Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: October 31, 2016

HOAMCO
PROFESSIONAL COMMUNITY MANAGEMENT
OUR ONLY BUSINESS

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

9798 Coors Blvd. NW, Building A
Albuquerque, NM 87114

505-888-4479
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

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TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2016

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$40,400.48				$40,400.48
1011 - NMBT OP CHECKING	$1,397.49				$1,397.49
1020 - NMBT ESCROW ACCOUNT				$1,100.00	$1,100.00
1031 - EDWARD JONES LAND LEASE RESERVE-115			$86,812.96		$86,812.96
1051 - EDWARD JONES MAINT RES-016		$479,018.18			$479,018.18
1053 - LANB LAND LEASE CHECKING 601			$84,362.16		$84,362.16
1054 - LANB RES SAVINGS-620		$6,819.86			$6,819.86
Total CASH	**$41,797.97**	**$485,838.04**	**$171,175.12**	**$1,100.00**	**$699,911.13**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$35,573.05				$35,573.05
1215 - A/R GROUND LEASE ASSESSMENT	$38,663.80				$38,663.80
1225 - A/R WATER/SEWER	$18,490.81				$18,490.81
1235 - A/R PROPERTY TAX	$2,814.28				$2,814.28
1250 - A/R COLLECTION FEES	$264.28				$264.28
1280 - A/R OTHER	$19,387.50				$19,387.50
1285 - A/R OWNED UNIT RENT	$1,100.00				$1,100.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,061.69)				($28,061.69)
Total ACCOUNTS RECEIVABLE	**$88,232.03**				**$88,232.03**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($53,757.51)	$63,457.51	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$4,071.00				$4,071.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,455,000.00)		($4,455,000.00)
Total OTHER ASSETS	**($49,686.51)**	**$63,457.51**	**$6,535,300.00**		**$6,549,071.00**
Assets Total	**$80,343.49**	**$549,295.55**	**$6,706,475.12**	**$1,100.00**	**$7,337,214.16**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2016

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$11,354.28				$11,354.28
2200 - ACCOUNTS PAYABLE	$2,818.52				$2,818.52
2250 - ACCRUED EXPENSES	$11,377.60				$11,377.60
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,462,315.67		$6,462,315.67
2750 - CAPITAL FIN 9 PMT 2/16-10/16 $11958.30	$1,244.26				$1,244.26
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$26,794.66**		**$6,462,315.67**	**$1,100.00**	**$6,490,210.33**
EQUITY					
3200 - OPERATING EQUITY	$31,141.26				$31,141.26
3500 - RESERVE EQUITY		$497,164.19			$497,164.19
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	**$31,141.26**	**$497,164.19**	**$146,783.81**		**$675,089.26**
Net Income	**$22,407.57**	**$52,131.36**	**$97,375.64**	**$0.00**	**$171,914.57**
Liabilities and Equity Total	**$80,343.49**	**$549,295.55**	**$6,706,475.12**	**$1,100.00**	**$7,337,214.16**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2016 - 10/31/2016

	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,775.00	$115.00	$521,964.00	$521,274.00	$690.00	$632,440.00	$110,476.00
4110 - GROUND LEASE ASSESSMENT	$31,518.00	$31,415.00	$103.00	$326,868.96	$314,150.00	$12,718.96	$376,980.00	$50,111.04
4120 - WATER ASSESSMENT	$34,786.54	$15,833.33	$18,953.21	$220,365.02	$158,333.30	$62,031.72	$190,000.00	($30,365.02)
4135 - PROPERTY TAX ASSESSMENT	$0.00	$4,105.64	($4,105.64)	$24,295.14	$41,056.40	($16,761.26)	$49,267.66	$24,972.52
4330 - LATE FEES	($61.65)	$333.33	($394.98)	$1,297.08	$3,333.30	($2,036.22)	$4,000.00	$2,702.92
4350 - LIEN/COLLECTION FEES	$130.00	$83.33	$46.67	$5,157.55	$833.30	$4,324.25	$1,000.00	($4,157.55)
4540 - GARAGE SALE INCOME	$75.00	$25.00	$50.00	$200.00	$250.00	($50.00)	$300.00	$100.00
4550 - GATE REMOTES INCOME	$400.00	$0.00	$400.00	$3,621.00	$0.00	$3,621.00	$0.00	($3,621.00)
4560 - CRIER ADVERTISING	$245.00	$187.50	$57.50	$2,513.00	$1,875.00	$638.00	$2,250.00	($263.00)
4600 - INTEREST INCOME	$6.35	$0.00	$6.35	$29.32	$0.00	$29.32	$0.00	($29.32)
4750 - LAND LEASE FUNDING	$0.00	$6,666.67	($6,666.67)	$0.00	$66,666.70	($66,666.70)	$80,000.00	$80,000.00
4800 - VIOLATION FINES	($75.00)	$16.67	($91.67)	$150.00	$166.70	($16.70)	$200.00	$50.00
4850 - CLUBHOUSE RENTAL	$200.00	$166.67	$33.33	$920.06	$1,666.70	($746.64)	$2,000.00	$1,079.94
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$0.00	$11,000.00	$11,000.00	$0.00	$13,200.00	$2,200.00
4900 - OTHER INCOME	$0.00	$4.17	($4.17)	$553.00	$41.70	$511.30	$50.00	($503.00)
Total INCOME	**$124,214.24**	**$115,712.31**	**$8,501.93**	**$1,118,934.13**	**$1,120,647.10**	**($1,712.97)**	**$1,351,687.66**	**$232,753.53**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,829.36)	($9,829.36)	$0.00	($78,634.92)	($98,293.60)	$19,658.68	($117,952.36)	($39,317.44)
8950 - TRANSFER TO GROUND LEASE	($39,586.75)	($38,741.75)	($845.00)	($359,527.06)	($387,417.50)	$27,890.44	($464,901.00)	($105,373.94)
Total TRANSFER BETWEEN FUNDS	**($49,416.11)**	**($48,571.11)**	**($845.00)**	**($438,161.98)**	**($485,711.10)**	**$47,549.12**	**($582,853.36)**	**($144,691.38)**
Total Income	**$74,798.13**	**$67,141.20**	**$7,656.93**	**$680,772.15**	**$634,936.00**	**$45,836.15**	**$768,834.30**	**$88,062.15**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$4,458.29	$22.50	($4,435.79)	$5,184.76	$225.00	($4,959.76)	$270.00	($4,914.76)
5110 - ADVERTISING	$65.68	$20.83	($44.85)	$182.89	$208.30	$25.41	$250.00	$67.11
5200 - BAD DEBT	$0.00	$0.00	$0.00	$435.74	$0.00	($435.74)	$0.00	($435.74)

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2016 - 10/31/2016

	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5250 - BANK CHARGES	$18.00	$0.00	($18.00)	$116.00	$0.00	($116.00)	$0.00	($116.00)
5270 - COMPLEX OWNED UNIT	$0.00	$166.67	$166.67	$2,132.69	$1,666.70	($465.99)	$2,000.00	($132.69)
5400 - INSURANCE	$1,357.00	$2,000.00	$643.00	$13,336.19	$20,000.00	$6,663.81	$24,000.00	$10,663.81
5401 - INSURANCE - GROUP	$0.00	$216.67	$216.67	$0.00	$2,166.70	$2,166.70	$2,600.00	$2,600.00
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$3,353.00	$3,167.50	($185.50)	$3,801.00	$448.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$7,249.97	$6,250.00	($999.97)	$65,051.60	$62,500.00	($2,551.60)	$75,000.00	$9,948.40
5451 - PAYROLL TAXES	$0.00	$666.67	$666.67	$2,666.01	$6,666.70	$4,000.69	$8,000.00	$5,333.99
5500 - LEGAL FEES	$0.00	$416.67	$416.67	$3,510.86	$4,166.70	$655.84	$5,000.00	$1,489.14
5520 - LICENSES/PERMITS	$0.00	$33.33	$33.33	$395.00	$333.30	($61.70)	$400.00	$5.00
5530 - LIEN/COLLECTION COSTS	$82.50	$16.67	($65.83)	$165.00	$166.70	$1.70	$200.00	$35.00
5550 - LONG DISTANCE/FAX	$0.00	$20.83	$20.83	$49.55	$208.30	$158.75	$250.00	$200.45
5600 - MANAGEMENT FEES	$4,453.47	$4,287.48	($165.99)	$43,699.66	$42,874.80	($824.86)	$51,449.76	$7,750.10
5650 - MEETINGS	$0.00	$33.33	$33.33	$250.50	$333.30	$82.80	$400.00	$149.50
5800 - OFFICE SUPPLIES	$156.30	$0.00	($156.30)	$1,384.44	$0.00	($1,384.44)	$0.00	($1,384.44)
5810 - POSTAGE	$275.56	$354.17	$78.61	$3,656.38	$3,541.70	($114.68)	$4,250.00	$593.62
5820 - PRINTING	$1,191.44	$708.33	($483.11)	$11,350.65	$7,083.30	($4,267.35)	$8,500.00	($2,850.65)
5860 - SOCIAL COMMITTEE	$291.60	$41.67	($249.93)	$610.61	$416.70	($193.91)	$500.00	($110.61)
5950 - MISCELLANEOUS ADMIN	$0.00	$16.67	$16.67	$80.39	$166.70	$86.31	$200.00	$119.61
8200 - SECURITY SERVICE	$0.00	$291.67	$291.67	$8,491.06	$2,916.70	($5,574.36)	$3,500.00	($4,991.06)
8250 - MISC./CONTINGENCY	$0.00	$0.00	$0.00	$1,369.32	$0.00	($1,369.32)	$0.00	($1,369.32)
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$21.25	$11.00	($10.25)	$11.00	($10.25)
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$45.00	$400.00	$355.00	$400.00	$355.00
8840 - TAXES - PROPERTY	$0.00	$4,105.64	$4,105.64	$24,658.63	$41,056.40	$16,397.77	$49,267.66	$24,609.03
Total ADMINISTRATIVE	**$19,599.81**	**$19,986.55**	**$386.74**	**$192,197.18**	**$200,276.50**	**$8,079.32**	**$240,249.42**	**$48,052.24**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$41.67	$41.67	$418.23	$416.70	($1.53)	$500.00	$81.77
6405 - CARPET CLEANING	$0.00	$25.00	$25.00	$0.00	$250.00	$250.00	$300.00	$300.00
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$41.67	$41.67	$572.94	$416.70	($156.24)	$500.00	($72.94)
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$208.33	$208.33	$0.00	$2,083.30	$2,083.30	$2,500.00	$2,500.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$333.33	$333.33	$1,301.59	$3,333.30	$2,031.71	$4,000.00	$2,698.41

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2016 - 10/31/2016

	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$50.00	$50.00	$0.00	$500.00	$500.00	$600.00	$600.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$333.33	$333.33	$1,286.66	$3,333.30	$2,046.64	$4,000.00	$2,713.34
6950 - WATER/SEWER METER READING SERVICE	$1,286.24	$1,286.24	$0.00	$12,862.40	$12,862.40	$0.00	$15,434.88	$2,572.48
7550 - TRASH REMOVAL	$2,596.96	$2,875.00	$278.04	$29,165.14	$28,750.00	($415.14)	$34,500.00	$5,334.86
7560 - TRASH COMPACTOR	$0.00	$41.67	$41.67	$0.00	$416.70	$416.70	$500.00	$500.00
Total BUILDING MAINTENANCE	**$3,883.20**	**$5,236.24**	**$1,353.04**	**$45,606.96**	**$52,362.40**	**$6,755.44**	**$62,834.88**	**$17,227.92**
GROUNDS MAINTENANCE								
6100 - GATE REPAIR	$367.11	$416.67	$49.56	($1,131.07)	$4,166.70	$5,297.77	$5,000.00	$6,131.07
6155 - GATE TRANSMITTERS	$0.00	$0.00	$0.00	$3,397.82	$0.00	($3,397.82)	$0.00	($3,397.82)
6300 - GROUNDS MAINTENANCE	$11,377.60	$11,333.33	($44.27)	$113,696.50	$113,333.30	($363.20)	$136,000.00	$22,303.50
6310 - LANDSCAPE SUPPLIES/LABOR	$66.35	$0.00	($66.35)	$4,522.99	$0.00	($4,522.99)	$0.00	($4,522.99)
6320 - IRRIGATION REPAIR	$3,909.42	$416.67	($3,492.75)	$9,305.51	$4,166.70	($5,138.81)	$5,000.00	($4,305.51)
6330 - LANDSCAPE - ADDITIONAL	$0.00	$125.00	$125.00	$0.00	$1,250.00	$1,250.00	$1,500.00	$1,500.00
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$583.33	$583.33	$4,612.38	$5,833.30	$1,220.92	$7,000.00	$2,387.62
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$41.67	$41.67	$0.00	$416.70	$416.70	$500.00	$500.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$1,663.34	$208.33	($1,455.01)	$5,453.96	$2,083.30	($3,370.66)	$2,500.00	($2,953.96)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$41.67	$41.67	$0.00	$416.70	$416.70	$500.00	$500.00
6600 - SNOW REMOVAL	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00	$1,000.00	$1,000.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$312.50	$312.50	$54.61	$3,125.00	$3,070.39	$3,750.00	$3,695.39
6900 - FOUNTAIN MAINTENANCE	$0.00	$250.00	$250.00	$936.29	$2,500.00	$1,563.71	$3,000.00	$2,063.71
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$41.67	$41.67	$0.00	$416.70	$416.70	$500.00	$500.00
Total GROUNDS MAINTENANCE	**$17,383.82**	**$13,770.84**	**($3,612.98)**	**$140,848.99**	**$138,208.40**	**($2,640.59)**	**$166,250.00**	**$25,401.01**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$208.33	$208.33	$626.11	$2,083.30	$1,457.19	$2,500.00	$1,873.89
6450 - POOL MAINTENANCE	$244.04	$125.00	($119.04)	$2,336.92	$1,250.00	($1,086.92)	$1,500.00	($836.92)
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$1,310.44	$0.00	($1,310.44)	$0.00	($1,310.44)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$20.83	$20.83	$139.72	$208.30	$68.58	$250.00	$110.28
6470 - POOL MISCELLANEOUS	$44.05	$416.67	$372.62	$1,116.67	$4,166.70	$3,050.03	$5,000.00	$3,883.33

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2016 - 10/31/2016

	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6475 - LOCKS & KEYS	$0.00	$20.83	$20.83	$160.09	$208.30	$48.21	$250.00	$89.91
Total POOL/SPA/CLUBHOUSE	**$288.09**	**$791.66**	**$503.57**	**$5,689.95**	**$7,916.60**	**$2,226.65**	**$9,500.00**	**$3,810.05**
TAXES/OTHER EXPENSES								
8700 - SIGNS/FLAGS/BANNERS	$27.98	$0.00	($27.98)	$27.98	$0.00	($27.98)	$0.00	($27.98)
Total TAXES/OTHER EXPENSES	**$27.98**	**$0.00**	**($27.98)**	**$27.98**	**$0.00**	**($27.98)**	**$0.00**	**($27.98)**
UTILITIES								
7100 - ELECTRICITY	$2,226.45	$2,375.00	$148.55	$22,887.36	$23,750.00	$862.64	$28,500.00	$5,612.64
7300 - GAS	$168.98	$458.33	$289.35	$4,531.78	$4,583.30	$51.52	$5,500.00	$968.22
7500 - TELEPHONE	$855.64	$916.67	$61.03	$9,798.90	$9,166.70	($632.20)	$11,000.00	$1,201.10
7900 - WATER/SEWER	$25,100.72	$20,416.67	($4,684.05)	$236,775.48	$204,166.70	($32,608.78)	$245,000.00	$8,224.52
Total UTILITIES	**$28,351.79**	**$24,166.67**	**($4,185.12)**	**$273,993.52**	**$241,666.70**	**($32,326.82)**	**$290,000.00**	**$16,006.48**
Total Expense	**$69,534.69**	**$63,951.96**	**($5,582.73)**	**$658,364.58**	**$640,430.60**	**($17,933.98)**	**$768,834.30**	**$110,469.72**
Operating Net Income	**$5,263.44**	**$3,189.24**	**$2,074.20**	**$22,407.57**	**($5,494.60)**	**$27,902.17**	**$0.00**	**($22,407.57)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

10/1/2016 - 10/31/2016

	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
Total Income	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Expense								
Total Expense	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$0.29	$0.00	$0.29	$416.32	$0.00	$416.32	$0.00	($416.32)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($199.35)	$0.00	($199.35)	$6,706.26	$0.00	$6,706.26	$0.00	($6,706.26)
Total INCOME	**($199.06)**	**$0.00**	**($199.06)**	**$7,122.58**	**$0.00**	**$7,122.58**	**$0.00**	**($7,122.58)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,829.36	$0.00	$9,829.36	$68,634.92	$0.00	$68,634.92	$0.00	($68,634.92)
Total TRANSFER BETWEEN FUNDS	**$9,829.36**	**$0.00**	**$9,829.36**	**$68,634.92**	**$0.00**	**$68,634.92**	**$0.00**	**($68,634.92)**
Total Reserve Income	**$9,630.30**	**$0.00**	**$9,630.30**	**$75,757.50**	**$0.00**	**$75,757.50**	**$0.00**	**($75,757.50)**
Reserve Expense								
COMMON AREA								
9100 - GATE REPAIR - RESERVES	$0.00	$0.00	$0.00	$18,449.61	$0.00	($18,449.61)	$0.00	($18,449.61)
9200 - LANDSCAPING - RESERVES	$0.00	$0.00	$0.00	$3,156.05	$0.00	($3,156.05)	$0.00	($3,156.05)
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$2,020.48	$0.00	($2,020.48)	$0.00	($2,020.48)
Total COMMON AREA	**$0.00**	**$0.00**	**$0.00**	**$23,626.14**	**$0.00**	**($23,626.14)**	**$0.00**	**($23,626.14)**
Total Reserve Expense	**$0.00**	**$0.00**	**$0.00**	**$23,626.14**	**$0.00**	**($23,626.14)**	**$0.00**	**($23,626.14)**
Reserve Net Income	**$9,630.30**	**$0.00**	**$9,630.30**	**$52,131.36**	**$0.00**	**$52,131.36**	**$0.00**	**($52,131.36)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

10/1/2016 - 10/31/2016

	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4600 - INTEREST INCOME	$0.00	$0.00	$0.00	$0.91	$0.00	$0.91	$0.00	($0.91)
4615 - UNREALIZED GAIN/LOSS	$524.41	$0.00	$524.41	$8,413.37	$0.00	$8,413.37	$0.00	($8,413.37)
Total INCOME	**$524.41**	**$0.00**	**$524.41**	**$8,414.28**	**$0.00**	**$8,414.28**	**$0.00**	**($8,414.28)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$39,586.75	$0.00	$39,586.75	$357,966.00	$0.00	$357,966.00	$0.00	($357,966.00)
Total TRANSFER BETWEEN FUNDS	**$39,586.75**	**$0.00**	**$39,586.75**	**$357,966.00**	**$0.00**	**$357,966.00**	**$0.00**	**($357,966.00)**
Total Income	**$40,111.16**	**$0.00**	**$40,111.16**	**$366,380.28**	**$0.00**	**$366,380.28**	**$0.00**	**($366,380.28)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$25,850.23	$0.00	($25,850.23)	$270,565.70	$0.00	($270,565.70)	$0.00	($270,565.70)
Total ADMINISTRATIVE	**$25,850.23**	**$0.00**	**($25,850.23)**	**$270,565.70**	**$0.00**	**($270,565.70)**	**$0.00**	**($270,565.70)**
Total Expense	**$25,850.23**	**$0.00**	**($25,850.23)**	**$270,565.70**	**$0.00**	**($270,565.70)**	**$0.00**	**($270,565.70)**
Reserve Income								
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$1,561.06	$0.00	$1,561.06	$0.00	($1,561.06)
Total TRANSFER BETWEEN FUNDS	**$0.00**	**$0.00**	**$0.00**	**$1,561.06**	**$0.00**	**$1,561.06**	**$0.00**	**($1,561.06)**
Total Reserve Income	**$0.00**	**$0.00**	**$0.00**	**$1,561.06**	**$0.00**	**$1,561.06**	**$0.00**	**($1,561.06)**
Reserve Net Income	**$0.00**	**$0.00**	**$0.00**	**$1,561.06**	**$0.00**	**$1,561.06**	**$0.00**	**($1,561.06)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

10/1/2016 - 10/31/2016

	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Ground Lease Net Income	$14,260.93	$0.00	$14,260.93	$97,375.64	$0.00	$97,375.64	$0.00	($97,375.64)