Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: October 31, 2019

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

8700-A Education Pl. NW
Albuquerque, NM 87114
505-888-4479
800-447-3838
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

Cherish Jaramillo, Community Manager
Email: cjaramillo@hoamco.com
505-888-4479 ext 2125

Michael Franciosi, Vice President
Email: mfranciosi@hoamco.com
505-888-4479 ext 2112

Doug Langston, Controller
Email: dlangston@hoamco.com
928-776-4479 ext 1110

HOAMCO

FINANCIAL SUMMARY
October 31, 2019

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		
Cash in Bank - Operating	$	34,475.90
Cash in Bank - Reserve	$	302,809.01
Cash in Bank - Land Lease	$	30,425.08
TOTAL CASH	**$**	**367,709.99**
Accounts Receivable	$	43,548.92

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 125,586.79	$ 1,156,182.34	$ 1,150,611.44	$ 5,570.90
Expenses	$ (111,167.70)	$ (1,188,613.26)	$ (1,150,501.07)	$ (38,112.19)
Net Profit/Loss	**$ 14,419.09**	**$ (32,430.92)**	**$ 110.37**	**$ (32,541.29)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2019

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$3,647.63			$3,647.63
1012 - ENTERPRISE BANK & TRUST OPERATING CHECKING-261	$30,828.27			$30,828.27
1051 - EDWARD JONES MAINT RES-016		$300,181.02		$300,181.02
1052 - ENTERPRISE BANK & TRUST LAND LEASE CHECKING 030			$30,425.08	$30,425.08
1053 - THE TOWNE PARK RESERVE SAVINGS-620		$2,627.99		$2,627.99
Total CASH	**$34,475.90**	**$302,809.01**	**$30,425.08**	**$367,709.99**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$46,839.29			$46,839.29
1215 - A/R GROUND LEASE ASSESSMENT	$42,003.00			$42,003.00
1225 - A/R WATER/SEWER	$17,802.25			$17,802.25
1230 - A/R FINES	$2,600.00			$2,600.00
1235 - A/R PROPERTY TAX	$3,377.85			$3,377.85
1240 - A/R LATE FEES	$8,844.66			$8,844.66
1250 - A/R COLLECTION FEES	$1,154.39			$1,154.39
1280 - A/R OTHER	$10,973.15			$10,973.15
1285 - A/R OWNED UNIT RENT	$2,099.95			$2,099.95
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($92,145.62)			($92,145.62)
Total ACCOUNTS RECEIVABLE	**$43,548.92**		**$0.00**	**$43,548.92**
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	**$136,942.82**	**$302,809.01**	**$5,022,725.08**	**$5,462,476.91**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2019

Liabilities & Equity	Operating	Reserve	Ground Lease	Total
	Operating	**Reserve**	**Ground Lease**	**Total**
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$16,102.15			$16,102.15
2200 - ACCOUNTS PAYABLE	$4,156.45			$4,156.45
2250 - ACCRUED EXPENSES	$3,647.83			$3,647.83
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,154.39			$1,154.39
2500 - TRANSFER/DISC PAYABLE	$543.75			$543.75
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$4,549,249.38	$4,549,249.38
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$26,554.57**	**$0.00**	**$4,549,249.38**	**$4,575,803.95**
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	**($32,430.92)**	**($475,265.84)**	**$121,748.97**	**($385,947.79)**
Liabilities and Equity Total	**$136,942.82**	**$302,809.01**	**$5,022,725.08**	**$5,462,476.91**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$558,900.00	$558,900.00	$0.00	$670,680.00	$111,780.00
4110 - GROUND LEASE ASSESSMENT	$31,027.16	$33,456.00	($2,428.84)	$311,221.16	$323,490.00	($12,268.84)	$391,140.00	$79,918.84
4120 - WATER ASSESSMENT	$35,871.82	$31,578.69	$4,293.13	$235,639.07	$227,239.37	$8,399.70	$264,006.92	$28,367.85
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	$0.00	$0.00	$0.00	$0.15	$0.00	$0.15	$0.00	($0.15)
4330 - LATE FEES	$508.00	$0.00	$508.00	$5,706.52	$0.00	$5,706.52	$0.00	($5,706.52)
4350 - LIEN/COLLECTION FEES	$430.00	$0.00	$430.00	$1,225.00	$0.00	$1,225.00	$0.00	($1,225.00)
4540 - GARAGE SALE INCOME	$0.00	$250.00	($250.00)	$145.00	$500.00	($355.00)	$500.00	$355.00
4550 - GATE REMOTES INCOME	$120.00	$233.33	($113.33)	$2,000.00	$2,333.30	($333.30)	$2,800.00	$800.00
4560 - CRIER ADVERTISING	$250.00	$208.33	$41.67	$1,390.00	$2,083.30	($693.30)	$2,500.00	$1,110.00
4600 - INTEREST INCOME	$2.10	$0.00	$2.10	$29.44	$0.00	$29.44	$0.00	($29.44)
4750 - LAND LEASE ESTOPPEL FEES	$300.00	$0.00	$300.00	$1,650.00	$0.00	$1,650.00	$0.00	($1,650.00)
4800 - VIOLATION FINES	($75.00)	$0.00	($75.00)	$2,225.00	$0.00	$2,225.00	$0.00	($2,225.00)
4850 - CLUBHOUSE RENTAL	$106.71	$200.00	($93.29)	$1,218.71	$2,000.00	($781.29)	$2,400.00	$1,181.29
4870 - SOCIAL COMMITTEE INCOME	$6.00	$0.00	$6.00	$6.00	$0.00	$6.00	$0.00	($6.00)
4875 - RENTAL INCOME	$1,150.00	$1,150.00	$0.00	$11,500.00	$11,500.00	$0.00	$13,800.00	$2,300.00
4900 - OTHER INCOME	$0.00	$0.00	$0.00	$761.31	$0.00	$761.31	$0.00	($761.31)
Total INCOME	**$125,586.79**	**$122,966.35**	**$2,620.44**	**$1,156,182.34**	**$1,150,611.44**	**$5,570.90**	**$1,392,957.86**	**$236,775.52**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	$0.00	($100,000.00)	($100,000.00)	$0.00	($120,000.00)	($20,000.00)
8950 - TRANSFER TO GROUND LEASE	($28,295.09)	($28,295.09)	$0.00	($311,245.99)	($282,950.90)	($28,295.09)	($339,541.08)	($28,295.09)
Total TRANSFER BETWEEN FUNDS	**($38,295.09)**	**($38,295.09)**	**$0.00**	**($411,245.99)**	**($382,950.90)**	**($28,295.09)**	**($459,541.08)**	**($48,295.09)**
Total Income	**$87,291.70**	**$84,671.26**	**$2,620.44**	**$744,936.35**	**$767,660.54**	**($22,724.19)**	**$933,416.78**	**$188,480.43**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019				
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	$11,548.46	$27,945.00	$16,396.54	$33,534.00	$21,985.54
5250 - BANK CHARGES	$20.00	$33.33	$13.33	$130.00	$333.30	$203.30	$400.00	$270.00
5270 - COMPLEX OWNED UNIT	$0.00	$208.33	$208.33	$377.55	$2,083.30	$1,705.75	$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	$1,333.30	$1,333.30	$1,600.00	$1,600.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,537.69	$8,067.38	($470.31)	$86,439.52	$80,673.80	($5,765.72)	$96,808.56	$10,369.04
5500 - LEGAL FEES	$0.00	$208.33	$208.33	$2,171.63	$2,083.30	($88.33)	$2,500.00	$328.37
5530 - LIEN/COLLECTION COSTS	$0.00	$83.33	$83.33	$485.00	$833.30	$348.30	$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	$49,363.60	$49,363.60	$0.00	$59,236.32	$9,872.72
5650 - MEETINGS	$0.00	$41.67	$41.67	$0.00	$416.70	$416.70	$500.00	$500.00
5800 - OFFICE SUPPLIES	$80.88	$458.33	$377.45	$4,280.10	$4,583.30	$303.20	$5,500.00	$1,219.90
5810 - POSTAGE	$62.75	$416.67	$353.92	$3,423.71	$4,166.70	$742.99	$5,000.00	$1,576.29
5820 - PRINTING	$30.58	$833.33	$802.75	$16,363.26	$8,333.30	($8,029.96)	$10,000.00	($6,363.26)
5860 - SOCIAL COMMITTEE	$144.69	$333.33	$188.64	$1,177.98	$3,333.30	$2,155.32	$4,000.00	$2,822.02
5900 - WEBSITE	$300.00	$100.00	($200.00)	$600.00	$1,000.00	$400.00	$1,200.00	$600.00
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	$8,779.40	$9,169.40	$390.00	$11,003.28	$2,223.88
8250 - MISC./CONTINGENCY	$0.00	$833.33	$833.33	$0.00	$8,333.30	$8,333.30	$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	$314.08	$0.00	($314.08)	$364.08	$0.00	($364.08)	$0.00	($364.08)
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	**$15,343.97**	**$20,398.49**	**$5,054.52**	**$201,105.79**	**$242,131.37**	**$41,025.58**	**$305,494.10**	**$104,388.31**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$0.00	$0.00	($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	$4,036.04	$375.00	($3,661.04)	$5,474.68	$3,750.00	($1,724.68)	$4,500.00	($974.68)
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$833.33	$833.33	$2,197.96	$8,333.30	$6,135.34	$10,000.00	$7,802.04
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14	$0.00	$13,521.40	$13,521.40	$0.00	$16,225.68	$2,704.28

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7550 - TRASH REMOVAL	$3,013.22	$2,596.96	($416.26)	$27,716.24	$25,969.60	($1,746.64)	$31,163.52	$3,447.28
7560 - TRASH COMPACTOR	$399.14	$0.00	($399.14)	$824.89	$0.00	($824.89)	$0.00	($824.89)
Total BUILDING MAINTENANCE	**$8,800.54**	**$5,157.43**	**($3,643.11)**	**$50,018.25**	**$51,992.80**	**$1,974.55**	**$62,391.40**	**$12,373.15**
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	$1,833.30	($13,075.91)	$2,200.00	($12,709.21)
6155 - GATE TRANSMITTERS	$0.00	$250.00	$250.00	$4,024.41	$2,500.00	($1,524.41)	$3,000.00	($1,024.41)
6300 - GROUNDS MAINTENANCE	$13,460.94	$13,429.69	($31.25)	$134,390.65	$134,296.90	($93.75)	$161,156.28	$26,765.63
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$887.50	$887.50	$13,535.04	$8,875.00	($4,660.04)	$10,650.00	($2,885.04)
6320 - IRRIGATION REPAIR	$518.84	$1,050.00	$531.16	$13,109.36	$10,500.00	($2,609.36)	$12,600.00	($509.36)
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$0.00	$185.80	$0.00	($185.80)	$0.00	($185.80)
6500 - REPAIRS & MAINTENANCE: MISC	$2,881.57	$416.67	($2,464.90)	$14,085.42	$4,166.70	($9,918.72)	$5,000.00	($9,085.42)
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$1,666.67	$1,666.67	$0.00	$16,666.70	$16,666.70	$20,000.00	$20,000.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$750.00	$750.00	$0.00	$7,500.00	$7,500.00	$9,000.00	$9,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$125.00	$125.00	$0.00	$1,250.00	$1,250.00	$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	$704.21	$33.33	($670.88)	$2,905.99	$333.30	($2,572.69)	$400.00	($2,505.99)
Total GROUNDS MAINTENANCE	**$17,565.56**	**$18,792.19**	**$1,226.63**	**$198,806.46**	**$196,621.90**	**($2,184.56)**	**$234,206.28**	**$35,399.82**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$990.84	$41.67	($949.17)	$19,094.00	$416.70	($18,677.30)	$500.00	($18,594.00)
6450 - POOL MAINTENANCE	$354.20	$0.00	($354.20)	$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	$83.33	$83.33	$0.00	$833.30	$833.30	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$52.08	$52.08	$245.42	$520.80	$275.38	$625.00	$379.58
Total POOL/SPA/CLUBHOUSE	**$1,345.04**	**$177.08**	**($1,167.96)**	**$29,579.61**	**$5,970.80**	**($23,608.81)**	**$6,325.00**	**($23,254.61)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$1,869.04	$2,291.67	$422.63	$23,776.83	$22,916.70	($860.13)	$27,500.00	$3,723.17
7300 - GAS	$486.90	$458.33	($28.57)	$4,313.08	$4,583.30	$270.22	$5,500.00	$1,186.92
7500 - TELEPHONE	$623.65	$1,000.00	$376.35	$7,810.55	$10,000.00	$2,189.45	$12,000.00	$4,189.45
7900 - WATER/SEWER	$26,837.99	$23,333.33	($3,504.66)	$261,956.70	$233,333.30	($28,623.40)	$280,000.00	$18,043.30
Total UTILITIES	**$29,817.58**	**$27,083.33**	**($2,734.25)**	**$297,857.16**	**$270,833.30**	**($27,023.86)**	**$325,000.00**	**$27,142.84**
Total Expense	**$72,872.69**	**$71,608.52**	**($1,264.17)**	**$777,367.27**	**$767,550.17**	**($9,817.10)**	**$933,416.78**	**$156,049.51**
Operating Net Income	**$14,419.01**	**$13,062.74**	**$1,356.27**	**($32,430.92)**	**$110.37**	**($32,541.29)**	**$0.00**	**$32,430.92**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.11	$0.00	$0.11	$1.14	$0.00	$1.14	$0.00	($1.14)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$2,572.43	$0.00	$2,572.43	$62,733.34	$0.00	$62,733.34	$0.00	($62,733.34)
Total INCOME	**$2,572.54**	**$0.00**	**$2,572.54**	**$62,734.48**	**$0.00**	**$62,734.48**	**$0.00**	**($62,734.48)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$10,000.00	$0.00	$10,000.00	$100,000.00	$0.00	$100,000.00	$0.00	($100,000.00)
Total TRANSFER BETWEEN FUNDS	**$10,000.00**	**$0.00**	**$10,000.00**	**$100,000.00**	**$0.00**	**$100,000.00**	**$0.00**	**($100,000.00)**
Total Reserve Income	**$12,572.54**	**$0.00**	**$12,572.54**	**$162,734.48**	**$0.00**	**$162,734.48**	**$0.00**	**($162,734.48)**
Reserve Expense								
COMMON AREA								
9600 - STREET REPAIR - RESERVES	$15,000.00	$0.00	($15,000.00)	$638,000.32	$0.00	($638,000.32)	$0.00	($638,000.32)
Total COMMON AREA	**$15,000.00**	**$0.00**	**($15,000.00)**	**$638,000.32**	**$0.00**	**($638,000.32)**	**$0.00**	**($638,000.32)**
Total Reserve Expense	**$15,000.00**	**$0.00**	**($15,000.00)**	**$638,000.32**	**$0.00**	**($638,000.32)**	**$0.00**	**($638,000.32)**
Reserve Net Income	**($2,427.46)**	**$0.00**	**($2,427.46)**	**($475,265.84)**	**$0.00**	**($475,265.84)**	**$0.00**	**$475,265.84**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019				
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	$311,245.99	$0.00	$311,245.99	$0.00	($311,245.99)
Total TRANSFER BETWEEN FUNDS	**$28,295.09**	**$0.00**	**$28,295.09**	**$311,245.99**	**$0.00**	**$311,245.99**	**$0.00**	**($311,245.99)**
Total Income	**$28,295.09**	**$0.00**	**$28,295.09**	**$311,245.99**	**$0.00**	**$311,245.99**	**$0.00**	**($311,245.99)**
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	$17,887.89	$0.00	($17,887.89)	$188,797.02	$0.00	($188,797.02)	$0.00	($188,797.02)
Total ADMINISTRATIVE	**$17,887.89**	**$0.00**	**($17,887.89)**	**$189,497.02**	**$0.00**	**($189,497.02)**	**$0.00**	**($189,497.02)**
Total Expense	**$17,887.89**	**$0.00**	**($17,887.89)**	**$189,497.02**	**$0.00**	**($189,497.02)**	**$0.00**	**($189,497.02)**
Ground Lease Net Income	**$10,407.20**	**$0.00**	**$10,407.20**	**$121,748.97**	**$0.00**	**$121,748.97**	**$0.00**	**($121,748.97)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 10/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 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	$558,900.00
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	$311,221.16
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	$235,639.07
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	$22,564.98
4310 - ASSESSMENT INTEREST	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.15	$0.00	$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	$5,706.52
4350 - LIEN/COLLECTION FEES	$220.00	$110.00	$245.00	$0.00	$0.00	$110.00	$55.00	$55.00	$0.00	$430.00	$1,225.00
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$5.00	$0.00	$0.00	$0.00	$140.00	$0.00	$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	$120.00	$2,000.00
4560 - CRIER ADVERTISING	$300.00	$120.00	$295.00	$45.00	$295.00	$0.00	$40.00	$0.00	$45.00	$250.00	$1,390.00
4600 - INTEREST INCOME	$2.39	$1.54	$2.88	$1.84	$2.44	$4.66	$2.94	$3.84	$4.81	$2.10	$29.44
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	$1,650.00
4800 - VIOLATION FINES	$125.00	$0.00	$125.00	$125.00	$0.00	$0.00	$0.00	$600.00	$1,325.00	($75.00)	$2,225.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$300.00	$162.00	$275.00	$0.00	$150.00	$0.00	$225.00	$106.71	$1,218.71
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6.00	$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	$11,500.00
4900 - OTHER INCOME	$42.63	$0.00	$0.00	$0.00	$14.48	$0.00	$4.20	$700.00	$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	$1,156,182.34
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)	($100,000.00)
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)	($311,245.99)
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)	($411,245.99)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 10/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	YTD
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	$744,936.35
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	$11,548.46
5250 - BANK CHARGES	$10.00	$20.00	$10.00	$0.00	$0.00	$0.00	$20.00	$0.00	$50.00	$20.00	$130.00
5270 - COMPLEX OWNED UNIT	$0.00	$81.01	$149.12	$147.42	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$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	$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	$8,537.69	$86,439.52
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
5500 - LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,171.63	$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	$485.00
5550 - LONG DISTANCE/FAX	$0.00	$0.00	$0.00	$0.00	$3.24	$0.00	$0.00	$0.00	$0.00	$0.00	$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	$49,363.60
5800 - OFFICE SUPPLIES	$754.81	$258.46	$343.16	$1,285.08	$429.07	$314.17	$245.42	$346.18	$222.87	$80.88	$4,280.10
5810 - POSTAGE	$244.50	$270.10	$681.06	$765.20	$435.75	$220.80	$280.90	$39.05	$423.60	$62.75	$3,423.71
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	$16,363.26
5860 - SOCIAL COMMITTEE	$50.71	$0.00	$179.94	$430.13	$60.06	$0.00	$92.16	$220.29	$0.00	$144.69	$1,177.98
5900 - WEBSITE	$0.00	$0.00	$0.00	$300.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300.00	$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	$86.26
8200 - SECURITY SERVICE	$916.94	$526.94	$916.94	$0.00	$0.00	$916.94	$916.94	$2,750.82	$916.94	$916.94	$8,779.40
8280 - CORPORATION COMMISSION	$0.00	$10.00	$50.00	$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	$364.08
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	$201,105.79

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 10/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	YTD
BUILDING MAINTENANCE	$0.00	($83.70)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($83.70)
6400 - PEST CONTROL											
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$0.00	$0.00	$366.78	$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	$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	$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	$1,352.14	$13,521.40
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	$27,716.24
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$0.00	$0.00	$425.75	$0.00	$0.00	$0.00	$399.14	$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	$50,018.25
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	$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	$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	$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	$13,460.94	$134,390.65
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	$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	$518.84	$13,109.36
6330 - LANDSCAPE - ADDITIONAL	$0.00	$0.00	$185.80	$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	$14,085.42
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$809.06	$0.00	$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	$704.21	$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	$198,806.46

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 10/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	YTD
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	$19,094.00
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$5,715.68	$0.00	$0.00	$0.00	$0.00	$354.20	$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	$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	$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	$29,579.61
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
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
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	$23,776.83
7300 - GAS	$492.65	$408.05	$219.13	$84.66	$224.50	$810.74	$555.52	$452.86	$578.07	$486.90	$4,313.08
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	$7,810.55
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	$261,956.70
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	$297,857.16
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	$777,367.27
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	($32,430.92)
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	($32,430.92)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2019 - 10/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 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	$1.14
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	$62,733.34
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	$62,734.48
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	$100,000.00
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	$100,000.00
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	$162,734.48
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	$638,000.32
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$313,000.32	$15,000.00	$638,000.32
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$155,000.00	$155,000.00	$0.00	$0.00	$313,000.32	$15,000.00	$638,000.32
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)	($2,427.46)	($475,265.84)
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)	($475,265.84)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2019 - 10/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 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	$311,245.99
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	$311,245.99
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	$311,245.99
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	$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	$188,797.02
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	$189,497.02
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
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
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
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	$189,497.02
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	$121,748.97
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	$121,748.97