

**Towne South Homeowners Association**

Compiled Financial Statements  
Unaudited  
November 30, 2022



13014 Butler Crest Drive  
St. Louis, MO 63128

Office 314-525-7125  
Facsimile 314-525-7126  
www.bendercpa.com

## ACCOUNTANT'S COMPILATION REPORT

Board of Directors  
Towne South Homeowners Association  
12430 Tesson Terry Rd #125  
St Louis, MO 63128

Management is responsible for the accompanying financial statements of Towne South Homeowners Association, which comprise the statement of assets and fund balances – income tax basis as of November 30, 2022, and the related statement of cash receipts, expenses, and fund balances – income tax basis for the twelve months ending on November 30, 2022, in accordance with income tax basis of accounting, and for determining that the tax basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the income tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The accompanying supplementary information contained in the financial statement package is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was not subject to our compilation engagement. We do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, capital, revenue and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Towne South Homeowners Association.

*Bender & Company CPAs, P.C.*

Bender & Company CPAs, P.C.

June 15, 2023

**TOWNE SOUTH HOMEOWNERS ASSOCIATION**  
**STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE - Income Tax Basis**  
**November 30, 2022**

**ASSETS**

Checking	\$ 5,939.70
Money Market	<u>\$ 13,608.21</u>
<b>Total Assets</b>	<b><u>\$ 19,547.91</u></b>

**Liabilities**

Accounts Payable	\$ 443.40
Credit Card	<u>\$ 14.00</u>
<b>Total Liabilities</b>	<b><u>\$ 457.40</u></b>

**FUND BALANCE**

Fund Balance	<u>\$ 19,090.51</u>
<b>Total Liabilities and Fund Balance</b>	<b><u>\$ 19,547.91</u></b>

See Accountants' Compilation Report

**TOWNE SOUTH HOMEOWNERS ASSOCIATION**  
**Statement of Cash Receipts, Expenses and Fund Balance - Income Tax Basis**  
**For the Twelve Months Ending November 30, 2022**

**RECEIPTS:**

Assessments and Fees from Homeowners	\$ 44,055.77	
Interest Income	<u>2.23</u>	
Total		\$ 44,058.00

**EXPENSES:**

Mowing	20,815.00	
Tree Trimming	6,365.00	
Insurance	6,268.00	
Secretarial Fees	3,200.00	
Electric and Street Lighting	3,190.64	
Accounting Fees	1,245.50	
Postage	1,437.08	
Meeting Room Rental	500.00	
Telephone	399.90	
Office Expense	388.92	
Mailbox Rental	300.00	
Web Site	154.00	
Bank Service Fees	102.50	
Faxes & Copies	89.26	
Liens	27.00	
Filing Fees	<u>15.55</u>	
Total		<u>44,498.35</u>
Excess Expenses over Receipts		\$ (440.35)
Fund Balance as of November 30, 2021		<u>19,530.86</u>
Fund Balance as of November 30, 2022		<u>\$ 19,090.51</u>
		<u>\$ -</u>

**Non-Compiled  
Supplementary Information**

**TOWNE SOUTH HOMEOWNERS ASSOCIATION**  
**Supplemental Financial Information**  
**As of November 30, 2022**

Unpaid Assessments as of November 30, 2022

1985 and prior	\$ 50.00
1986	-
1987	-
1988	-
1989	-
1990	-
1991	-
1992	-
1993	-
1994	-
1995	-
1996	-
1997	-
1998	-
1999	-
2000	-
2001	-
2002	-
2003	-
2004	50.00
2005	50.00
2006	50.00
2007	50.00
2008	50.00
2009	50.00
2010	50.00
2011	50.00
2012	100.00
2013	200.00
2014	200.00
2015	400.00
2016	200.00
2017	150.00
2018	400.00
2019	550.00
2020	-
2021	345.00
2022	<u>747.50</u>
	<u>\$ 3,742.50</u>

NOTE:

<p>The above amounts are as reported by the Board of Governors without audit or verification with individual property owners. Lien filing fees and interest charges are not included.</p>
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