Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: September 30, 2019

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
September 30, 2019

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	12,329.24	Accounts Payable	5,339.05
Cash in Bank - Reserve	296,793.09	Prepaid Assessments	18,014.00
Cash in Bank - Land Lease	40,361.45	Security Deposit	950.00
Accounts Receivable	47,532.06	Land Lease Loan	4,559,656.58
Master Land Lease	4,992,300.00	Operating Equity	142,819.17
Other Real Estate	58,918.00	Reserve Equity	778,074.85
		Land Lease Equity	351,726.73
TOTAL ASSETS	**5,448,233.84**	**TOTAL LIABILITIES & EQUITY**	**5,856,580.38**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**(21,588.87)**	**(46,849.93)**	**(12,952.37)**	**(33,897.56)**
EXPENSES				
Administrative	28,751.22	185,761.82	221,732.88	35,971.06
Building Maintenance	3,962.70	41,217.71	46,835.37	5,617.66
Grounds Maintenance	16,400.88	181,240.90	177,829.71	(3,411.19)
Pool/Spa/Clubhouse	2,256.83	28,234.57	5,793.72	(22,440.85)
Utilities	35,014.92	268,039.58	243,749.97	(24,289.61)
Transfer Between Funds	(66,590.18)	(372,950.90)	(344,655.81)	28,295.09
TOTAL EXPENSES	**19,796.37**	**331,543.68**	**351,285.84**	**19,742.16**
SURPLUS/(DEFICIT)	**(41,385.24)**	**(378,393.61)**	**(364,238.21)**	**(14,155.40)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

9/30/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$4,605.68			$4,605.68
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$7,723.56			$7,723.56
1051 - EDWARD JONES MAINT RES-016		$294,165.21		$294,165.21
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$40,361.45	$40,361.45
1053 - ENTERPRISE BANK & TRUST RES SAVINGS-620		$2,627.88		$2,627.88
Total CASH	**$12,329.24**	**$296,793.09**	**$40,361.45**	**$349,483.78**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$48,356.92			$48,356.92
1215 - A/R GROUND LEASE ASSESSMENT	$43,784.98			$43,784.98
1225 - A/R WATER/SEWER	$18,459.03			$18,459.03
1230 - A/R FINES	$2,850.00			$2,850.00
1235 - A/R PROPERTY TAX	$3,517.14			$3,517.14
1240 - A/R LATE FEES	$9,074.43			$9,074.43
1250 - A/R COLLECTION FEES	$1,419.57			$1,419.57
1280 - A/R OTHER	$10,438.05			$10,438.05
1285 - A/R OWNED UNIT RENT	$1,777.56			$1,777.56
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($92,145.62)			($92,145.62)
Total ACCOUNTS RECEIVABLE	**$47,532.06**		**$0.00**	**$47,532.06**
OTHER ASSETS				
1300 - DUE BETWEEN FUNDS	$1,492.99	$8,443.38	($9,936.37)	$0.00
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($6,007,700.00)	($6,007,700.00)
1702 - OTHER REAL ESTATE OWNED	$58,918.00			$58,918.00
Total OTHER ASSETS	**$60,410.99**	**$8,443.38**	**$4,982,363.63**	**$5,051,218.00**
Assets Total	**$120,272.29**	**$305,236.47**	**$5,022,725.08**	**$5,448,233.84**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

9/30/2019

	Operating	Reserve	Ground Lease	Total
Liabilities & Equity				
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$18,014.00			$18,014.00
2200 - ACCOUNTS PAYABLE	$2,927.44			$2,927.44
2250 - ACCRUED EXPENSES	$788.29			$788.29
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,419.57			$1,419.57
2500 - TRANSFER/DISC PAYABLE	$203.75			$203.75
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,559,656.58	$4,559,656.58
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$24,303.05**	**$0.00**	**$4,559,656.58**	**$4,583,959.63**
EQUITY				
3200 - OPERATING EQUITY	$142,819.17	$29,202.68	$204,942.92	$376,964.77
3500 - RESERVE EQUITY		$748,872.17		$748,872.17
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	**$142,819.17**	**$778,074.85**	**$351,726.73**	**$1,272,620.75**
Net Income	**($46,849.93)**	**($472,838.38)**	**$111,341.77**	**($408,346.54)**
Liabilities and Equity Total	**$120,272.29**	**$305,236.47**	**$5,022,725.08**	**$5,448,233.84**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

9/1/2019 - 9/30/2019

	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$503,010.00	$503,010.00	$0.00	$670,680.00	$167,670.00
4110 - GROUND LEASE ASSESSMENT	$30,381.00	$33,210.00	($2,829.00)	$280,194.00	$290,034.00	($9,840.00)	$391,140.00	$110,946.00
4120 - WATER ASSESSMENT	$41,039.56	$35,103.56	$5,936.00	$199,767.25	$195,660.68	$4,106.57	$264,006.92	$64,239.67
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$22,564.98	$22,565.47	($0.49)	$45,130.94	$22,565.96
4310 - ASSESSMENT INTEREST	$0.15	$0.00	$0.15	$0.15	$0.00	$0.15	$0.00	($0.15)
4330 - LATE FEES	$692.34	$0.00	$692.34	$5,198.52	$0.00	$5,198.52	$0.00	($5,198.52)
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$795.00	$0.00	$795.00	$0.00	($795.00)
4540 - GARAGE SALE INCOME	$140.00	$0.00	$140.00	$145.00	$250.00	($105.00)	$500.00	$355.00
4550 - GATE REMOTES INCOME	$195.00	$233.33	($38.33)	$1,880.00	$2,099.97	($219.97)	$2,800.00	$920.00
4560 - CRIER ADVERTISING	$45.00	$208.33	($163.33)	$1,140.00	$1,874.97	($734.97)	$2,500.00	$1,360.00
4600 - INTEREST INCOME	$4.81	$0.00	$4.81	$27.34	$0.00	$27.34	$0.00	($27.34)
4750 - LAND LEASE ESTOPPEL FEES	$300.00	$0.00	$300.00	$1,350.00	$0.00	$1,350.00	$0.00	($1,350.00)
4800 - VIOLATION FINES	$1,325.00	$0.00	$1,325.00	$2,300.00	$0.00	$2,300.00	$0.00	($2,300.00)
4850 - CLUBHOUSE RENTAL	$225.00	$200.00	$25.00	$1,112.00	$1,800.00	($688.00)	$2,400.00	$1,288.00
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$10,350.00	$10,350.00	$0.00	$13,800.00	$3,450.00
4900 - OTHER INCOME	$0.00	$0.00	$0.00	$761.31	$0.00	$761.31	$0.00	($761.31)
Total INCOME	**$131,387.86**	**$125,995.22**	**$5,392.64**	**$1,030,595.55**	**$1,027,645.09**	**$2,950.46**	**$1,392,957.86**	**$362,362.31**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($90,000.00)	($90,000.00)	$0.00	($120,000.00)	($30,000.00)
8950 - TRANSFER TO GROUND LEASE	($56,590.18)	($28,295.09)	($28,295.09)	($282,950.90)	($254,655.81)	($28,295.09)	($339,541.08)	($56,590.18)
Total TRANSFER BETWEEN FUNDS	**($66,590.18)**	**($38,295.09)**	**($28,295.09)**	**($372,950.90)**	**($344,655.81)**	**($28,295.09)**	**($459,541.08)**	**($86,590.18)**
Total Income	**$64,797.68**	**$87,700.13**	**($22,902.45)**	**$657,644.65**	**$682,989.28**	**($25,344.63)**	**$933,416.78**	**$275,772.13**
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

9/1/2019 - 9/30/2019

	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	$10,562.91	$2,794.50	($7,768.41)	$11,548.46	$25,150.50	$13,602.04	$33,534.00	$21,985.54
5250 - BANK CHARGES	$50.00	$33.33	($16.67)	$110.00	$299.97	$189.97	$400.00	$290.00
5270 - COMPLEX OWNED UNIT	$0.00	$208.33	$208.33	$377.55	$1,874.97	$1,497.42	$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	$1,199.97	$1,199.97	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,894.96	$8,067.38	($827.58)	$77,901.83	$72,606.42	($5,295.41)	$96,808.56	$18,906.73
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$2,171.63	$1,874.97	($296.66)	$2,500.00	$328.37
5530 - LIEN/COLLECTION COSTS	$0.00	$83.33	$83.33	$485.00	$749.97	$264.97	$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	$44,427.24	$44,427.24	$0.00	$59,236.32	$14,809.08
5650 - MEETINGS	$0.00	$41.67	$41.67	$0.00	$375.03	$375.03	$500.00	$500.00
5800 - OFFICE SUPPLIES	$222.87	$458.33	$235.46	$4,199.22	$4,124.97	($74.25)	$5,500.00	$1,300.78
5810 - POSTAGE	$423.60	$416.67	($6.93)	$3,360.96	$3,750.03	$389.07	$5,000.00	$1,639.04
5820 - PRINTING	$2,743.58	$833.33	($1,910.25)	$16,332.68	$7,499.97	($8,832.71)	$10,000.00	($6,332.68)
5860 - SOCIAL COMMITTEE	$0.00	$333.33	$333.33	$1,033.29	$2,999.97	$1,966.68	$4,000.00	$2,966.71
5900 - WEBSITE	$0.00	$100.00	$100.00	$300.00	$900.00	$600.00	$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	$916.94	$916.94	$0.00	$7,862.46	$8,252.46	$390.00	$11,003.28	$3,140.82
8250 - MISC./CONTINGENCY	$0.00	$833.33	$833.33	$0.00	$7,499.97	$7,499.97	$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	**$28,751.22**	**$20,398.49**	**($8,352.73)**	**$185,761.82**	**$221,732.88**	**$35,971.06**	**$305,494.10**	**$119,732.28**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.70	$83.70	($83.70)	$418.50	$502.20	$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	$0.00	$375.00	$375.00	$1,438.64	$3,375.00	$1,936.36	$4,500.00	$3,061.36
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$2,197.96	$7,499.97	$5,302.01	$10,000.00	$7,802.04
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$12,169.26	$12,169.26	$0.00	$16,225.68	$4,056.42
7550 - TRASH REMOVAL	$2,610.56	$2,596.96	($13.60)	$24,703.02	$23,372.64	($1,330.38)	$31,163.52	$6,460.50

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

9/1/2019 - 9/30/2019

	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$425.75	$0.00	($425.75)	$0.00	($425.75)
Total BUILDING MAINTENANCE	**$3,962.70**	**$5,241.13**	**$1,278.43**	**$41,217.71**	**$46,835.37**	**$5,617.66**	**$62,391.40**	**$21,173.69**
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	$0.00	$183.33	$183.33	$14,909.21	$1,649.97	($13,259.24)	$2,200.00	($12,709.21)
6155 - GATE TRANSMITTERS	$1,237.64	$250.00	($987.64)	$4,024.41	$2,250.00	($1,774.41)	$3,000.00	($1,024.41)
6300 - GROUNDS MAINTENANCE	$13,460.94	$13,429.69	($31.25)	$120,929.71	$120,867.21	($62.50)	$161,156.28	$40,226.57
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$887.50	$887.50	$13,535.04	$7,987.50	($5,547.54)	$10,650.00	($2,885.04)
6320 - IRRIGATION REPAIR	$1,278.43	$1,050.00	($228.43)	$12,590.52	$9,450.00	($3,140.52)	$12,600.00	$9.48
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	$3,750.03	($7,453.82)	$5,000.00	($6,203.85)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$15,000.03	$15,000.03	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$0.00	$6,750.00	$6,750.00	$9,000.00	$9,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$1,125.00	$1,125.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$809.06	$7,000.00	$6,190.94	$7,000.00	$6,190.94
6910 - FOUNTAIN PARTS & SUPPLIES	$423.87	$33.33	($390.54)	$2,201.78	$299.97	($1,901.81)	$400.00	($1,801.78)
Total GROUNDS MAINTENANCE	**$16,400.88**	**$18,792.19**	**$2,391.31**	**$181,240.90**	**$177,829.71**	**($3,411.19)**	**$234,206.28**	**$52,965.38**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$2,256.83	$41.67	($2,215.16)	$18,103.16	$375.03	($17,728.13)	$500.00	($17,603.16)
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$5,715.68	$1,200.00	($4,515.68)	$1,200.00	($4,515.68)
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$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	$749.97	$749.97	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$52.08	$52.08	$245.42	$468.72	$223.30	$625.00	$379.58
Total POOL/SPA/CLUBHOUSE	**$2,256.83**	**$177.08**	**($2,079.75)**	**$28,234.57**	**$5,793.72**	**($22,440.85)**	**$6,325.00**	**($21,909.57)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

9/1/2019 - 9/30/2019

	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	($2,617.84)	$2,291.67	$4,909.51	$21,907.79	$20,625.03	($1,282.76)	$27,500.00	$5,592.21
7300 - GAS	$578.07	$458.33	($119.74)	$3,826.18	$4,124.97	$298.79	$5,500.00	$1,673.82
7500 - TELEPHONE	$619.57	$1,000.00	$380.43	$7,186.90	$9,000.00	$1,813.10	$12,000.00	$4,813.10
7900 - WATER/SEWER	$36,435.12	$23,333.33	($13,101.79)	$235,118.71	$209,999.97	($25,118.74)	$280,000.00	$44,881.29
Total UTILITIES	**$35,014.92**	**$27,083.33**	**($7,931.59)**	**$268,039.58**	**$243,749.97**	**($24,289.61)**	**$325,000.00**	**$56,960.42**
Total Expense	**$86,386.55**	**$71,692.22**	**($14,694.33)**	**$704,494.58**	**$695,941.65**	**($8,552.93)**	**$933,416.78**	**$228,922.20**
Operating Net Income	**($21,588.87)**	**$16,007.91**	**($37,596.78)**	**($46,849.93)**	**($12,952.37)**	**($33,897.56)**	**$0.00**	**$46,849.93**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

9/1/2019 - 9/30/2019

	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.06	$0.00	$0.06	$1.03	$0.00	$1.03	$0.00	($1.03)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$647.15	$0.00	$647.15	$60,160.91	$0.00	$60,160.91	$0.00	($60,160.91)
Total INCOME	**$647.21**	**$0.00**	**$647.21**	**$60,161.94**	**$0.00**	**$60,161.94**	**$0.00**	**($60,161.94)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$90,000.00	$0.00	$90,000.00	$0.00	($90,000.00)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$90,000.00**	**$0.00**	**$90,000.00**	**$0.00**	**($90,000.00)**
Total Reserve Income	**$10,647.21**	**$0.00**	**$10,647.21**	**$150,161.94**	**$0.00**	**$150,161.94**	**$0.00**	**($150,161.94)**
Reserve Expense								
COMMON AREA								
9600 - STREET REPAIR - RESERVES	$313,000.32	$0.00	($313,000.32)	$623,000.32	$0.00	($623,000.32)	$0.00	($623,000.32)
Total COMMON AREA	**$313,000.32**	**$0.00**	**($313,000.32)**	**$623,000.32**	**$0.00**	**($623,000.32)**	**$0.00**	**($623,000.32)**
Total Reserve Expense	**$313,000.32**	**$0.00**	**($313,000.32)**	**$623,000.32**	**$0.00**	**($623,000.32)**	**$0.00**	**($623,000.32)**
Reserve Net Income	**($302,353.11)**	**$0.00**	**($302,353.11)**	**($472,838.38)**	**$0.00**	**($472,838.38)**	**$0.00**	**$472,838.38**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

9/1/2019 - 9/30/2019

	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$56,590.18	$0.00	$56,590.18	$282,950.90	$0.00	$282,950.90	$0.00	($282,950.90)
Total TRANSFER BETWEEN FUNDS	**$56,590.18**	**$0.00**	**$56,590.18**	**$282,950.90**	**$0.00**	**$282,950.90**	**$0.00**	**($282,950.90)**
Total Income	**$56,590.18**	**$0.00**	**$56,590.18**	**$282,950.90**	**$0.00**	**$282,950.90**	**$0.00**	**($282,950.90)**
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	$18,262.71	$0.00	($18,262.71)	$170,909.13	$0.00	($170,909.13)	$0.00	($170,909.13)
Total ADMINISTRATIVE	**$18,262.71**	**$0.00**	**($18,262.71)**	**$171,609.13**	**$0.00**	**($171,609.13)**	**$0.00**	**($171,609.13)**
Total Expense	**$18,262.71**	**$0.00**	**($18,262.71)**	**$171,609.13**	**$0.00**	**($171,609.13)**	**$0.00**	**($171,609.13)**
Ground Lease Net Income	**$38,327.47**	**$0.00**	**$38,327.47**	**$111,341.77**	**$0.00**	**$111,341.77**	**$0.00**	**($111,341.77)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 9/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 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	$55,890.00	$503,010.00
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	$30,381.00	$280,194.00
4120 - WATER ASSESSMENT	$13,351.85	$13,290.01	$15,049.33	$16,125.94	$17,595.24	$22,763.27	$28,112.95	$32,439.10	$41,039.56	$199,767.25
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$22,564.98	$0.00	$0.00	$0.00	$22,564.98
4310 - ASSESSMENT INTEREST	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.15	$0.15
4330 - LATE FEES	$1,488.23	$779.05	$228.47	($86.25)	$534.75	$613.82	$526.58	$421.53	$692.34	$5,198.52
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$245.00	$0.00	$0.00	$110.00	$55.00	$55.00	$0.00	$795.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$5.00	$0.00	$0.00	$0.00	$140.00	$145.00
4550 - GATE REMOTES INCOME	$90.00	$150.00	$170.00	$60.00	$165.00	$0.00	$1,050.00	$0.00	$195.00	$1,880.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$295.00	$45.00	$295.00	$0.00	$40.00	$0.00	$45.00	$1,140.00
4600 - INTEREST INCOME	$2.39	$1.54	$2.88	$1.84	$2.44	$4.66	$2.94	$3.84	$4.81	$27.34
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$0.00	$150.00	$300.00	$150.00	$450.00	$300.00	$1,350.00
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$125.00	$0.00	$0.00	$0.00	$600.00	$1,325.00	$2,300.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$300.00	$162.00	$275.00	$0.00	$150.00	$0.00	$225.00	$1,112.00
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	$1,150.00	$10,350.00
4900 - OTHER INCOME	$42.63	$0.00	$0.00	$0.00	$14.48	$0.00	$4.20	$700.00	$0.00	$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	$122,459.47	$131,387.86	$1,030,595.55
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)	($10,000.00)	($90,000.00)
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)	($56,590.18)	($282,950.90)
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)	($66,590.18)	($372,950.90)
Total Income	$62,414.10	$61,736.60	$72,788.41	$76,666.44	$59,146.82	$96,097.64	$79,832.58	$84,164.38	$64,797.68	$657,644.65
Expense										
ADMINISTRATIVE										
5200 - BAD DEBT	$25.00	$0.00	$0.00	$61.52	$335.38	$2,787.57	$256.17	($2,480.09)	$10,562.91	$11,548.46
5250 - BANK CHARGES	$10.00	$20.00	$10.00	$0.00	$0.00	$0.00	$20.00	$0.00	$50.00	$110.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 9/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	YTD
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$149.12	$147.42	$0.00	$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	$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	$8,894.96	$77,901.83
5490 - LAND LEASE INTEREST	$0.00	$0.00	$0.00	$0.00	$0.00	$126.44	($126.44)	$0.00	$0.00	$0.00
5500 - LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,171.63	$0.00	$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	$0.00	$485.00
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$0.00	$3.24	$0.00	$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	$4,936.36	$44,427.24
5800 - OFFICE SUPPLIES	$754.81	$258.46	$343.16	$1,285.08	$429.07	$314.17	$245.42	$346.18	$222.87	$4,199.22
5810 - POSTAGE	$244.50	$270.10	$681.06	$765.20	$435.75	$220.80	$280.90	$39.05	$423.60	$3,360.96
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	$2,743.58	$16,332.68
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$179.94	$430.13	$60.06	$0.00	$92.16	$220.29	$0.00	$1,033.29
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$0.00	$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	$0.00	$86.26
8200 - SECURITY SERVICE	$916.94	$526.94	$916.94	$0.00	$0.00	$916.94	$916.94	$2,750.82	$916.94	$7,862.46
8280 - CORPORATION COMMISSION	$0.00	$10.00	$50.00	$0.00	$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	$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	$15,163.07	$28,751.22	$185,761.82
BUILDING MAINTENANCE										
6400 - PEST CONTROL	$0.00	($83.70)	$0.00	$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	$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	$0.00	$1,438.64
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$1,723.85	$0.00	$0.00	$0.00	$169.90	$0.00	$304.21	$0.00	$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	$1,352.14	$12,169.26
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	$2,610.56	$24,703.02
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$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	$3,962.70	$41,217.71
GROUNDS MAINTENANCE										
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$851.52	$0.00	$0.00	$0.00	$0.00	$0.00	$851.52

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 9/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	YTD
6100 - GATE REPAIR	$531.82	$0.00	$2,427.20	$879.18	$151.03	$3,624.60	$3,279.40	$4,015.98	$0.00	$14,909.21
6155 - GATE TRANSMITTERS	$0.00	$0.00	$280.48	$220.42	$0.00	$1,336.57	$474.65	$474.65	$1,237.64	$4,024.41
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	$13,460.94	$120,929.71
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	($166.79)	$0.00	$2,830.98	$0.00	$6,834.01	$1,280.04	$2,756.80	$0.00	$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	$1,278.43	$12,590.52
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$185.80	$0.00	$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	$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	$0.00	$809.06
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$399.10	$0.00	$0.00	$867.41	$511.40	$0.00	$423.87	$2,201.78
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	$16,400.88	$181,240.90
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	$2,256.83	$18,103.16
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$5,715.68	$0.00	$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	$0.00	$4,170.31
6475 - LOCKS & KEYS	$0.00	$0.00	$105.18	$0.00	$0.00	$0.00	$0.00	$140.24	$0.00	$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	$2,256.83	$28,234.57
TAXES/OTHER EXPENSES										
8050 - ARC REVIEW	$0.00	$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	$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	$8,084.65	($2,617.84)	$21,907.79
7300 - GAS	$492.65	$408.05	$219.13	$84.66	$224.50	$810.74	$555.52	$452.86	$578.07	$3,826.18
7500 - TELEPHONE	$1,144.84	$1,144.84	$742.28	$1,735.26	$243.40	$628.64	$308.95	$619.12	$619.57	$7,186.90
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	$36,435.12	$235,118.71
Total UTILITIES	$19,021.27	$23,329.01	$20,548.73	$22,762.83	$26,930.71	$32,813.37	$37,452.43	$50,166.31	$35,014.92	$268,039.58
Total Expense	$81,710.01	$60,491.85	$64,631.69	$69,500.82	$69,947.66	$92,083.60	$79,949.79	$99,792.61	$86,386.55	$704,494.58
Operating Net Income	($19,295.91)	$1,244.75	$8,156.72	$7,165.62	($10,800.84)	$4,014.04	($117.21)	($15,628.23)	($21,588.87)	($46,849.93)
Net Income	($19,295.91)	$1,244.75	$8,156.72	$7,165.62	($10,800.84)	$4,014.04	($117.21)	($15,628.23)	($21,588.87)	($46,849.93)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 9/30/2019

Reserve Income	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	YTD
INCOME										
4610 - INTEREST INCOME - RESERVE	$0.11	$0.10	$0.12	$0.00	$0.20	$0.00	$0.00	$0.44	$0.06	$1.03
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	$647.15	$60,160.91
Total INCOME	$19,715.42	$20,910.24	$8,569.60	$0.00	($9,750.92)	$17,284.51	$2,785.44	$0.44	$647.21	$60,161.94
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	$10,000.00	$90,000.00
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	$10,000.00	$90,000.00
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	$10,647.21	$150,161.94
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	$313,000.32	$623,000.32
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$313,000.32	$623,000.32
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$313,000.32	$623,000.32
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	($302,353.11)	($472,838.38)
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	($302,353.11)	($472,838.38)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 9/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 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	$56,590.18	$282,950.90
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	$56,590.18	$282,950.90
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	$56,590.18	$282,950.90
Expense										
ADMINISTRATIVE										
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$700.00	$0.00	$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	$18,262.71	$170,909.13
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	$18,262.71	$171,609.13
GROUNDS MAINTENANCE										
6155 - GATE TRANSMITTERS	$0.00	$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	$0.00
Total GROUNDS MAINTENANCE	$0.00	$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	$18,262.71	$171,609.13
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	$38,327.47	$111,341.77
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	$38,327.47	$111,341.77