GATE TRANSMITTERS	$852.22	$250.00	($602.22)	$1,607.35	$750.00	($857.35)	$3,000.00	$1,392.65
6200 - JANITORIAL/CLEANING SERVICES	$309.32	$0.00	($309.32)	$309.32	$0.00	($309.32)	$0.00	($309.32)
6300 - GROUNDS MAINTENANCE	$13,484.38	$13,429.69	($54.69)	$40,453.14	$40,289.07	($164.07)	$161,156.28	$120,703.14
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$500.00	$500.00	$258.90	$1,500.00	$1,241.10	$6,000.00	$5,741.10
6320 - IRRIGATION REPAIR	$3,703.62	$416.67	($3,286.95)	$4,170.66	$1,250.01	($2,920.65)	$5,000.00	$829.34
6500 - REPAIRS & MAINTENANCE: MISC	$3,182.31	$0.00	($3,182.31)	$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	$1,250.01	$1,250.01	$5,000.00	$5,000.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$3,500.00	$3,500.00	$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	$500.01	$500.01	$2,000.00	$2,000.00
Total GROUNDS MAINTENANCE	**$22,380.46**	**$20,671.37**	**($1,709.09)**	**$50,830.29**	**$51,614.11**	**$783.82**	**$190,856.28**	**$140,025.99**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$3,710.13	$416.67	($3,293.46)	$12,435.44	$1,250.01	($11,185.43)	$5,000.00	($7,435.44)
6450 - POOL MAINTENANCE	$0.00	$208.33	$208.33	$0.00	$624.99	$624.99	$2,500.00	$2,500.00
6460 - POOL SUPPLIES	$0.00	$333.33	$333.33	$0.00	$999.99	$999.99	$4,000.00	$4,000.00
6475 - LOCKS & KEYS	$0.00	$41.67	$41.67	$0.00	$125.01	$125.01	$500.00	$500.00
Total POOL/SPA/CLUBHOUSE	**$3,710.13**	**$1,000.00**	**($2,710.13)**	**$12,435.44**	**$3,000.00**	**($9,435.44)**	**$12,000.00**	**($435.44)**
UTILITIES								
7100 - ELECTRICITY	$1,759.15	$2,291.67	$532.52	$6,103.20	$6,875.01	$771.81	$27,500.00	$21,396.80
7300 - GAS	$70.18	$458.33	$388.15	$899.02	$1,374.99	$475.97	$5,500.00	$4,600.98
7500 - TELEPHONE	$629.75	$708.33	$78.58	$1,890.04	$2,124.99	$234.95	$8,500.00	$6,609.96
7900 - WATER/SEWER	$16,669.57	$24,166.67	$7,497.10	$49,552.22	$72,500.01	$22,947.79	$290,000.00	$240,447.78
Total UTILITIES	**$19,128.65**	**$27,625.00**	**$8,496.35**	**$58,444.48**	**$82,875.00**	**$24,430.52**	**$331,500.00**	**$273,055.52**
Total Expense	**$75,102.60**	**$71,344.02**	**($3,758.58)**	**$175,567.41**	**$220,414.72**	**$44,847.31**	**$852,924.30**	**$677,356.89**
Operating Net Income	**($5,287.56)**	**($7,977.53)**	**$2,689.97**	**($5,626.48)**	**($33,034.05)**	**$27,407.57**	**($5,000.00)**	**$626.48**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

3/1/2020 - 3/31/2020

	3/1/2020 - 3/31/2020			1/1/2020 - 3/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$1,395.01	$0.00	$1,395.01	$1,449.05	$0.00	$1,449.05	$0.00	($1,449.05)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($23,791.90)	$0.00	($23,791.90)	($34,436.57)	$0.00	($34,436.57)	$0.00	$34,436.57
Total INCOME	**($22,396.89)**	**$0.00**	**($22,396.89)**	**($32,987.52)**	**$0.00**	**($32,987.52)**	**$0.00**	**$32,987.52**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$10,000.00	$0.00	$30,000.00	$30,000.00	$0.00	$397,894.77	$367,894.77
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$10,000.00**	**$0.00**	**$30,000.00**	**$30,000.00**	**$0.00**	**$397,894.77**	**$367,894.77**
Total Reserve Income	**($12,396.89)**	**$10,000.00**	**($22,396.89)**	**($2,987.52)**	**$30,000.00**	**($32,987.52)**	**$397,894.77**	**$400,882.29**
Reserve Net Income	**($12,396.89)**	**$10,000.00**	**($22,396.89)**	**($2,987.52)**	**$30,000.00**	**($32,987.52)**	**$397,894.77**	**$400,882.29**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

3/1/2020 - 3/31/2020

	3/1/2020 - 3/31/2020			1/1/2020 - 3/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$22,000.00	$28,515.50	($6,515.50)	$106,885.27	$85,546.50	$21,338.77	$342,186.00	$235,300.73
Total TRANSFER BETWEEN FUNDS	**$22,000.00**	**$28,515.50**	**($6,515.50)**	**$106,885.27**	**$85,546.50**	**$21,338.77**	**$342,186.00**	**$235,300.73**
Total Income	**$22,000.00**	**$28,515.50**	**($6,515.50)**	**$106,885.27**	**$85,546.50**	**$21,338.77**	**$342,186.00**	**$235,300.73**
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	$16,304.84	$0.00	($16,304.84)	$50,908.53	$0.00	($50,908.53)	$0.00	($50,908.53)
Total ADMINISTRATIVE	**$16,304.84**	**$0.00**	**($16,304.84)**	**$51,158.53**	**$0.00**	**($51,158.53)**	**$0.00**	**($51,158.53)**
Total Expense	**$16,304.84**	**$0.00**	**($16,304.84)**	**$51,158.53**	**$0.00**	**($51,158.53)**	**$0.00**	**($51,158.53)**
Ground Lease Net Income	**$5,695.16**	**$28,515.50**	**($22,820.34)**	**$55,726.74**	**$85,546.50**	**($29,819.76)**	**$342,186.00**	**$286,459.26**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 3/31/2020

	Jan 2020	Feb 2020	Mar 2020	YTD
Income				
INCOME				
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$167,670.00
4110 - GROUND LEASE ASSESSMENT	$29,643.00	$29,520.00	$29,028.00	$88,191.00
4120 - WATER ASSESSMENT	$12,656.07	$15,604.57	$14,528.57	$42,789.21
4330 - LATE FEES	$377.76	$240.74	$232.34	$850.84
4350 - LIEN/COLLECTION FEES	$265.00	$550.00	$620.00	$1,435.00
4550 - GATE REMOTES INCOME	$150.00	$220.00	$230.00	$600.00
4560 - CRIER ADVERTISING	$245.00	$290.00	$125.00	$660.00
4600 - INTEREST INCOME	$4.97	$4.05	$4.53	$13.55
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$750.00	$0.00	$750.00
4800 - VIOLATION FINES	$0.00	($125.00)	$0.00	($125.00)
4850 - CLUBHOUSE RENTAL	$385.00	$150.00	$0.00	$535.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$6.60	$6.60
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$3,450.00
Total INCOME	$100,766.80	$104,244.36	$101,815.04	$306,826.20
TRANSFER BETWEEN FUNDS				
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	($30,000.00)
8950 - TRANSFER TO GROUND LEASE	($56,590.18)	($28,295.09)	($22,000.00)	($106,885.27)
Total TRANSFER BETWEEN FUNDS	($66,590.18)	($38,295.09)	($32,000.00)	($136,885.27)
Total Income	$34,176.62	$65,949.27	$69,815.04	$169,940.93
Expense				
ADMINISTRATIVE				
5250 - BANK CHARGES	$0.00	$30.00	$30.00	$60.00
5270 - COMPLEX OWNED UNIT	$0.00	$1,593.57	$128.67	$1,722.24

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 3/31/2020

	Jan 2020	Feb 2020	Mar 2020	YTD
5400 - INSURANCE	$11,800.43	$3,858.40	$7,349.34	$23,008.17
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,280.95	$8,352.16	$7,869.83	$24,502.94
5500 - LEGAL FEES	$0.00	$830.00	$0.00	$830.00
5530 - LIEN/COLLECTION COSTS	$55.00	$0.00	$140.00	$195.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$14,809.08
5800 - OFFICE SUPPLIES	$230.59	$37.76	$887.49	$1,155.84
5810 - POSTAGE	$284.93	$122.21	$61.25	$468.39
5820 - PRINTING	$1,462.95	$29.88	$13.32	$1,506.15
5860 - SOCIAL COMMITTEE	$182.50	$0.00	$398.90	$581.40
5950 - MISCELLANEOUS ADMIN	$800.00	$0.00	$146.42	$946.42
8200 - SECURITY SERVICE	$916.94	$1,478.16	$2,395.10	$4,790.20
Total ADMINISTRATIVE	$28,950.65	$21,268.50	$24,356.68	$74,575.83
BUILDING MAINTENANCE				
6515 - REPAIRS & MAINTENANCE: ROOFS	($35,178.77)	$0.00	$0.00	($35,178.77)
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$326.62	$1,350.00	$1,676.62
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$0.00	$210.36	$210.36
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$4,056.42
7550 - TRASH REMOVAL	($3,155.34)	$8,791.81	$2,481.13	$8,117.60
7560 - TRASH COMPACTOR	$133.05	$133.04	$133.05	$399.14
Total BUILDING MAINTENANCE	($36,848.92)	$10,603.61	$5,526.68	($20,718.63)
GROUNDS MAINTENANCE				
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$848.61	$848.61
6155 - GATE TRANSMITTERS	$474.65	$280.48	$852.22	$1,607.35
6200 - JANITORIAL/CLEANING SERVICES	$0.00	$0.00	$309.32	$309.32
6300 - GROUNDS MAINTENANCE	$13,484.38	$13,484.38	$13,484.38	$40,453.14
6310 - LANDSCAPE SUPPLIES/LABOR	$258.90	$0.00	$0.00	$258.90

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 3/31/2020

	Jan 2020	Feb 2020	Mar 2020	YTD
6320 - IRRIGATION REPAIR	$0.00	$467.04	$3,703.62	$4,170.66
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$0.00	$3,182.31	$3,182.31
Total GROUNDS MAINTENANCE	$14,217.93	$14,231.90	$22,380.46	$50,830.29
POOL/SPA/CLUBHOUSE				
6410 - CLUBHOUSE MAINTENANCE	$6,176.82	$2,548.49	$3,710.13	$12,435.44
Total POOL/SPA/CLUBHOUSE	$6,176.82	$2,548.49	$3,710.13	$12,435.44
UTILITIES				
7100 - ELECTRICITY	$2,367.55	$1,976.50	$1,759.15	$6,103.20
7300 - GAS	$360.06	$468.78	$70.18	$899.02
7500 - TELEPHONE	$631.99	$628.30	$629.75	$1,890.04
7900 - WATER/SEWER	$16,980.01	$15,902.64	$16,669.57	$49,552.22
Total UTILITIES	$20,339.61	$18,976.22	$19,128.65	$58,444.48
Total Expense	$32,836.09	$67,628.72	$75,102.60	$175,567.41
Operating Net Income	$1,340.53	($1,679.45)	($5,287.56)	($5,626.48)
Net Income	$1,340.53	($1,679.45)	($5,287.56)	($5,626.48)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2020 - 3/31/2020

	Jan 2020	Feb 2020	Mar 2020	YTD
Reserve Income				
INCOME				
4610 - INTEREST INCOME - RESERVE	$24.54	$29.50	$1,395.01	$1,449.05
4620 - UNREALIZED GAIN/LOSS-RESERVE	$8,219.59	($18,864.26)	($23,791.90)	($34,436.57)
Total INCOME	$8,244.13	($18,834.76)	($22,396.89)	($32,987.52)
TRANSFER BETWEEN FUNDS				
9000 - TRANSFER FROM OPERATING	$0.00	$20,000.00	$10,000.00	$30,000.00
Total TRANSFER BETWEEN FUNDS	$0.00	$20,000.00	$10,000.00	$30,000.00
Total Reserve Income	$8,244.13	$1,165.24	($12,396.89)	($2,987.52)
Reserve Expense				
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$8,244.13	$1,165.24	($12,396.89)	($2,987.52)
Net Income	$8,244.13	$1,165.24	($12,396.89)	($2,987.52)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2020 - 3/31/2020

	Jan 2020	Feb 2020	Mar 2020	YTD
Income				
TRANSFER BETWEEN FUNDS				
9050 - TRANSFER FROM OPERATING	$56,590.18	$28,295.09	$22,000.00	$106,885.27
Total TRANSFER BETWEEN FUNDS	$56,590.18	$28,295.09	$22,000.00	$106,885.27
Total Income	$56,590.18	$28,295.09	$22,000.00	$106,885.27
Expense				
ADMINISTRATIVE				
5250 - BANK CHARGES	$0.00	$250.00	$0.00	$250.00
5490 - LAND LEASE INTEREST	$17,192.43	$17,411.26	$16,304.84	$50,908.53
Total ADMINISTRATIVE	$17,192.43	$17,661.26	$16,304.84	$51,158.53
Total Expense	$17,192.43	$17,661.26	$16,304.84	$51,158.53
Operating Net Income	$39,397.75	$10,633.83	$5,695.16	$55,726.74
Net Income	$39,397.75	$10,633.83	$5,695.16	$55,726.74