

**Balance Sheet (Cash)**  
**TOWNE SQUARE PROFESSIONAL PARK - (TSPPCA)**  
**Feb 25**

## ASSETS:

## CURRENT ASSETS:

CASH - MUTUAL OF OMAHA - CKG	40,778.47
TOTAL CURRENT ASSETS:	<u>40,778.47</u>

## FIXED ASSETS:

EQUIPMENT	29,965.96
IMPROVEMENTS	477,558.07
IMPROVEMENTS - SEWER	71,083.00
IMPROVEMENTS - LAND	108,484.47
ACCUMULATED DEPRECIATION	<u>546,595.11</u>
TOTAL FIXED ASSETS:	140,496.39

## OTHER ASSETS:

ACCOUNTS RECEIVABLE	11.44
TOTAL OTHER ASSETS:	<u>11.44</u>

TOTAL ASSETS:	<u>181,286.30</u>
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## LIABILITIES &amp; CAPITAL:

## CURRENT LIABILITIES:

INSURANCE CLAIMS PAYABLE	-1,000.00
TOTAL CURRENT LIAB.:	<u>-1,000.00</u>

## OWNER'S EQUITY:

ADDITIONAL PAID IN CAPITAL	534,245.00
UNIT OWNERS EQUITY	<u>-351,958.70</u>
TOTAL UNIT OWNER EQUITY:	182,286.30

TOTAL LIAB. & EQUITY:	<u>181,286.30</u>
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**Balance Sheet (Cash)**  
**TOWNE SQUARE PROFESSIONAL PARK - (RESERVE)**  
**Feb 25**

ASSETS:

CURRENT ASSETS:

CASH - MUTUAL OF OMAHA - RES	72,958.21
CASH - CHARLES SCHWAB	<u>225,051.47</u>
TOTAL CURRENT ASSETS:	298,009.68

TOTAL ASSETS:	<u>298,009.68</u>
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LIABILITIES & CAPITAL:

OWNER'S EQUITY:

UNIT OWNERS EQUITY	<u>298,009.68</u>
TOTAL UNIT OWNER EQUITY:	298,009.68

TOTAL LIAB. & EQUITY:	<u>298,009.68</u>
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**Income Statement (Cash)  
Consolidated Statement  
Jan 24 - Dec 24**

	Period to Date	%	Year to Date	%
INCOME:				
FEE INCOME:				
CONDO ASSOCIATION FEES	145,986.48	67.99	145,986.48	67.99
TOTAL FEE INCOME:	145,986.48	67.99	145,986.48	67.99
OTHER INCOME:				
RESERVE FEES	58,322.00	27.16	58,322.00	27.16
NSF/LATE FEE INCOME	101.11	0.05	101.11	0.05
INTEREST INCOME	10,322.52	4.81	10,322.52	4.81
LATE FEES	-6.82	0.00	-6.82	0.00
TOTAL OTHER INCOME:	68,738.81	32.01	68,738.81	32.01
TOTAL INCOME:	214,725.29	100.00	214,725.29	100.00
OPERATING EXPENSES:				
ADMINISTRATIVE:				
ACCOUNTING / AUDIT	245.00	0.11	245.00	0.11
RESERVE CONTRIBUTIONS	58,322.00	27.16	58,322.00	27.16
MANAGEMENT FEES	8,916.00	4.15	8,916.00	4.15
POSTAGE & SUPPLIES	117.01	0.05	117.01	0.05
TOTAL ADMINISTRATIVE	67,600.01	31.48	67,600.01	31.48
INSURANCE:				
BUILDING INSURANCE	19,039.00	8.87	19,039.00	8.87
LIABILITY INSURANCE	1,962.00	0.91	1,962.00	0.91
DIRECTORS/OFFICERS	1,192.00	0.56	1,192.00	0.56
TOTAL INSURANCE	22,193.00	10.34	22,193.00	10.34
TAXES:				
TAXES	573.00	0.27	573.00	0.27
TOTAL TAXES	573.00	0.27	573.00	0.27
MAINTENANCE:				
GENERAL / SUPPLIES	11,775.92	5.48	11,775.92	5.48
TOTAL MAINTENANCE	11,775.92	5.48	11,775.92	5.48
SERVICES:				
EXTERMINATING	550.00	0.26	550.00	0.26
WASTE REMOVAL	3,636.00	1.69	3,636.00	1.69
TOTAL SERVICES	4,186.00	1.95	4,186.00	1.95
GROUNDS:				
GROUNDS CARE CONTRACT	24,475.04	11.40	24,475.04	11.40
LANDSCAPE MAINTENANCE	350.00	0.16	350.00	0.16
SNOW REMOVAL - CALCIUM	475.00	0.22	475.00	0.22
TOTAL GROUNDS	25,300.04	11.78	25,300.04	11.78
UTILITIES:				
ELECTRICITY	1,755.01	0.82	1,755.01	0.82
SEWER / SEPTIC	2,045.00	0.95	2,045.00	0.95
WATER	4,818.13	2.24	4,818.13	2.24
TOTAL UTILITIES	8,618.14	4.01	8,618.14	4.01
TOTAL OPERATING EXPENSES	140,246.11	65.31	140,246.11	65.31

**Income Statement (Cash)  
Consolidated Statement  
Jan 24 - Dec 24**

	Period to Date	%	Year to Date	%
RESERVE EXPENSES:				
WINDOWS & DOORS	13,200.00	6.15	13,200.00	6.15
TOTAL RESERVE EXPENSE	13,200.00	6.15	13,200.00	6.15
TOTAL EXPENSES	153,446.11	71.46	153,446.11	71.46
NET INCOME:	61,279.18	28.54	61,279.18	28.54