Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: December 31, 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
December 31, 2019

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		
Cash in Bank - Operating	$	47,586.33
Cash in Bank - Reserve	$	314,608.88
Cash in Bank - Land Lease	$	2,129.99
TOTAL CASH	**$**	**364,325.20**
Accounts Receivable	$	42,256.06

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 95,347.04	$ 938,170.04	$ 933,416.78	$ 4,753.26
Expenses	$ (105,494.89)	$ (953,055.61)	$ (933,416.78)	$ (19,638.83)
Net Profit/Loss	**$ (10,147.85)**	**$ (14,885.57)**	**$ -**	**$ (14,885.57)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

12/31/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$20,826.12			$20,826.12
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$26,760.21			$26,760.21
1051 - EDWARD JONES MAINT RES-016		$311,980.67		$311,980.67
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$2,129.99	$2,129.99
1053 - THE TOWNE PARK RESERVE SAVINGS-620		$2,628.21		$2,628.21
Total CASH	**$47,586.33**	**$314,608.88**	**$2,129.99**	**$364,325.20**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$46,617.89			$46,617.89
1215 - A/R GROUND LEASE ASSESSMENT	$41,954.71			$41,954.71
1225 - A/R WATER/SEWER	$16,934.52			$16,934.52
1230 - A/R FINES	$2,525.00			$2,525.00
1235 - A/R PROPERTY TAX	$3,851.96			$3,851.96
1240 - A/R LATE FEES	$8,864.58			$8,864.58
1250 - A/R COLLECTION FEES	$1,626.77			$1,626.77
1280 - A/R OTHER	$10,758.08			$10,758.08
1285 - A/R OWNED UNIT RENT	$3,591.49			$3,591.49
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($94,468.94)			($94,468.94)
Total ACCOUNTS RECEIVABLE	**$42,256.06**		**$0.00**	**$42,256.06**
OTHER ASSETS				
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	**$58,918.00**	**$0.00**	**$4,992,300.00**	**$5,051,218.00**
Assets Total	**$148,760.39**	**$314,608.88**	**$4,994,429.99**	**$5,457,799.26**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

12/31/2019

Liabilities & Equity	Operating	Reserve	Ground Lease	Total
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$16,934.06			$16,934.06
2200 - ACCOUNTS PAYABLE	$142.59			$142.59
2250 - ACCRUED EXPENSES	$555.84			$555.84
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,626.77			$1,626.77
2500 - TRANSFER/DISC PAYABLE	$617.53			$617.53
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,528,333.17	$4,528,333.17
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$20,826.79**	**$0.00**	**$4,528,333.17**	**$4,549,159.96**
EQUITY				
3200 - OPERATING EQUITY	$142,819.17			$142,819.17
3500 - RESERVE EQUITY		$778,074.85		$778,074.85
3550 - GROUND LEASE EQUITY			$360,551.02	$360,551.02
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	**($14,885.57)**	**($463,465.97)**	**$114,370.09**	**($363,981.45)**
Liabilities and Equity Total	**$148,760.39**	**$314,608.88**	**$4,994,429.99**	**$5,457,799.26**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$670,680.00	$670,680.00	$0.00	$670,680.00	$0.00
4110 - GROUND LEASE ASSESSMENT	$29,643.00	$33,948.00	($4,305.00)	$370,753.16	$391,140.00	($20,386.84)	$391,140.00	$20,386.84
4120 - WATER ASSESSMENT	$17,009.23	$17,325.31	($316.08)	$278,123.55	$264,006.92	$14,116.63	$264,006.92	($14,116.63)
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$45,815.22	$45,130.94	$684.28	$45,130.94	($684.28)
4310 - ASSESSMENT INTEREST	$0.00	$0.00	$0.00	$0.15	$0.00	$0.15	$0.00	($0.15)
4330 - LATE FEES	$213.54	$0.00	$213.54	$5,613.75	$0.00	$5,613.75	$0.00	($5,613.75)
4350 - LIEN/COLLECTION FEES	$110.00	$0.00	$110.00	$1,430.00	$0.00	$1,430.00	$0.00	($1,430.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$151.30	$500.00	($348.70)	$500.00	$348.70
4550 - GATE REMOTES INCOME	$260.00	$233.37	$26.63	$2,400.00	$2,800.00	($400.00)	$2,800.00	$400.00
4560 - CRIER ADVERTISING	$45.00	$208.37	($163.37)	$1,525.00	$2,500.00	($975.00)	$2,500.00	$975.00
4600 - INTEREST INCOME	$1.27	$0.00	$1.27	$32.97	$0.00	$32.97	$0.00	($32.97)
4750 - LAND LEASE ESTOPPEL FEES	$300.00	$0.00	$300.00	$2,100.00	$0.00	$2,100.00	$0.00	($2,100.00)
4800 - VIOLATION FINES	$350.00	$0.00	$350.00	$2,550.00	$0.00	$2,550.00	$0.00	($2,550.00)
4850 - CLUBHOUSE RENTAL	$375.00	$200.00	$175.00	$1,968.71	$2,400.00	($431.29)	$2,400.00	$431.29
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$6.00	$0.00	$6.00	$0.00	($6.00)
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$13,800.00	$13,800.00	$0.00	$13,800.00	$0.00
4900 - OTHER INCOME	$0.00	$0.00	$0.00	$761.31	$0.00	$761.31	$0.00	($761.31)
Total INCOME	**$105,347.04**	**$108,955.05**	**($3,608.01)**	**$1,397,711.12**	**$1,392,957.86**	**$4,753.26**	**$1,392,957.86**	**($4,753.26)**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($120,000.00)	($120,000.00)	$0.00	($120,000.00)	$0.00
8950 - TRANSFER TO GROUND LEASE	$0.00	($28,295.09)	$28,295.09	($339,541.08)	($339,541.08)	$0.00	($339,541.08)	$0.00
Total TRANSFER BETWEEN FUNDS	**($10,000.00)**	**($38,295.09)**	**$28,295.09**	**($459,541.08)**	**($459,541.08)**	**$0.00**	**($459,541.08)**	**$0.00**
Total Income	**$95,347.04**	**$70,659.96**	**$24,687.08**	**$938,170.04**	**$933,416.78**	**$4,753.26**	**$933,416.78**	**($4,753.26)**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00	$251.00	$251.00
5200 - BAD DEBT	$0.00	$2,794.50	$2,794.50	$13,871.78	$33,534.00	$19,662.22	$33,534.00	$19,662.22
5250 - BANK CHARGES	$0.00	$33.37	$33.37	$150.00	$400.00	$250.00	$400.00	$250.00
5270 - COMPLEX OWNED UNIT	$0.00	$208.37	$208.37	$377.55	$2,500.00	$2,122.45	$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	$450.00	$133.37	($316.63)	$450.00	$1,600.00	$1,150.00	$1,600.00	$1,150.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,773.23	$8,067.38	($705.85)	$103,294.14	$96,808.56	($6,485.58)	$96,808.56	($6,485.58)
5500 - LEGAL FEES	$0.00	$208.37	$208.37	$2,171.63	$2,500.00	$328.37	$2,500.00	$328.37
5530 - LIEN/COLLECTION COSTS	$430.00	$83.37	($346.63)	$915.00	$1,000.00	$85.00	$1,000.00	$85.00
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	$59,236.32	$59,236.32	$0.00	$59,236.32	$0.00
5650 - MEETINGS	$221.42	$41.63	($179.79)	$221.42	$500.00	$278.58	$500.00	$278.58
5800 - OFFICE SUPPLIES	$36.50	$458.37	$421.87	$4,553.12	$5,500.00	$946.88	$5,500.00	$946.88
5810 - POSTAGE	$60.05	$416.63	$356.58	$3,814.16	$5,000.00	$1,185.84	$5,000.00	$1,185.84
5820 - PRINTING	$36.57	$833.37	$796.80	$17,805.98	$10,000.00	($7,805.98)	$10,000.00	($7,805.98)
5860 - SOCIAL COMMITTEE	$356.07	$333.37	($22.70)	$1,860.92	$4,000.00	$2,139.08	$4,000.00	$2,139.08
5900 - WEBSITE	$0.00	$100.00	$100.00	$600.00	$1,200.00	$600.00	$1,200.00	$600.00
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$210.30	$0.00	($210.30)	$0.00	($210.30)
8200 - SECURITY SERVICE	$916.94	$916.94	$0.00	$9,696.34	$11,003.28	$1,306.94	$11,003.28	$1,306.94
8250 - MISC./CONTINGENCY	$0.00	$833.37	$833.37	$0.00	$10,000.00	$10,000.00	$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	$364.08	$0.00	($364.08)	$0.00	($364.08)
8840 - TAXES - PROPERTY	$51,564.74	$0.00	($51,564.74)	$51,564.74	$45,130.94	($6,433.80)	$45,130.94	($6,433.80)
Total ADMINISTRATIVE	**$67,781.88**	**$20,398.77**	**($47,383.11)**	**$286,672.72**	**$305,494.10**	**$18,821.38**	**$305,494.10**	**$18,821.38**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	($83.70)	$502.20	$585.90	$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	$5,474.68	$4,500.00	($974.68)	$4,500.00	($974.68)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.37	$833.37	$2,437.44	$10,000.00	$7,562.56	$10,000.00	$7,562.56
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$16,225.68	$16,225.68	$0.00	$16,225.68	$0.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7550 - TRASH REMOVAL	$4,568.48	$2,596.96	($1,971.52)	$32,284.72	$31,163.52	($1,121.20)	$31,163.52	($1,121.20)
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$824.89	$0.00	($824.89)	$0.00	($824.89)
Total BUILDING MAINTENANCE	**$5,920.62**	**$5,157.47**	**($763.15)**	**$57,530.49**	**$62,391.40**	**$4,860.91**	**$62,391.40**	**$4,860.91**
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	$183.37	$183.37	$14,909.21	$2,200.00	($12,709.21)	$2,200.00	($12,709.21)
6155 - GATE TRANSMITTERS	$0.00	$250.00	$250.00	$4,537.36	$3,000.00	($1,537.36)	$3,000.00	($1,537.36)
6300 - GROUNDS MAINTENANCE	$13,460.94	$13,429.69	($31.25)	$161,312.53	$161,156.28	($156.25)	$161,156.28	($156.25)
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$887.50	$887.50	$14,422.39	$10,650.00	($3,772.39)	$10,650.00	($3,772.39)
6320 - IRRIGATION REPAIR	$0.00	$1,050.00	$1,050.00	$12,833.71	$12,600.00	($233.71)	$12,600.00	($233.71)
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	$416.63	$416.63	$14,085.42	$5,000.00	($9,085.42)	$5,000.00	($9,085.42)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.63	$1,666.63	$0.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$5,738.95	$9,000.00	$3,261.05	$9,000.00	$3,261.05
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$7,389.43	$7,000.00	($389.43)	$7,000.00	($389.43)
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$33.37	$33.37	$2,905.99	$400.00	($2,505.99)	$400.00	($2,505.99)
Total GROUNDS MAINTENANCE	**$13,460.94**	**$18,792.19**	**$5,331.25**	**$239,172.31**	**$234,206.28**	**($4,966.03)**	**$234,206.28**	**($4,966.03)**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$1,127.24	$41.63	($1,085.61)	$23,020.50	$500.00	($22,520.50)	$500.00	($22,520.50)
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$6,069.88	$1,200.00	($4,869.88)	$1,200.00	($4,869.88)
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	$83.37	$83.37	$0.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$52.12	$52.12	$245.42	$625.00	$379.58	$625.00	$379.58
Total POOL/SPA/CLUBHOUSE	**$1,127.24**	**$177.12**	**($950.12)**	**$33,506.11**	**$6,325.00**	**($27,181.11)**	**$6,325.00**	**($27,181.11)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$2,258.89	$2,291.63	$32.74	$27,957.06	$27,500.00	($457.06)	$27,500.00	($457.06)
7300 - GAS	$291.72	$458.37	$166.65	$4,794.29	$5,500.00	$705.71	$5,500.00	$705.71
7500 - TELEPHONE	$622.61	$1,000.00	$377.39	$9,052.98	$12,000.00	$2,947.02	$12,000.00	$2,947.02
7900 - WATER/SEWER	$14,030.99	$23,333.37	$9,302.38	$294,369.65	$280,000.00	($14,369.65)	$280,000.00	($14,369.65)
Total UTILITIES	**$17,204.21**	**$27,083.37**	**$9,879.16**	**$336,173.98**	**$325,000.00**	**($11,173.98)**	**$325,000.00**	**($11,173.98)**
Total Expense	**$105,494.89**	**$71,608.92**	**($33,885.97)**	**$953,055.61**	**$933,416.78**	**($19,638.83)**	**$933,416.78**	**($19,638.83)**
Operating Net Income	**($10,147.85)**	**($948.96)**	**($9,198.89)**	**($14,885.57)**	**$0.00**	**($14,885.57)**	**$0.00**	**$14,885.57**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.11	$0.00	$0.11	$1.36	$0.00	$1.36	$0.00	($1.36)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$4,381.02	$0.00	$4,381.02	$71,150.08	$0.00	$71,150.08	$0.00	($71,150.08)
Total INCOME	**$4,381.13**	**$0.00**	**$4,381.13**	**$71,151.44**	**$0.00**	**$71,151.44**	**$0.00**	**($71,151.44)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$120,000.00	$0.00	$120,000.00	$0.00	($120,000.00)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$120,000.00**	**$0.00**	**$120,000.00**	**$0.00**	**($120,000.00)**
Total Reserve Income	**$14,381.13**	**$0.00**	**$14,381.13**	**$191,151.44**	**$0.00**	**$191,151.44**	**$0.00**	**($191,151.44)**
Reserve Expense								
COMMON AREA								
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$654,617.41	$0.00	($654,617.41)	$0.00	($654,617.41)
Total COMMON AREA	**$0.00**	**$0.00**	**$0.00**	**$654,617.41**	**$0.00**	**($654,617.41)**	**$0.00**	**($654,617.41)**
Total Reserve Expense	**$0.00**	**$0.00**	**$0.00**	**$654,617.41**	**$0.00**	**($654,617.41)**	**$0.00**	**($654,617.41)**
Reserve Net Income	**$14,381.13**	**$0.00**	**$14,381.13**	**($463,465.97)**	**$0.00**	**($463,465.97)**	**$0.00**	**$463,465.97**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$339,541.08	$0.00	$339,541.08	$0.00	($339,541.08)
Total TRANSFER BETWEEN FUNDS	**$0.00**	**$0.00**	**$0.00**	**$339,541.08**	**$0.00**	**$339,541.08**	**$0.00**	**($339,541.08)**
Total Income	**$0.00**	**$0.00**	**$0.00**	**$339,541.08**	**$0.00**	**$339,541.08**	**$0.00**	**($339,541.08)**
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	$17,411.26	$0.00	($17,411.26)	$224,470.99	$0.00	($224,470.99)	$0.00	($224,470.99)
Total ADMINISTRATIVE	**$17,411.26**	**$0.00**	**($17,411.26)**	**$225,170.99**	**$0.00**	**($225,170.99)**	**$0.00**	**($225,170.99)**
Total Expense	**$17,411.26**	**$0.00**	**($17,411.26)**	**$225,170.99**	**$0.00**	**($225,170.99)**	**$0.00**	**($225,170.99)**
Ground Lease Net Income	**($17,411.26)**	**$0.00**	**($17,411.26)**	**$114,370.09**	**$0.00**	**$114,370.09**	**$0.00**	**($114,370.09)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 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	$55,890.00	$55,890.00	$55,890.00	$670,680.00
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	$31,027.16	$29,889.00	$29,643.00	$370,753.16
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	$35,871.82	$25,475.25	$17,009.23	$278,123.55
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$22,564.98	$0.00	$0.00	$0.00	$0.00	$23,250.24	$0.00	$45,815.22
4310 - ASSESSMENT INTEREST	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.15	$0.00	$0.00	$0.00	$0.15
4330 - LATE FEES	$1,488.23	$779.05	$228.47	($86.25)	$534.75	$613.82	$526.58	$421.53	$692.34	$508.00	($306.31)	$213.54	$5,613.75
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$245.00	$0.00	$0.00	$110.00	$55.00	$55.00	$0.00	$430.00	$95.00	$110.00	$1,430.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$5.00	$0.00	$0.00	$0.00	$140.00	$0.00	$6.30	$0.00	$151.30
4550 - GATE REMOTES INCOME	$90.00	$150.00	$170.00	$60.00	$165.00	$0.00	$1,050.00	$0.00	$195.00	$120.00	$140.00	$260.00	$2,400.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$295.00	$45.00	$295.00	$0.00	$40.00	$0.00	$45.00	$250.00	$90.00	$45.00	$1,525.00
4600 - INTEREST INCOME	$2.39	$1.54	$2.88	$1.84	$2.44	$4.66	$2.94	$3.84	$4.81	$2.10	$2.26	$1.27	$32.97
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$0.00	$150.00	$300.00	$150.00	$450.00	$300.00	$300.00	$150.00	$300.00	$2,100.00
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$125.00	$0.00	$0.00	$0.00	$600.00	$1,325.00	($75.00)	($25.00)	$350.00	$2,550.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$300.00	$162.00	$275.00	$0.00	$150.00	$0.00	$225.00	$106.71	$375.00	$375.00	$1,968.71
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6.00	$0.00	$0.00	$6.00
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	$1,150.00	$1,150.00	$1,150.00	$13,800.00
4900 - OTHER INCOME	$42.63	$0.00	$0.00	$0.00	$14.48	$0.00	$4.20	$700.00	$0.00	$0.00	$0.00	$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	$125,586.79	$136,181.74	$105,347.04	$1,397,711.12
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)	($10,000.00)	($10,000.00)	($10,000.00)	($120,000.00)
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)	($28,295.09)	($28,295.09)	$0.00	($339,541.08)
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)	($38,295.09)	($38,295.09)	($10,000.00)	($459,541.08)
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	$87,291.70	$97,886.65	$95,347.04	$938,170.04
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	$0.00	$2,323.32	$0.00	$13,871.78

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
5250 - BANK CHARGES	$10.00	$20.00	$10.00	$0.00	$0.00	$0.00	$20.00	$0.00	$50.00	$20.00	$20.00	$0.00	$150.00
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$149.12	$147.42	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$0.00	$15,452.00
5402 - INSURANCE - WORKERS COMP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450.00	$450.00
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	$8,537.69	$8,081.39	$8,773.23	$103,294.14
5490 - LAND LEASE INTEREST	$0.00	$0.00	$0.00	$0.00	$0.00	$126.44	($126.44)	$0.00	$0.00	$0.00	$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	$0.00	$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	$0.00	$0.00	$430.00	$915.00
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$0.00	$3.24	$0.00	$0.00	$0.00	$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	$4,936.36	$4,936.36	$4,936.36	$59,236.32
5650 - MEETINGS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$221.42	$221.42
5800 - OFFICE SUPPLIES	$754.81	$258.46	$343.16	$1,285.08	$429.07	$314.17	$245.42	$346.18	$222.87	$80.88	$236.52	$36.50	$4,553.12
5810 - POSTAGE	$244.50	$270.10	$681.06	$765.20	$435.75	$220.80	$280.90	$39.05	$423.60	$62.75	$330.40	$60.05	$3,814.16
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	$30.58	$1,406.15	$36.57	$17,805.98
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$179.94	$430.13	$60.06	$0.00	$92.16	$220.29	$0.00	$144.69	$326.87	$356.07	$1,860.92
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300.00	$0.00	$0.00	$600.00
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$0.00	$0.00	$86.26	$0.00	$0.00	$0.00	$0.00	$124.04	$0.00	$210.30
8200 - SECURITY SERVICE	$916.94	$526.94	$916.94	$0.00	$0.00	$916.94	$916.94	$2,750.82	$916.94	$916.94	$0.00	$916.94	$9,696.34
8280 - CORPORATION COMMISSION	$0.00	$10.00	$50.00	$0.00	$0.00	$0.00	$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	$314.08	$0.00	$0.00	$364.08
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51,564.74	$51,564.74
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	$15,343.97	$17,785.05	$67,781.88	$286,672.72
BUILDING MAINTENANCE													
6400 - PEST CONTROL	$0.00	($83.70)	$0.00	$0.00	$0.00	$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	$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	$4,036.04	$0.00	$0.00	$5,474.68
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$1,723.85	$0.00	$0.00	$0.00	$169.90	$0.00	$304.21	$0.00	$0.00	$239.48	$0.00	$2,437.44

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
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	$1,352.14	$1,352.14	$1,352.14	$16,225.68
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	$3,013.22	$0.00	$4,568.48	$32,284.72
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$0.00	$0.00	$399.14	$0.00	$0.00	$824.89
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	$8,800.54	$1,591.62	$5,920.62	$57,530.49
GROUNDS MAINTENANCE													
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$851.52	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$851.52
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	$0.00	$0.00	$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	$0.00	$512.95	$0.00	$4,537.36
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	$13,460.94	$13,460.94	$13,460.94	$161,312.53
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	$0.00	$887.35	$0.00	$14,422.39
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	$518.84	($275.65)	$0.00	$12,833.71
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$185.80	$0.00	$0.00	$0.00	$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	$2,881.57	$0.00	$0.00	$14,085.42
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,738.95	$0.00	$5,738.95
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$809.06	$0.00	$0.00	$6,580.37	$0.00	$7,389.43
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$0.00	$399.10	$0.00	$0.00	$867.41	$511.40	$0.00	$423.87	$704.21	$0.00	$0.00	$2,905.99
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	$17,565.56	$26,904.91	$13,460.94	$239,172.31
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	$990.84	$2,799.26	$1,127.24	$23,020.50
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$5,715.68	$0.00	$0.00	$0.00	$0.00	$354.20	$0.00	$0.00	$6,069.88
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$341.10	$1,819.53	$1,652.96	$75.16	$281.56	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$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	$1,345.04	$2,799.26	$1,127.24	$33,506.11
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	$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	$0.00	$0.00	$0.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
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)	$1,869.04	$1,921.34	$2,258.89	$27,957.06
7300 - GAS	$492.65	$408.05	$219.13	$84.66	$224.50	$810.74	$555.52	$452.86	$578.07	$486.90	$189.49	$291.72	$4,794.29
7500 - TELEPHONE	$1,144.84	$1,144.84	$742.28	$1,735.26	$243.40	$628.64	$308.95	$619.12	$619.57	$623.65	$619.82	$622.61	$9,052.98
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	$26,837.99	$18,381.96	$14,030.99	$294,369.65
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	$29,817.58	$21,112.61	$17,204.21	$336,173.98
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	$72,872.69	$70,193.45	$105,494.89	$953,055.61
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)	$14,419.01	$27,693.20	($10,147.85)	($14,885.57)
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)	$14,419.01	$27,693.20	($10,147.85)	($14,885.57)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 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	$0.06	$0.11	$0.11	$0.11	$1.36
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	$2,572.43	$4,035.72	$4,381.02	$71,150.08
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	$2,572.54	$4,035.83	$4,381.13	$71,151.44
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	$10,000.00	$10,000.00	$10,000.00	$120,000.00
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	$10,000.00	$10,000.00	$10,000.00	$120,000.00
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	$12,572.54	$14,035.83	$14,381.13	$191,151.44
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	$15,000.00	$16,617.09	$0.00	$654,617.41
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$313,000.32	$15,000.00	$16,617.09	$0.00	$654,617.41
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$313,000.32	$15,000.00	$16,617.09	$0.00	$654,617.41
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)	($2,427.46)	($2,581.26)	$14,381.13	($463,465.97)
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)	($2,427.46)	($2,581.26)	$14,381.13	($463,465.97)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 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	$28,295.09	$28,295.09	$0.00	$339,541.08
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	$28,295.09	$28,295.09	$0.00	$339,541.08
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	$28,295.09	$28,295.09	$0.00	$339,541.08
Expense													
ADMINISTRATIVE													
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$700.00	$0.00	$0.00	$0.00	$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	$17,887.89	$18,262.71	$17,411.26	$224,470.99
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	$17,887.89	$18,262.71	$17,411.26	$225,170.99
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	$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	$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	$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	$17,887.89	$18,262.71	$17,411.26	$225,170.99
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	$10,407.20	$10,032.38	($17,411.26)	$114,370.09
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	$10,407.20	$10,032.38	($17,411.26)	$114,370.09