Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: May 31, 2020

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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Fiscal Year End: December 31
Accounting Method: Accrual

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HOAMCO

FINANCIAL SUMMARY
May 31, 2020

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		
Cash in Bank - Operating	$	29,826.00
Cash in Bank - Reserve	$	348,394.66
Cash in Bank - Land Lease	$	26,618.64
TOTAL CASH	**$**	**404,839.30**
Accounts Receivable	$	46,119.67

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 127,550.38	$ 536,375.04	$ 509,825.67	$ 26,549.37
Expenses	$ (35,556.44)	$ (207,998.15)	$ (192,577.50)	$ (15,420.65)
Reserve Transfers	$ (77,186.93)	$ (376,771.27)	$ (374,012.20)	$ (2,759.07)
Net Profit/Loss	**$ 14,807.01**	**$ (48,394.38)**	**$ (56,764.03)**	**$ 8,369.65**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

5/31/2020

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$10,644.95			$10,644.95
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$17,434.57			$17,434.57
1013 - ALLIANCE-OP PASS THROUGH INS-583	$1,746.48			$1,746.48
1051 - EDWARD JONES MAINT RES-016		$345,766.13		$345,766.13
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$26,618.64	$26,618.64
1053 - THE TOWNE PARK RESERVE SAVINGS-620		$2,628.53		$2,628.53
Total CASH	**$29,826.00**	**$348,394.66**	**$26,618.64**	**$404,839.30**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$40,881.56			$40,881.56
1215 - A/R GROUND LEASE ASSESSMENT	$35,208.29			$35,208.29
1225 - A/R WATER/SEWER	$14,446.87			$14,446.87
1230 - A/R FINES	$2,100.00			$2,100.00
1235 - A/R PROPERTY TAX	$3,720.70			$3,720.70
1240 - A/R LATE FEES	$7,034.14			$7,034.14
1250 - A/R COLLECTION FEES	$1,001.30			$1,001.30
1280 - A/R OTHER	$8,118.78			$8,118.78
1285 - A/R OWNED UNIT RENT	$3,450.00			$3,450.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($70,841.97)			($70,841.97)
Total ACCOUNTS RECEIVABLE	**$45,119.67**		**$0.00**	**$45,119.67**
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	**$104,404.67**	**$348,394.66**	**$4,587,618.64**	**$5,040,417.97**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

5/31/2020

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$17,239.96			$17,239.96
2200 - ACCOUNTS PAYABLE	$35,879.01			$35,879.01
2250 - ACCRUED EXPENSES	$36.70			$36.70
2500 - TRANSFER/DISC PAYABLE	$218.78			$218.78
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,046,534.17	$4,046,534.17
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$54,324.45**	**$0.00**	**$4,046,534.17**	**$4,100,858.62**
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	**($48,394.38)**	**$33,785.78**	**$73,704.78**	**$59,096.18**
Liabilities and Equity Total	**$104,404.67**	**$348,394.66**	**$4,587,618.64**	**$5,040,417.97**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$279,450.00	$279,450.00	$0.00	$670,680.00	$391,230.00
4110 - GROUND LEASE ASSESSMENT	$28,659.00	$28,659.00	$0.00	$145,632.00	$145,755.00	($123.00)	$342,186.00	$196,554.00
4120 - WATER ASSESSMENT	$19,261.08	$17,595.24	$1,665.84	$77,372.55	$75,412.37	$1,960.18	$505,639.07	$428,266.52
4135 - PROPERTY TAX ASSESSMENT	$22,715.64	$0.00	$22,715.64	$22,715.64	$0.00	$22,715.64	$47,500.00	$24,784.36
4330 - LATE FEES	($355.96)	$0.00	($355.96)	$477.63	$0.00	$477.63	$0.00	($477.63)
4350 - LIEN/COLLECTION FEES	($130.00)	$0.00	($130.00)	$1,325.00	$0.00	$1,325.00	$0.00	($1,325.00)
4540 - GARAGE SALE INCOME	$0.00	$250.00	($250.00)	$0.00	$250.00	($250.00)	$500.00	$500.00
4550 - GATE REMOTES INCOME	$210.00	$233.33	($23.33)	$1,140.00	$1,166.65	($26.65)	$2,800.00	$1,660.00
4560 - CRIER ADVERTISING	$150.00	$208.33	($58.33)	$855.00	$1,041.65	($186.65)	$2,500.00	$1,645.00
4600 - INTEREST INCOME	$0.62	$0.00	$0.62	$15.62	$0.00	$15.62	$0.00	($15.62)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$1,200.00	$0.00	$1,200.00	$0.00	($1,200.00)
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	$1,000.00	($465.00)	$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	$5,750.00	$5,750.00	$0.00	$13,800.00	$8,050.00
Total INCOME	**$127,550.38**	**$104,185.90**	**$23,364.48**	**$536,375.04**	**$509,825.67**	**$26,549.37**	**$1,588,005.07**	**$1,051,630.03**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($50,000.00)	($50,000.00)	$0.00	($397,894.77)	($347,894.77)
8950 - TRANSFER TO GROUND LEASE	($25,556.44)	($28,515.50)	$2,959.06	($157,998.15)	($142,577.50)	($15,420.65)	($342,186.00)	($184,187.85)
Total TRANSFER BETWEEN FUNDS	**($35,556.44)**	**($38,515.50)**	**$2,959.06**	**($207,998.15)**	**($192,577.50)**	**($15,420.65)**	**($740,080.77)**	**($532,082.62)**
Total Income	**$91,993.94**	**$65,670.40**	**$26,323.54**	**$328,376.89**	**$317,248.17**	**$11,128.72**	**$847,924.30**	**$519,547.41**
Expense								
ADMINISTRATIVE								
5200 - BAD DEBT	$0.00	$1,583.33	$1,583.33	$0.00	$7,916.65	$7,916.65	$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

5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5270 - COMPLEX OWNED UNIT	$184.25	$0.00	($184.25)	$2,044.06	$0.00	($2,044.06)	$0.00	($2,044.06)
5400 - INSURANCE	$3,674.67	$0.00	($3,674.67)	$30,357.51	$16,500.00	($13,857.51)	$16,500.00	($13,857.51)
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,015.41	$7,083.33	($932.08)	$40,717.75	$35,416.65	($5,301.10)	$85,000.00	$44,282.25
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$830.00	$1,041.65	$211.65	$2,500.00	$1,670.00
5530 - LIEN/COLLECTION COSTS	$0.00	$0.00	$0.00	$945.00	$0.00	($945.00)	$0.00	($945.00)
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$24,681.80	$24,681.80	$0.00	$54,299.96	$29,618.16
5800 - OFFICE SUPPLIES	$15.37	$458.33	$442.96	$1,205.46	$2,291.65	$1,086.19	$5,500.00	$4,294.54
5810 - POSTAGE	$32.35	$416.67	$384.32	$571.49	$2,083.35	$1,511.86	$5,000.00	$4,428.51
5820 - PRINTING	$11.11	$1,291.67	$1,280.56	$1,545.25	$6,458.35	$4,913.10	$15,500.00	$13,954.75
5860 - SOCIAL COMMITTEE	$0.00	$333.33	$333.33	$581.40	$1,666.65	$1,085.25	$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	$1,478.16	$916.94	($561.22)	$7,770.79	$4,584.70	($3,186.09)	$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	$23,750.00	$23,750.00	$24,937.86	$23,750.00	($1,187.86)	$47,500.00	$22,562.14
Total ADMINISTRATIVE	**$18,347.68**	**$40,978.29**	**$22,630.61**	**$137,564.79**	**$126,766.45**	**($10,798.34)**	**$266,478.24**	**$128,913.45**
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	$1,875.00	$1,230.34	$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	$1,666.65	$1,456.29	$4,000.00	$3,789.64
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$6,760.70	$6,760.70	$0.00	$14,873.54	$8,112.84
7550 - TRASH REMOVAL	$4,962.26	$0.00	($4,962.26)	$13,079.86	$10,844.90	($2,234.96)	$27,716.24	$14,636.38
7560 - TRASH COMPACTOR	$798.28	$83.33	($714.95)	$1,197.42	$416.65	($780.77)	$1,000.00	($197.42)
Total BUILDING MAINTENANCE	**$7,112.68**	**$2,143.80**	**($4,968.88)**	**$21,832.11**	**$21,563.90**	**($268.21)**	**$52,089.78**	**$30,257.67**
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

5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6100 - GATE REPAIR	$0.00	$291.67	$291.67	$0.00	$1,458.35	$1,458.35	$3,500.00	$3,500.00
6155 - GATE TRANSMITTERS	$474.65	$250.00	($224.65)	$2,082.00	$1,250.00	($832.00)	$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)	$67,421.90	$67,148.45	($273.45)	$161,156.28	$93,734.38
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$500.00	$500.00	$1,715.22	$2,500.00	$784.78	$6,000.00	$4,284.78
6320 - IRRIGATION REPAIR	$3,615.96	$416.67	($3,199.29)	$11,836.86	$2,083.35	($9,753.51)	$5,000.00	($6,836.86)
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	$2,083.35	$2,083.35	$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	$833.35	$833.35	$2,000.00	$2,000.00
Total GROUNDS MAINTENANCE	**$17,574.99**	**$15,471.37**	**($2,103.62)**	**$87,396.22**	**$82,556.85**	**($4,839.37)**	**$190,856.28**	**$103,460.06**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$2,756.03	$416.67	($2,339.36)	$17,312.50	$2,083.35	($15,229.15)	$5,000.00	($12,312.50)
6450 - POOL MAINTENANCE	$0.00	$208.33	$208.33	$0.00	$1,041.65	$1,041.65	$2,500.00	$2,500.00
6460 - POOL SUPPLIES	$0.00	$333.33	$333.33	$0.00	$1,666.65	$1,666.65	$4,000.00	$4,000.00
6475 - LOCKS & KEYS	$0.00	$41.67	$41.67	$0.00	$208.35	$208.35	$500.00	$500.00
Total POOL/SPA/CLUBHOUSE	**$2,756.03**	**$1,000.00**	**($1,756.03)**	**$17,312.50**	**$5,000.00**	**($12,312.50)**	**$12,000.00**	**($5,312.50)**
UTILITIES								
7100 - ELECTRICITY	$1,767.66	$2,291.67	$524.01	$9,471.75	$11,458.35	$1,986.60	$27,500.00	$18,028.25
7300 - GAS	$53.36	$458.33	$404.97	$948.53	$2,291.65	$1,343.12	$5,500.00	$4,551.47
7500 - TELEPHONE	$633.81	$708.33	$74.52	$3,160.16	$3,541.65	$381.49	$8,500.00	$5,339.84
7900 - WATER/SEWER	$28,940.72	$24,166.67	($4,774.05)	$99,085.21	$120,833.35	$21,748.14	$290,000.00	$190,914.79
Total UTILITIES	**$31,395.55**	**$27,625.00**	**($3,770.55)**	**$112,665.65**	**$138,125.00**	**$25,459.35**	**$331,500.00**	**$218,834.35**
Total Expense	**$77,186.93**	**$87,218.46**	**$10,031.53**	**$376,771.27**	**$374,012.20**	**($2,759.07)**	**$852,924.30**	**$476,153.03**
Operating Net Income	**$14,807.01**	**($21,548.06)**	**$36,355.07**	**($48,394.38)**	**($56,764.03)**	**$8,369.65**	**($5,000.00)**	**$43,394.38**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$101.74	$0.00	$101.74	$1,753.37	$0.00	$1,753.37	$0.00	($1,753.37)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$134.05	$0.00	$134.05	($9,015.04)	$0.00	($9,015.04)	$0.00	$9,015.04
Total INCOME	**$235.79**	**$0.00**	**$235.79**	**($7,261.67)**	**$0.00**	**($7,261.67)**	**$0.00**	**$7,261.67**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$20,000.00	$10,000.00	$10,000.00	$50,000.00	$50,000.00	$0.00	$397,894.77	$347,894.77
Total TRANSFER BETWEEN FUNDS	**$20,000.00**	**$10,000.00**	**$10,000.00**	**$50,000.00**	**$50,000.00**	**$0.00**	**$397,894.77**	**$347,894.77**
Total Reserve Income	**$20,235.79**	**$10,000.00**	**$10,235.79**	**$42,738.33**	**$50,000.00**	**($7,261.67)**	**$397,894.77**	**$355,156.44**
Reserve Expense								
COMMON AREA								
9200 - LANDSCAPING - RESERVES	$8,952.55	$0.00	($8,952.55)	$8,952.55	$0.00	($8,952.55)	$0.00	($8,952.55)
Total COMMON AREA	**$8,952.55**	**$0.00**	**($8,952.55)**	**$8,952.55**	**$0.00**	**($8,952.55)**	**$0.00**	**($8,952.55)**
Total Reserve Expense	**$8,952.55**	**$0.00**	**($8,952.55)**	**$8,952.55**	**$0.00**	**($8,952.55)**	**$0.00**	**($8,952.55)**
Reserve Net Income	**$11,283.24**	**$10,000.00**	**$1,283.24**	**$33,785.78**	**$50,000.00**	**($16,214.22)**	**$397,894.77**	**$364,108.99**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

5/1/2020 - 5/31/2020

	5/1/2020 - 5/31/2020			1/1/2020 - 5/31/2020				
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)	$157,998.15	$142,577.50	$15,420.65	$342,186.00	$184,187.85
Total TRANSFER BETWEEN FUNDS	**$25,556.44**	**$28,515.50**	**($2,959.06)**	**$157,998.15**	**$142,577.50**	**$15,420.65**	**$342,186.00**	**$184,187.85**
Total Income	**$25,556.44**	**$28,515.50**	**($2,959.06)**	**$157,998.15**	**$142,577.50**	**$15,420.65**	**$342,186.00**	**$184,187.85**
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	$16,042.87	$0.00	($16,042.87)	$84,043.37	$0.00	($84,043.37)	$0.00	($84,043.37)
Total ADMINISTRATIVE	**$16,042.87**	**$0.00**	**($16,042.87)**	**$84,293.37**	**$0.00**	**($84,293.37)**	**$0.00**	**($84,293.37)**
Total Expense	**$16,042.87**	**$0.00**	**($16,042.87)**	**$84,293.37**	**$0.00**	**($84,293.37)**	**$0.00**	**($84,293.37)**
Ground Lease Net Income	**$9,513.57**	**$28,515.50**	**($19,001.93)**	**$73,704.78**	**$142,577.50**	**($68,872.72)**	**$342,186.00**	**$268,481.22**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 5/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	YTD
Income						
INCOME						
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$279,450.00
4110 - GROUND LEASE ASSESSMENT	$29,643.00	$29,520.00	$29,028.00	$28,782.00	$28,659.00	$145,632.00
4120 - WATER ASSESSMENT	$12,656.07	$15,604.57	$14,528.57	$15,322.26	$19,261.08	$77,372.55
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$22,715.64	$22,715.64
4330 - LATE FEES	$377.76	$240.74	$232.34	($17.25)	($355.96)	$477.63
4350 - LIEN/COLLECTION FEES	$265.00	$550.00	$620.00	$20.00	($130.00)	$1,325.00
4550 - GATE REMOTES INCOME	$150.00	$220.00	$230.00	$330.00	$210.00	$1,140.00
4560 - CRIER ADVERTISING	$245.00	$290.00	$125.00	$45.00	$150.00	$855.00
4600 - INTEREST INCOME	$4.97	$4.05	$4.53	$1.45	$0.62	$15.62
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$750.00	$0.00	$450.00	$0.00	$1,200.00
4800 - VIOLATION FINES	$0.00	($125.00)	$0.00	$25.00	$0.00	($100.00)
4850 - CLUBHOUSE RENTAL	$385.00	$150.00	$0.00	$0.00	$0.00	$535.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$6.60	$0.00	$0.00	$6.60
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$5,750.00
Total INCOME	$100,766.80	$104,244.36	$101,815.04	$101,998.46	$127,550.38	$536,375.04
TRANSFER BETWEEN FUNDS						
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($50,000.00)
8950 - TRANSFER TO GROUND LEASE	($56,590.18)	($28,295.09)	($22,000.00)	($25,556.44)	($25,556.44)	($157,998.15)
Total TRANSFER BETWEEN FUNDS	($66,590.18)	($38,295.09)	($32,000.00)	($35,556.44)	($35,556.44)	($207,998.15)
Total Income	$34,176.62	$65,949.27	$69,815.04	$66,442.02	$91,993.94	$328,376.89
Expense						
ADMINISTRATIVE						
5250 - BANK CHARGES	$0.00	$30.00	$30.00	$10.00	$0.00	$70.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2020 - 5/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	YTD
5270 - COMPLEX OWNED UNIT	$0.00	$1,593.57	$128.67	$137.57	$184.25	$2,044.06
5400 - INSURANCE	$11,800.43	$3,858.40	$7,349.34	$3,674.67	$3,674.67	$30,357.51
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,280.95	$8,352.16	$7,869.83	$8,199.40	$8,015.41	$40,717.75
5500 - LEGAL FEES	$0.00	$830.00	$0.00	$0.00	$0.00	$830.00
5530 - LIEN/COLLECTION COSTS	$55.00	$0.00	$140.00	$750.00	$0.00	$945.00
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$24,681.80
5800 - OFFICE SUPPLIES	$230.59	$37.76	$887.49	$34.25	$15.37	$1,205.46
5810 - POSTAGE	$284.93	$122.21	$61.25	$70.75	$32.35	$571.49
5820 - PRINTING	$1,462.95	$29.88	$13.32	$27.99	$11.11	$1,545.25
5860 - SOCIAL COMMITTEE	$182.50	$0.00	$398.90	$0.00	$0.00	$581.40
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$0.00	$300.00
5950 - MISCELLANEOUS ADMIN	$800.00	$0.00	$146.42	$0.00	$0.00	$946.42
8200 - SECURITY SERVICE	$916.94	$1,478.16	$2,395.10	$1,502.43	$1,478.16	$7,770.79
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$10.00	$0.00	$10.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$0.00	$50.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,937.86	$0.00	$24,937.86
Total ADMINISTRATIVE	$28,950.65	$21,268.50	$24,356.68	$44,641.28	$18,347.68	$137,564.79
BUILDING MAINTENANCE						
6515 - REPAIRS & MAINTENANCE: ROOFS	($35,178.77)	$0.00	$0.00	$33,441.26	$0.00	($1,737.51)
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$0.00	$0.00	$644.66	$0.00	$644.66
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$326.62	$1,350.00	$0.00	$0.00	$1,676.62
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$0.00	$210.36	$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	$6,760.70
7550 - TRASH REMOVAL	($3,155.34)	$8,791.81	$2,481.13	$0.00	$4,962.26	$13,079.86
7560 - TRASH COMPACTOR	$133.05	$133.04	$133.05	$0.00	$798.28	$1,197.42
Total BUILDING MAINTENANCE	($36,848.92)	$10,603.61	$5,526.68	$35,438.06	$7,112.68	$21,832.11

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2020 - 5/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	YTD
GROUNDS MAINTENANCE						
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$848.61	$0.00	$0.00	$848.61
6155 - GATE TRANSMITTERS	$474.65	$280.48	$852.22	$0.00	$474.65	$2,082.00
6200 - JANITORIAL/CLEANING SERVICES	$0.00	$0.00	$309.32	$0.00	$0.00	$309.32
6300 - GROUNDS MAINTENANCE	$13,484.38	$13,484.38	$13,484.38	$13,484.38	$13,484.38	$67,421.90
6310 - LANDSCAPE SUPPLIES/LABOR	$258.90	$0.00	$0.00	$1,456.32	$0.00	$1,715.22
6320 - IRRIGATION REPAIR	$0.00	$467.04	$3,703.62	$4,050.24	$3,615.96	$11,836.86
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$0.00	$3,182.31	$0.00	$0.00	$3,182.31
Total GROUNDS MAINTENANCE	$14,217.93	$14,231.90	$22,380.46	$18,990.94	$17,574.99	$87,396.22
POOL/SPA/CLUBHOUSE						
6410 - CLUBHOUSE MAINTENANCE	$6,176.82	$2,548.49	$3,710.13	$2,121.03	$2,756.03	$17,312.50
Total POOL/SPA/CLUBHOUSE	$6,176.82	$2,548.49	$3,710.13	$2,121.03	$2,756.03	$17,312.50
UTILITIES						
7100 - ELECTRICITY	$2,367.55	$1,976.50	$1,759.15	$1,600.89	$1,767.66	$9,471.75
7300 - GAS	$360.06	$468.78	$70.18	($3.85)	$53.36	$948.53
7500 - TELEPHONE	$631.99	$628.30	$629.75	$636.31	$633.81	$3,160.16
7900 - WATER/SEWER	$16,980.01	$15,902.64	$16,669.57	$20,592.27	$28,940.72	$99,085.21
Total UTILITIES	$20,339.61	$18,976.22	$19,128.65	$22,825.62	$31,395.55	$112,665.65
Total Expense	$32,836.09	$67,628.72	$75,102.60	$124,016.93	$77,186.93	$376,771.27
Operating Net Income	$1,340.53	($1,679.45)	($5,287.56)	($57,574.91)	$14,807.01	($48,394.38)
Net Income	$1,340.53	($1,679.45)	($5,287.56)	($57,574.91)	$14,807.01	($48,394.38)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2020 - 5/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	YTD
Reserve Income						
INCOME						
4610 - INTEREST INCOME - RESERVE	$24.54	$29.50	$1,395.01	$202.58	$101.74	$1,753.37
4620 - UNREALIZED GAIN/LOSS-RESERVE	$8,219.59	($18,864.26)	($23,791.90)	$25,287.48	$134.05	($9,015.04)
Total INCOME	$8,244.13	($18,834.76)	($22,396.89)	$25,490.06	$235.79	($7,261.67)
TRANSFER BETWEEN FUNDS						
9000 - TRANSFER FROM OPERATING	$0.00	$20,000.00	$10,000.00	$0.00	$20,000.00	$50,000.00
Total TRANSFER BETWEEN FUNDS	$0.00	$20,000.00	$10,000.00	$0.00	$20,000.00	$50,000.00
Total Reserve Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$20,235.79	$42,738.33
Reserve Expense						
COMMON AREA						
9200 - LANDSCAPING - RESERVES	$0.00	$0.00	$0.00	$0.00	$8,952.55	$8,952.55
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$8,952.55	$8,952.55
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$8,952.55	$8,952.55
Reserve Net Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$11,283.24	$33,785.78
Net Income	$8,244.13	$1,165.24	($12,396.89)	$25,490.06	$11,283.24	$33,785.78

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2020 - 5/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 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	$157,998.15
Total TRANSFER BETWEEN FUNDS	$56,590.18	$28,295.09	$22,000.00	$25,556.44	$25,556.44	$157,998.15
Total Income	$56,590.18	$28,295.09	$22,000.00	$25,556.44	$25,556.44	$157,998.15
Expense						
ADMINISTRATIVE						
5250 - BANK CHARGES	$0.00	$250.00	$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	$84,043.37
Total ADMINISTRATIVE	$17,192.43	$17,661.26	$16,304.84	$17,091.97	$16,042.87	$84,293.37
Total Expense	$17,192.43	$17,661.26	$16,304.84	$17,091.97	$16,042.87	$84,293.37
Operating Net Income	$39,397.75	$10,633.83	$5,695.16	$8,464.47	$9,513.57	$73,704.78
Net Income	$39,397.75	$10,633.83	$5,695.16	$8,464.47	$9,513.57	$73,704.78