Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: August 31, 2019

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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Fiscal Year End: December 31
Accounting Method: Accrual

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TOWNE PARK HOMEOWNERS ASSOCIATION INC
BALANCE SHEET
8/31/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$22,229.07			$22,229.07
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$31,814.78			$31,814.78
1051 - EDWARD JONES MAINT RES-016		$594,961.76		$594,961.76
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$2,129.99	$2,129.99
1053 - LANB RES SAVINGS-620		$2,627.82		$2,627.82
Total CASH	**$54,043.85**	**$597,589.58**	**$2,129.99**	**$653,763.42**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$46,650.26			$46,650.26
1215 - A/R GROUND LEASE ASSESSMENT	$42,104.91			$42,104.91
1225 - A/R WATER/SEWER	$16,833.34			$16,833.34
1230 - A/R FINES	$1,750.00			$1,750.00
1235 - A/R PROPERTY TAX	$3,517.14			$3,517.14
1240 - A/R LATE FEES	$8,630.59			$8,630.59
1250 - A/R COLLECTION FEES	$1,193.88			$1,193.88
1280 - A/R OTHER	$10,308.05			$10,308.05
1285 - A/R OWNED UNIT RENT	$627.56			$627.56
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($81,617.51)			($81,617.51)
Total ACCOUNTS RECEIVABLE	**$49,998.22**		**$0.00**	**$49,998.22**
OTHER ASSETS				
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($5,953,000.00)	($5,953,000.00)
1702 - OTHER REAL ESTATE OWNED	$29,459.00			$29,459.00
Total OTHER ASSETS	**$29,459.00**	**$0.00**	**$5,047,000.00**	**$5,076,459.00**
Assets Total	**$133,501.07**	**$597,589.58**	**$5,049,129.99**	**$5,780,220.64**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

BALANCE SHEET

8/31/2019

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$28,440.97			$28,440.97
2200 - ACCOUNTS PAYABLE	$6,484.32			$6,484.32
2250 - ACCRUED EXPENSES	$2,045.36			$2,045.36
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,193.88			$1,193.88
2500 - TRANSFER/DISC PAYABLE	$581.75			$581.75
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,624,388.96	$4,624,388.96
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$39,696.28**	**$0.00**	**$4,624,388.96**	**$4,664,085.24**
EQUITY				
3200 - OPERATING EQUITY	$113,360.17	$29,202.68	$204,942.92	$347,505.77
3500 - RESERVE EQUITY		$738,872.17		$738,872.17
3550 - GROUND LEASE EQUITY			$155,608.10	$155,608.10
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	**$113,360.17**	**$768,074.85**	**$351,726.73**	**$1,233,161.75**
Net Income	**($19,555.38)**	**($170,485.27)**	**$73,014.30**	**($117,026.35)**
Liabilities and Equity Total	**$133,501.07**	**$597,589.58**	**$5,049,129.99**	**$5,780,220.64**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2019 - 8/31/2019

	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$447,120.00	$447,120.00	$0.00	$670,680.00	$223,560.00
4110 - GROUND LEASE ASSESSMENT	$30,750.00	$32,964.00	($2,214.00)	$249,813.00	$256,824.00	($7,011.00)	$391,140.00	$141,327.00
4120 - WATER ASSESSMENT	$32,439.00	$38,462.92	($6,023.92)	$158,727.59	$160,557.12	($1,829.53)	$264,006.92	$105,279.33
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$22,564.98	$22,565.47	($0.49)	$45,130.94	$22,565.96
4330 - LATE FEES	$421.53	$0.00	$421.53	$4,506.18	$0.00	$4,506.18	$0.00	($4,506.18)
4350 - LIEN/COLLECTION FEES	$55.00	$0.00	$55.00	$795.00	$0.00	$795.00	$0.00	($795.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$5.00	$250.00	($245.00)	$500.00	$495.00
4550 - GATE REMOTES INCOME	$0.00	$233.33	($233.33)	$1,685.00	$1,866.64	($181.64)	$2,800.00	$1,115.00
4560 - CRIER ADVERTISING	$0.00	$208.33	($208.33)	$1,095.00	$1,666.64	($571.64)	$2,500.00	$1,405.00
4600 - INTEREST INCOME	$3.84	$0.00	$3.84	$22.53	$0.00	$22.53	$0.00	($22.53)
4750 - LAND LEASE ESTOPPEL FEES	$450.00	$0.00	$450.00	$1,050.00	$0.00	$1,050.00	$0.00	($1,050.00)
4800 - VIOLATION FINES	$550.00	$0.00	$550.00	$925.00	$0.00	$925.00	$0.00	($925.00)
4850 - CLUBHOUSE RENTAL	$0.00	$200.00	($200.00)	$887.00	$1,600.00	($713.00)	$2,400.00	$1,513.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$9,200.00	$9,200.00	$0.00	$13,800.00	$4,600.00
4900 - OTHER INCOME	$700.00	$0.00	$700.00	$761.31	$0.00	$761.31	$0.00	($761.31)
Total INCOME	**$122,409.37**	**$129,108.58**	**($6,699.21)**	**$899,157.59**	**$901,649.87**	**($2,492.28)**	**$1,392,957.86**	**$493,800.27**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($80,000.00)	($80,000.00)	$0.00	($120,000.00)	($40,000.00)
8950 - TRANSFER TO GROUND LEASE	($28,295.09)	($28,295.09)	$0.00	($226,360.72)	($226,360.72)	$0.00	($339,541.08)	($113,180.36)
Total TRANSFER BETWEEN FUNDS	**($38,295.09)**	**($38,295.09)**	**$0.00**	**($306,360.72)**	**($306,360.72)**	**$0.00**	**($459,541.08)**	**($153,180.36)**
Total Income	**$84,114.28**	**$90,813.49**	**($6,699.21)**	**$592,796.87**	**$595,289.15**	**($2,492.28)**	**$933,416.78**	**$340,619.91**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00	$251.00	$251.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2019 - 8/31/2019

	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	($2,480.09)	$2,794.50	$5,274.59	$985.55	$22,356.00	$21,370.45	$33,534.00	$32,548.45
5250 - BANK CHARGES	$0.00	$33.33	$33.33	$60.00	$266.64	$206.64	$400.00	$340.00
5270 - COMPLEX OWNED UNIT	$0.00	$208.33	$208.33	$377.55	$1,666.64	$1,289.09	$2,500.00	$2,122.45
5400 - INSURANCE	$0.00	$0.00	$0.00	$15,452.00	$15,300.00	($152.00)	$15,300.00	($152.00)
5402 - INSURANCE - WORKERS COMP	$0.00	$133.33	$133.33	$0.00	$1,066.64	$1,066.64	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,297.07	$8,067.38	($1,229.69)	$69,006.87	$64,539.04	($4,467.83)	$96,808.56	$27,801.69
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$2,171.63	$1,666.64	($504.99)	$2,500.00	$328.37
5530 - LIEN/COLLECTION COSTS	$20.00	$83.33	$63.33	$485.00	$666.64	$181.64	$1,000.00	$515.00
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$3.24	$0.00	($3.24)	$0.00	($3.24)
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$0.00	$39,490.88	$39,490.88	$0.00	$59,236.32	$19,745.44
5650 - MEETINGS	$0.00	$41.67	$41.67	$0.00	$333.36	$333.36	$500.00	$500.00
5800 - OFFICE SUPPLIES	$15.37	$458.33	$442.96	$3,645.54	$3,666.64	$21.10	$5,500.00	$1,854.46
5810 - POSTAGE	$39.05	$416.67	$377.62	$2,937.36	$3,333.36	$396.00	$5,000.00	$2,062.64
5820 - PRINTING	$33.39	$833.33	$799.94	$13,589.10	$6,666.64	($6,922.46)	$10,000.00	($3,589.10)
5860 - SOCIAL COMMITTEE	$220.29	$333.33	$113.04	$1,033.29	$2,666.64	$1,633.35	$4,000.00	$2,966.71
5900 - WEBSITE	$0.00	$100.00	$100.00	$300.00	$800.00	$500.00	$1,200.00	$900.00
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$86.26	$0.00	($86.26)	$0.00	($86.26)
8200 - SECURITY SERVICE	$2,750.82	$916.94	($1,833.88)	$6,945.52	$7,335.52	$390.00	$11,003.28	$4,057.76
8250 - MISC./CONTINGENCY	$0.00	$833.33	$833.33	$0.00	$6,666.64	$6,666.64	$10,000.00	$10,000.00
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$60.00	$30.00	($30.00)	$30.00	($30.00)
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	$0.00	$22,565.47	$22,565.47	$45,130.94	$45,130.94
Total ADMINISTRATIVE	**$14,832.26**	**$20,398.49**	**$5,566.23**	**$156,679.79**	**$201,334.39**	**$44,654.60**	**$305,494.10**	**$148,814.31**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	($83.70)	$334.80	$418.50	$502.20	$585.90
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$0.00	$0.00	$366.78	$0.00	($366.78)	$0.00	($366.78)
6550 - REPAIRS & MAINTENANCE: LIGHTING	$1,438.64	$375.00	($1,063.64)	$1,438.64	$3,000.00	$1,561.36	$4,500.00	$3,061.36
6570 - REPAIRS & MAINTENANCE: PLUMBING	$304.21	$833.33	$529.12	$2,197.96	$6,666.64	$4,468.68	$10,000.00	$7,802.04
	$1,352.14	$1,352.14	$0.00	$10,817.12	$10,817.12	$0.00	$16,225.68	$5,408.56

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2019 - 8/31/2019

	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6950 - WATER/SEWER METER READING SERVICE								
7550 - TRASH REMOVAL	$2,610.56	$2,596.96	($13.60)	$22,092.46	$20,775.68	($1,316.78)	$31,163.52	$9,071.06
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$425.75	$0.00	($425.75)	$0.00	($425.75)
Total BUILDING MAINTENANCE	**$5,705.55**	**$5,157.43**	**($548.12)**	**$37,255.01**	**$41,594.24**	**$4,339.23**	**$62,391.40**	**$25,136.39**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$851.52	$1,700.00	$848.48	$1,700.00	$848.48
6100 - GATE REPAIR	$4,015.98	$183.33	($3,832.65)	$14,909.21	$1,466.64	($13,442.57)	$2,200.00	($12,709.21)
6155 - GATE TRANSMITTERS	$474.65	$250.00	($224.65)	$2,786.77	$2,000.00	($786.77)	$3,000.00	$213.23
6300 - GROUNDS MAINTENANCE	$13,460.94	$13,429.69	($31.25)	$107,468.77	$107,437.52	($31.25)	$161,156.28	$53,687.51
6310 - LANDSCAPE SUPPLIES/LABOR	$2,756.80	$887.50	($1,869.30)	$13,535.04	$7,100.00	($6,435.04)	$10,650.00	($2,885.04)
6320 - IRRIGATION REPAIR	$5,146.92	$1,050.00	($4,096.92)	$11,312.09	$8,400.00	($2,912.09)	$12,600.00	$1,287.91
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$185.80	$0.00	($185.80)	$0.00	($185.80)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$416.67	$416.67	$11,203.85	$3,333.36	($7,870.49)	$5,000.00	($6,203.85)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$13,333.36	$13,333.36	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$0.00	$6,000.00	$6,000.00	$9,000.00	$9,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$809.06	$3,500.00	$2,690.94	$809.06	$7,000.00	$6,190.94	$7,000.00	$6,190.94
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$33.33	$33.33	$1,777.91	$266.64	($1,511.27)	$400.00	($1,377.91)
Total GROUNDS MAINTENANCE	**$26,664.35**	**$22,292.19**	**($4,372.16)**	**$164,840.02**	**$159,037.52**	**($5,802.50)**	**$234,206.28**	**$69,366.26**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$1,671.53	$41.67	($1,629.86)	$15,846.33	$333.36	($15,512.97)	$500.00	($15,346.33)
6450 - POOL MAINTENANCE	$0.00	$300.00	$300.00	$5,715.68	$1,200.00	($4,515.68)	$1,200.00	($4,515.68)
6460 - POOL SUPPLIES	$281.56	$625.00	$343.44	$4,170.31	$2,500.00	($1,670.31)	$2,500.00	($1,670.31)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00	$500.00	$500.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$666.64	$666.64	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$140.24	$52.08	($88.16)	$245.42	$416.64	$171.22	$625.00	$379.58

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2019 - 8/31/2019

	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Total POOL/SPA/CLUBHOUSE	**$2,093.33**	**$1,102.08**	**($991.25)**	**$25,977.74**	**$5,616.64**	**($20,361.10)**	**$6,325.00**	**($19,652.74)**
UTILITIES								
7100 - ELECTRICITY	$2,659.78	$2,291.67	($368.11)	$19,100.76	$18,333.36	($767.40)	$27,500.00	$8,399.24
7300 - GAS	$452.86	$458.33	$5.47	$3,248.11	$3,666.64	$418.53	$5,500.00	$2,251.89
7500 - TELEPHONE	$619.12	$1,000.00	$380.88	$6,567.33	$8,000.00	$1,432.67	$12,000.00	$5,432.67
7900 - WATER/SEWER	$41,009.68	$23,333.33	($17,676.35)	$198,683.59	$186,666.64	($12,016.95)	$280,000.00	$81,316.41
Total UTILITIES	**$44,741.44**	**$27,083.33**	**($17,658.11)**	**$227,599.79**	**$216,666.64**	**($10,933.15)**	**$325,000.00**	**$97,400.21**
Total Expense	**$94,036.93**	**$76,033.52**	**($18,003.41)**	**$612,352.35**	**$624,249.43**	**$11,897.08**	**$933,416.78**	**$321,064.43**
Operating Net Income	**($9,922.65)**	**$14,779.97**	**($24,702.62)**	**($19,555.48)**	**($28,960.28)**	**$9,404.80**	**$0.00**	**$19,555.48**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

8/1/2019 - 8/31/2019

	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.44	$0.00	$0.44	$0.97	$0.00	$0.97	$0.00	($0.97)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$0.00	$0.00	$0.00	$59,513.76	$0.00	$59,513.76	$0.00	($59,513.76)
Total INCOME	**$0.44**	**$0.00**	**$0.44**	**$59,514.73**	**$0.00**	**$59,514.73**	**$0.00**	**($59,514.73)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$80,000.00	$0.00	$80,000.00	$0.00	($80,000.00)
Total TRANSFER BETWEEN FUNDS	**$0.00**	**$0.00**	**$0.00**	**$80,000.00**	**$0.00**	**$80,000.00**	**$0.00**	**($80,000.00)**
Total Reserve Income	**$0.44**	**$0.00**	**$0.44**	**$139,514.73**	**$0.00**	**$139,514.73**	**$0.00**	**($139,514.73)**
Reserve Expense								
COMMON AREA								
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$310,000.00	$0.00	($310,000.00)	$0.00	($310,000.00)
Total COMMON AREA	**$0.00**	**$0.00**	**$0.00**	**$310,000.00**	**$0.00**	**($310,000.00)**	**$0.00**	**($310,000.00)**
Total Reserve Expense	**$0.00**	**$0.00**	**$0.00**	**$310,000.00**	**$0.00**	**($310,000.00)**	**$0.00**	**($310,000.00)**
Reserve Net Income	**$0.44**	**$0.00**	**$0.44**	**($170,485.27)**	**$0.00**	**($170,485.27)**	**$0.00**	**$170,485.27**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

8/1/2019 - 8/31/2019

	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$28,295.09	$0.00	$28,295.09	$226,360.72	$0.00	$226,360.72	$0.00	($226,360.72)
Total TRANSFER BETWEEN FUNDS	**$28,295.09**	**$0.00**	**$28,295.09**	**$226,360.72**	**$0.00**	**$226,360.72**	**$0.00**	**($226,360.72)**
Total Income	**$28,295.09**	**$0.00**	**$28,295.09**	**$226,360.72**	**$0.00**	**$226,360.72**	**$0.00**	**($226,360.72)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$700.00	$0.00	($700.00)	$0.00	($700.00)
5490 - LAND LEASE INTEREST	$18,601.60	$0.00	($18,601.60)	$152,646.42	$0.00	($152,646.42)	$0.00	($152,646.42)
Total ADMINISTRATIVE	**$18,601.60**	**$0.00**	**($18,601.60)**	**$153,346.42**	**$0.00**	**($153,346.42)**	**$0.00**	**($153,346.42)**
Total Expense	**$18,601.60**	**$0.00**	**($18,601.60)**	**$153,346.42**	**$0.00**	**($153,346.42)**	**$0.00**	**($153,346.42)**
Ground Lease Net Income	**$9,693.49**	**$0.00**	**$9,693.49**	**$73,014.30**	**$0.00**	**$73,014.30**	**$0.00**	**($73,014.30)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 8/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
Income									
INCOME									
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$447,120.00
4110 - GROUND LEASE ASSESSMENT	$31,242.00	$31,488.00	$31,488.00	$31,488.00	$31,365.00	$30,996.00	$30,996.00	$30,750.00	$249,813.00
4120 - WATER ASSESSMENT	$13,351.85	$13,290.01	$15,049.33	$16,125.94	$17,595.24	$22,763.27	$28,112.95	$32,439.00	$158,727.59
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$22,564.98	$0.00	$0.00	$22,564.98
4330 - LATE FEES	$1,488.23	$779.05	$228.47	($86.25)	$534.75	$613.82	$526.58	$421.53	$4,506.18
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$245.00	$0.00	$0.00	$110.00	$55.00	$55.00	$795.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$5.00	$0.00	$0.00	$0.00	$5.00
4550 - GATE REMOTES INCOME	$90.00	$150.00	$170.00	$60.00	$165.00	$0.00	$1,050.00	$0.00	$1,685.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$295.00	$45.00	$295.00	$0.00	$40.00	$0.00	$1,095.00
4600 - INTEREST INCOME	$2.39	$1.54	$2.88	$1.84	$2.44	$4.66	$2.94	$3.84	$22.53
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$0.00	$150.00	$300.00	$150.00	$450.00	$1,050.00
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$125.00	$0.00	$0.00	$0.00	$550.00	$925.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$300.00	$162.00	$275.00	$0.00	$150.00	$0.00	$887.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$1,150.00	$9,200.00
4900 - OTHER INCOME	$42.63	$0.00	$0.00	$0.00	$14.48	$0.00	$4.20	$700.00	$761.31
Total INCOME	$103,902.10	$102,978.60	$104,943.68	$104,961.53	$107,441.91	$134,392.73	$118,127.67	$122,409.37	$899,157.59
TRANSFER BETWEEN FUNDS									
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($10,000.00)	$0.00	($20,000.00)	($10,000.00)	($10,000.00)	($10,000.00)	($80,000.00)
8950 - TRANSFER TO GROUND LEASE	($31,488.00)	($31,242.00)	($22,155.27)	($28,295.09)	($28,295.09)	($28,295.09)	($28,295.09)	($28,295.09)	($226,360.72)
Total TRANSFER BETWEEN FUNDS	($41,488.00)	($41,242.00)	($32,155.27)	($28,295.09)	($48,295.09)	($38,295.09)	($38,295.09)	($38,295.09)	($306,360.72)
Total Income	$62,414.10	$61,736.60	$72,788.41	$76,666.44	$59,146.82	$96,097.64	$79,832.58	$84,114.28	$592,796.87
Expense									
ADMINISTRATIVE									
5200 - BAD DEBT	$25.00	$0.00	$0.00	$61.52	$335.38	$2,787.57	$256.17	($2,480.09)	$985.55
5250 - BANK CHARGES	$10.00	$20.00	$10.00	$0.00	$0.00	$0.00	$20.00	$0.00	$60.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 8/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$149.12	$147.42	$0.00	$0.00	$0.00	$0.00	$377.55
5400 - INSURANCE	$15,452.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,452.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,731.99	$8,537.01	$8,290.82	$10,115.66	$8,189.51	$7,747.17	$8,097.64	$9,297.07	$69,006.87
5490 - LAND LEASE INTEREST	$0.00	$0.00	$0.00	$0.00	$0.00	$126.44	($126.44)	$0.00	$0.00
5500 - LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,171.63	$0.00	$2,171.63
5530 - LIEN/COLLECTION COSTS	$0.00	$0.00	$0.00	$245.00	$110.00	$0.00	$110.00	$20.00	$485.00
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$0.00	$3.24	$0.00	$0.00	$0.00	$3.24
5600 - MANAGEMENT FEES	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$4,936.36	$39,490.88
5800 - OFFICE SUPPLIES	$754.81	$258.46	$343.16	$1,285.08	$429.07	$314.17	$245.42	$15.37	$3,645.54
5810 - POSTAGE	$244.50	$270.10	$681.06	$765.20	$435.75	$220.80	$280.90	$39.05	$2,937.36
5820 - PRINTING	$1,461.00	$1,350.54	$2,203.29	$2,932.68	$2,709.22	$1,453.19	$1,445.79	$33.39	$13,589.10
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$179.94	$430.13	$60.06	$0.00	$92.16	$220.29	$1,033.29
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$0.00	$0.00	$0.00	$0.00	$300.00
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$0.00	$0.00	$86.26	$0.00	$0.00	$86.26
8200 - SECURITY SERVICE	$916.94	$526.94	$916.94	$0.00	$0.00	$916.94	$916.94	$2,750.82	$6,945.52
8280 - CORPORATION COMMISSION	$0.00	$10.00	$50.00	$0.00	$0.00	$0.00	$0.00	$0.00	$60.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$50.00	$0.00	$0.00	$0.00	$0.00	$50.00
Total ADMINISTRATIVE	$32,583.31	$15,990.42	$17,760.69	$21,269.05	$17,208.59	$18,588.90	$18,446.57	$14,832.26	$156,679.79
BUILDING MAINTENANCE									
6400 - PEST CONTROL	$0.00	($83.70)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($83.70)
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$0.00	$0.00	$366.78	$0.00	$0.00	$0.00	$0.00	$366.78
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,438.64	$1,438.64
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$1,723.85	$0.00	$0.00	$0.00	$169.90	$0.00	$304.21	$2,197.96
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$1,352.14	$10,817.12
7550 - TRASH REMOVAL	$3,013.22	$2,610.56	$2,610.56	$2,610.56	$0.00	$5,623.78	$3,013.22	$2,610.56	$22,092.46
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$0.00	$425.75
Total BUILDING MAINTENANCE	$4,365.36	$5,602.85	$3,962.70	$4,329.48	$1,352.14	$7,571.57	$4,365.36	$5,705.55	$37,255.01
GROUNDS MAINTENANCE									
6080 - FIRE HYDRANT	$0.00	$0.00	$0.00	$851.52	$0.00	$0.00	$0.00	$0.00	$851.52

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 8/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
INSPECTION									
6100 - GATE REPAIR	$531.82	$0.00	$2,427.20	$879.18	$151.03	$3,624.60	$3,279.40	$4,015.98	$14,909.21
6155 - GATE TRANSMITTERS	$0.00	$0.00	$280.48	$220.42	$0.00	$1,336.57	$474.65	$474.65	$2,786.77
6300 - GROUNDS MAINTENANCE	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,429.69	$13,460.94	$107,468.77
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	($166.79)	$0.00	$2,830.98	$0.00	$6,834.01	$1,280.04	$2,756.80	$13,535.04
6320 - IRRIGATION REPAIR	$0.00	$0.00	$2,360.67	$2,586.57	$0.00	$1,217.93	$0.00	$5,146.92	$11,312.09
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$185.80	$0.00	$0.00	$0.00	$0.00	$0.00	$185.80
6500 - REPAIRS & MAINTENANCE: MISC	$7,917.30	$849.78	$0.00	$0.00	$2,436.77	$0.00	$0.00	$0.00	$11,203.85
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$809.06	$809.06
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$399.10	$0.00	$0.00	$867.41	$511.40	$0.00	$1,777.91
Total GROUNDS MAINTENANCE	$21,878.81	$14,112.68	$19,082.94	$20,798.36	$16,017.49	$27,310.21	$18,975.18	$26,664.35	$164,840.02
POOL/SPA/CLUBHOUSE									
6410 - CLUBHOUSE MAINTENANCE	$3,861.26	$1,456.89	$3,171.45	$0.00	$903.52	$4,146.59	$635.09	$1,671.53	$15,846.33
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$5,715.68	$0.00	$0.00	$0.00	$5,715.68
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$341.10	$1,819.53	$1,652.96	$75.16	$281.56	$4,170.31
6475 - LOCKS & KEYS	$0.00	$0.00	$105.18	$0.00	$0.00	$0.00	$0.00	$140.24	$245.42
Total POOL/SPA/CLUBHOUSE	$3,861.26	$1,456.89	$3,276.63	$341.10	$8,438.73	$5,799.55	$710.25	$2,093.33	$25,977.74
TAXES/OTHER EXPENSES									
8050 - ARC REVIEW	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total TAXES/OTHER EXPENSES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
UTILITIES									
7100 - ELECTRICITY	$2,718.55	$2,167.55	$2,081.88	$1,974.13	$2,219.73	$2,514.05	$2,765.09	$2,659.78	$19,100.76
7300 - GAS	$492.65	$408.05	$219.13	$84.66	$224.50	$810.74	$555.52	$452.86	$3,248.11
7500 - TELEPHONE	$1,144.84	$1,144.84	$742.28	$1,735.26	$243.40	$628.64	$308.95	$619.12	$6,567.33
7900 - WATER/SEWER	$14,665.23	$19,608.57	$17,505.44	$18,968.78	$24,243.08	$28,859.94	$33,822.87	$41,009.68	$198,683.59
Total UTILITIES	$19,021.27	$23,329.01	$20,548.73	$22,762.83	$26,930.71	$32,813.37	$37,452.43	$44,741.44	$227,599.79

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 8/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
Total Expense	$81,710.01	$60,491.85	$64,631.69	$69,500.82	$69,947.66	$92,083.60	$79,949.79	$94,036.93	$612,352.35
Operating Net Income	($19,295.91)	$1,244.75	$8,156.72	$7,165.62	($10,800.84)	$4,014.04	($117.21)	($9,922.65)	($19,555.48)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 8/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
Reserve Income									
INCOME									
4610 - INTEREST INCOME - RESERVE	$0.11	$0.10	$0.12	$0.00	$0.20	$0.00	$0.00	$0.44	$0.97
4620 - UNREALIZED GAIN/LOSS-RESERVE	$19,715.31	$20,910.14	$8,569.48	$0.00	($9,751.12)	$17,284.51	$2,785.44	$0.00	$59,513.76
Total INCOME	$19,715.42	$20,910.24	$8,569.60	$0.00	($9,750.92)	$17,284.51	$2,785.44	$0.44	$59,514.73
TRANSFER BETWEEN FUNDS									
9000 - TRANSFER FROM OPERATING	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$20,000.00	$10,000.00	$10,000.00	$0.00	$80,000.00
Total TRANSFER BETWEEN FUNDS	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$20,000.00	$10,000.00	$10,000.00	$0.00	$80,000.00
Total Reserve Income	$29,715.42	$30,910.24	$18,569.60	$10,000.00	$10,249.08	$27,284.51	$12,785.44	$0.44	$139,514.73
Reserve Expense									
COMMON AREA									
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$310,000.00
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$310,000.00
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$310,000.00
Reserve Net Income	$29,715.42	$30,910.24	$18,569.60	$10,000.00	($144,750.92)	($127,715.49)	$12,785.44	$0.44	($170,485.27)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 8/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
Income									
TRANSFER BETWEEN FUNDS									
9050 - TRANSFER FROM OPERATING	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$226,360.72
Total TRANSFER BETWEEN FUNDS	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$226,360.72
Total Income	$31,488.00	$31,242.00	$22,155.27	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$28,295.09	$226,360.72
Expense									
ADMINISTRATIVE									
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$700.00	$0.00	$700.00
5490 - LAND LEASE INTEREST	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$19,058.86	$19,203.61	$18,715.94	$18,601.60	$152,646.42
Total ADMINISTRATIVE	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$19,058.86	$19,203.61	$19,415.94	$18,601.60	$153,346.42
GROUNDS MAINTENANCE									
6155 - GATE TRANSMITTERS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total GROUNDS MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Expense	$19,329.61	$19,293.75	$19,257.75	$19,185.30	$19,058.86	$19,203.61	$19,415.94	$18,601.60	$153,346.42
Operating Net Income	$12,158.39	$11,948.25	$2,897.52	$9,109.79	$9,236.23	$9,091.48	$8,879.15	$9,693.49	$73,014.30