Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: August 31, 2016

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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

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

Michael Franciosi, Director of Client Services
Email: mfranciosi@hoamco.com
505-888-4479 ext 2112

Emily Spies, Director of Accounting
Email: espies@hoamco.com
505-888-4479 ext 2131

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

8/31/2016

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$2,714.56				$2,714.56
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			$86,288.55		$86,288.55
1051 - EDWARD JONES MAINT RES-016		$499,679.93			$499,679.93
1053 - LANB LAND LEASE CHECKING 601			$82,406.12		$82,406.12
1054 - LANB RES SAVINGS-620		$5,439.33			$5,439.33
Total CASH	**$4,112.05**	**$505,119.26**	**$168,694.67**	**$1,100.00**	**$679,025.98**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$31,065.47				$31,065.47
1215 - A/R GROUND LEASE ASSESSMENT	$35,690.49				$35,690.49
1225 - A/R WATER/SEWER	$16,765.89				$16,765.89
1235 - A/R PROPERTY TAX	$3,284.80				$3,284.80
1250 - A/R COLLECTION FEES	$50.00				$50.00
1280 - A/R OTHER	$20,478.01				$20,478.01
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	**$80,372.97**				**$80,372.97**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($20,179.23)	$29,879.23	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$6,785.00				$6,785.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,377,000.00)		($4,377,000.00)
Total OTHER ASSETS	**($13,394.23)**	**$29,879.23**	**$6,613,300.00**		**$6,629,785.00**
Assets Total	**$71,090.79**	**$534,998.49**	**$6,781,994.67**	**$1,100.00**	**$7,389,183.95**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

8/31/2016

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$9,071.03				$9,071.03
2200 - ACCOUNTS PAYABLE	$9,187.69	$2,020.48			$11,208.17
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,564,579.58		$6,564,579.58
2750 - CAPITAL FIN 9 PMT 2/16-10/16 $11958.30	$3,913.66				$3,913.66
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$22,172.38**	**$2,020.48**	**$6,564,579.58**	**$1,100.00**	**$6,589,872.44**
EQUITY					
3200 - OPERATING EQUITY	$31,161.58				$31,161.58
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	**$31,161.58**	**$497,164.19**	**$146,783.81**	-	**$675,109.58**
Net Income	**$17,756.83**	**$35,813.82**	**$70,631.28**	**$0.00**	**$124,201.93**
Liabilities and Equity Total	**$71,090.79**	**$534,998.49**	**$6,781,994.67**	**$1,100.00**	**$7,389,183.95**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2016 - 8/31/2016

	8/1/2016 - 8/31/2016			1/1/2016 - 8/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,775.00	$115.00	$410,184.00	$409,724.00	$460.00	$632,440.00	$222,256.00
4110 - GROUND LEASE ASSESSMENT	$31,930.00	$31,415.00	$515.00	$263,317.96	$251,320.00	$11,997.96	$376,980.00	$113,662.04
4120 - WATER ASSESSMENT	$46,498.44	$15,833.33	$30,665.11	$152,888.20	$126,666.64	$26,221.56	$190,000.00	$37,111.80
4135 - PROPERTY TAX ASSESSMENT	$0.00	$4,105.64	($4,105.64)	$24,295.14	$32,845.12	($8,549.98)	$49,267.66	$24,972.52
4330 - LATE FEES	$0.00	$333.33	($333.33)	$1,358.73	$2,666.64	($1,307.91)	$4,000.00	$2,641.27
4350 - LIEN/COLLECTION FEES	$50.00	$83.33	($33.33)	$4,837.55	$666.64	$4,170.91	$1,000.00	($3,837.55)
4540 - GARAGE SALE INCOME	$0.00	$25.00	($25.00)	$45.00	$200.00	($155.00)	$300.00	$255.00
4550 - GATE REMOTES INCOME	$646.00	$0.00	$646.00	$2,466.00	$0.00	$2,466.00	$0.00	($2,466.00)
4560 - CRIER ADVERTISING	$120.00	$187.50	($67.50)	$1,843.00	$1,500.00	$343.00	$2,250.00	$407.00
4600 - INTEREST INCOME	$6.66	$0.00	$6.66	$18.73	$0.00	$18.73	$0.00	($18.73)
4750 - LAND LEASE FUNDING	$0.00	$6,666.67	($6,666.67)	$0.00	$53,333.36	($53,333.36)	$80,000.00	$80,000.00
4800 - VIOLATION FINES	$0.00	$16.67	($16.67)	$150.00	$133.36	$16.64	$200.00	$50.00
4850 - CLUBHOUSE RENTAL	$300.00	$166.67	$133.33	$600.06	$1,333.36	($733.30)	$2,000.00	$1,399.94
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$0.00	$8,800.00	$8,800.00	$0.00	$13,200.00	$4,400.00
4900 - OTHER INCOME	$0.00	$4.17	($4.17)	$553.00	$33.36	$519.64	$50.00	($503.00)
Total INCOME	**$136,541.10**	**$115,712.31**	**$20,828.79**	**$871,357.37**	**$889,222.48**	**($17,865.11)**	**$1,351,687.66**	**$480,330.29**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,829.36)	($9,829.36)	$0.00	($58,976.20)	($78,634.88)	$19,658.68	($117,952.36)	($58,976.16)
8950 - TRANSFER TO GROUND LEASE	($36,006.00)	($38,741.75)	$2,735.75	($281,198.56)	($309,934.00)	$28,735.44	($464,901.00)	($183,702.44)
Total TRANSFER BETWEEN FUNDS	**($45,835.36)**	**($48,571.11)**	**$2,735.75**	**($340,174.76)**	**($388,568.88)**	**$48,394.12**	**($582,853.36)**	**($242,678.60)**
Total Income	**$90,705.74**	**$67,141.20**	**$23,564.54**	**$531,182.61**	**$500,653.60**	**$30,529.01**	**$768,834.30**	**$237,651.69**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$22.50	$22.50	$726.47	$180.00	($546.47)	$270.00	($456.47)
5110 - ADVERTISING	$0.00	$20.83	$20.83	$117.21	$166.64	$49.43	$250.00	$132.79

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2016 - 8/31/2016

	8/1/2016 - 8/31/2016			1/1/2016 - 8/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	$0.00	$0.00	$0.00	$435.74	$0.00	($435.74)	$0.00	($435.74)
5250 - BANK CHARGES	$26.00	$0.00	($26.00)	$80.00	$0.00	($80.00)	$0.00	($80.00)
5270 - COMPLEX OWNED UNIT	$264.35	$166.67	($97.68)	$1,886.58	$1,333.36	($553.22)	$2,000.00	$113.42
5400 - INSURANCE	$1,085.00	$2,000.00	$915.00	$10,622.19	$16,000.00	$5,377.81	$24,000.00	$13,377.81
5401 - INSURANCE - GROUP	$0.00	$216.67	$216.67	$0.00	$1,733.36	$1,733.36	$2,600.00	$2,600.00
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$3,353.00	$2,534.00	($819.00)	$3,801.00	$448.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$7,804.13	$6,250.00	($1,554.13)	$50,535.24	$50,000.00	($535.24)	$75,000.00	$24,464.76
5451 - PAYROLL TAXES	$0.00	$666.67	$666.67	$2,666.01	$5,333.36	$2,667.35	$8,000.00	$5,333.99
5500 - LEGAL FEES	$0.00	$416.67	$416.67	$3,510.86	$3,333.36	($177.50)	$5,000.00	$1,489.14
5520 - LICENSES/PERMITS	$0.00	$33.33	$33.33	$395.00	$266.64	($128.36)	$400.00	$5.00
5530 - LIEN/COLLECTION COSTS	$0.00	$16.67	$16.67	$82.50	$133.36	$50.86	$200.00	$117.50
5550 - LONG DISTANCE/FAX	$0.00	$20.83	$20.83	$49.55	$166.64	$117.09	$250.00	$200.45
5600 - MANAGEMENT FEES	$4,453.47	$4,287.48	($165.99)	$34,792.72	$34,299.84	($492.88)	$51,449.76	$16,657.04
5650 - MEETINGS	$250.50	$33.33	($217.17)	$250.50	$266.64	$16.14	$400.00	$149.50
5800 - OFFICE SUPPLIES	$779.81	$0.00	($779.81)	$1,139.90	$0.00	($1,139.90)	$0.00	($1,139.90)
5810 - POSTAGE	$386.25	$354.17	($32.08)	$3,258.96	$2,833.36	($425.60)	$4,250.00	$991.04
5820 - PRINTING	$1,193.26	$708.33	($484.93)	$10,035.12	$5,666.64	($4,368.48)	$8,500.00	($1,535.12)
5860 - SOCIAL COMMITTEE	$0.00	$41.67	$41.67	$319.01	$333.36	$14.35	$500.00	$180.99
5950 - MISCELLANEOUS ADMIN	$0.00	$16.67	$16.67	$80.39	$133.36	$52.97	$200.00	$119.61
8200 - SECURITY SERVICE	$390.00	$291.67	($98.33)	$6,355.74	$2,333.36	($4,022.38)	$3,500.00	($2,855.74)
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	$10.00	$0.00	($10.00)	$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	$32,845.12	$8,186.49	$49,267.66	$24,609.03
Total ADMINISTRATIVE	**$16,642.77**	**$19,986.55**	**$3,343.78**	**$156,786.89**	**$160,303.40**	**$3,516.51**	**$240,249.42**	**$83,462.53**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$41.67	$41.67	$334.53	$333.36	($1.17)	$500.00	$165.47
6405 - CARPET CLEANING	$0.00	$25.00	$25.00	$0.00	$200.00	$200.00	$300.00	$300.00
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$189.84	$41.67	($148.17)	$416.97	$333.36	($83.61)	$500.00	$83.03
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$208.33	$208.33	$0.00	$1,666.64	$1,666.64	$2,500.00	$2,500.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2016 - 8/31/2016

	8/1/2016 - 8/31/2016			1/1/2016 - 8/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$333.33	$333.33	$749.76	$2,666.64	$1,916.88	$4,000.00	$3,250.24
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$50.00	$50.00	$0.00	$400.00	$400.00	$600.00	$600.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$333.33	$333.33	$1,286.66	$2,666.64	$1,379.98	$4,000.00	$2,713.34
6950 - WATER/SEWER METER	$1,286.24	$1,286.24	$0.00	$10,289.92	$10,289.92	$0.00	$15,434.88	$5,144.96
7550 - TRASH REMOVAL	$3,246.20	$2,875.00	($371.20)	$23,971.22	$23,000.00	($971.22)	$34,500.00	$10,528.78
7560 - TRASH COMPACTOR	$0.00	$41.67	$41.67	$0.00	$333.36	$333.36	$500.00	$500.00
Total BUILDING MAINTENANCE	**$4,722.28**	**$5,236.24**	**$513.96**	**$37,049.06**	**$41,889.92**	**$4,840.86**	**$62,834.88**	**$25,785.82**
GROUNDS MAINTENANCE								
6100 - GATE REPAIR	$96.58	$416.67	$320.09	($1,498.18)	$3,333.36	$4,831.54	$5,000.00	$6,498.18
6155 - GATE TRANSMITTERS	$724.36	$0.00	($724.36)	$3,303.92	$0.00	($3,303.92)	$0.00	($3,303.92)
6300 - GROUNDS MAINTENANCE	$11,377.60	$11,333.33	($44.27)	$90,941.30	$90,666.64	($274.66)	$136,000.00	$45,058.70
6310 - LANDSCAPE SUPPLIES/LABOR	$2,466.00	$0.00	($2,466.00)	$4,289.85	$0.00	($4,289.85)	$0.00	($4,289.85)
6320 - IRRIGATION REPAIR	$806.68	$416.67	($390.01)	$4,419.06	$3,333.36	($1,085.70)	$5,000.00	$580.94
6330 - LANDSCAPE - ADDITIONAL	$0.00	$125.00	$125.00	$0.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00
6500 - REPAIRS & MAINTENANCE: MISC	$147.52	$583.33	$435.81	$4,612.38	$4,666.64	$54.26	$7,000.00	$2,387.62
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$41.67	$41.67	$0.00	$333.36	$333.36	$500.00	$500.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$879.23	$208.33	($670.90)	$2,799.14	$1,666.64	($1,132.50)	$2,500.00	($299.14)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$41.67	$41.67	$0.00	$333.36	$333.36	$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	$2,500.00	$2,445.39	$3,750.00	$3,695.39
6900 - FOUNTAIN MAINTENANCE	$0.00	$250.00	$250.00	$936.29	$2,000.00	$1,063.71	$3,000.00	$2,063.71
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$41.67	$41.67	$0.00	$333.36	$333.36	$500.00	$500.00
Total GROUNDS MAINTENANCE	**$16,497.97**	**$13,770.84**	**($2,727.13)**	**$109,858.37**	**$110,666.72**	**$808.35**	**$166,250.00**	**$56,391.63**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$157.79	$208.33	$50.54	$626.11	$1,666.64	$1,040.53	$2,500.00	$1,873.89
6450 - POOL MAINTENANCE	$1,725.59	$125.00	($1,600.59)	$2,092.88	$1,000.00	($1,092.88)	$1,500.00	($592.88)
6460 - POOL SUPPLIES	$500.49	$0.00	($500.49)	$705.99	$0.00	($705.99)	$0.00	($705.99)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$20.83	$20.83	$139.72	$166.64	$26.92	$250.00	$110.28

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2016 - 8/31/2016

	8/1/2016 - 8/31/2016			1/1/2016 - 8/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6470 - POOL MISCELLANEOUS	$0.00	$416.67	$416.67	$984.49	$3,333.36	$2,348.87	$5,000.00	$4,015.51
6475 - LOCKS & KEYS	$0.00	$20.83	$20.83	$160.09	$166.64	$6.55	$250.00	$89.91
Total POOL/SPA/CLUBHOUSE	**$2,383.87**	**$791.66**	**($1,592.21)**	**$4,709.28**	**$6,333.28**	**$1,624.00**	**$9,500.00**	**$4,790.72**
UTILITIES								
7100 - ELECTRICITY	$2,733.69	$2,375.00	($358.69)	$18,037.21	$19,000.00	$962.79	$28,500.00	$10,462.79
7300 - GAS	$611.87	$458.33	($153.54)	$3,479.57	$3,666.64	$187.07	$5,500.00	$2,020.43
7500 - TELEPHONE	$612.68	$916.67	$303.99	$8,004.38	$7,333.36	($671.02)	$11,000.00	$2,995.62
7900 - WATER/SEWER	$34,281.76	$20,416.67	($13,865.09)	$175,501.02	$163,333.36	($12,167.66)	$245,000.00	$69,498.98
Total UTILITIES	**$38,240.00**	**$24,166.67**	**($14,073.33)**	**$205,022.18**	**$193,333.36**	**($11,688.82)**	**$290,000.00**	**$84,977.82**
Total Expense	**$78,486.89**	**$63,951.96**	**($14,534.93)**	**$513,425.78**	**$512,526.68**	**($899.10)**	**$768,834.30**	**$255,408.52**
Operating Net Income	**$12,218.85**	**$3,189.24**	**$9,029.61**	**$17,756.83**	**($11,873.08)**	**$29,629.91**	**$0.00**	**($17,756.83)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

8/1/2016 - 8/31/2016

	8/1/2016 - 8/31/2016			1/1/2016 - 8/31/2016				
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	$0.24	$0.00	$0.24	$415.79	$0.00	$415.79	$0.00	($415.79)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($44.01)	$0.00	($44.01)	$6,891.92	$0.00	$6,891.92	$0.00	($6,891.92)
Total INCOME	**($43.77)**	**$0.00**	**($43.77)**	**$7,307.71**	**$0.00**	**$7,307.71**	**$0.00**	**($7,307.71)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,829.36	$0.00	$9,829.36	$48,976.20	$0.00	$48,976.20	$0.00	($48,976.20)
Total TRANSFER BETWEEN FUNDS	**$9,829.36**	**$0.00**	**$9,829.36**	**$48,976.20**	**$0.00**	**$48,976.20**	**$0.00**	**($48,976.20)**
Total Reserve Income	**$9,785.59**	**$0.00**	**$9,785.59**	**$56,283.91**	**$0.00**	**$56,283.91**	**$0.00**	**($56,283.91)**
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)
9600 - STREET REPAIR - RESERVES	$2,020.48	$0.00	($2,020.48)	$2,020.48	$0.00	($2,020.48)	$0.00	($2,020.48)
Total COMMON AREA	**$2,020.48**	**$0.00**	**($2,020.48)**	**$20,470.09**	**$0.00**	**($20,470.09)**	**$0.00**	**($20,470.09)**
Total Reserve Expense	**$2,020.48**	**$0.00**	**($2,020.48)**	**$20,470.09**	**$0.00**	**($20,470.09)**	**$0.00**	**($20,470.09)**
Reserve Net Income	**$7,765.11**	**$0.00**	**$7,765.11**	**$35,813.82**	**$0.00**	**$35,813.82**	**$0.00**	**($35,813.82)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

8/1/2016 - 8/31/2016

	8/1/2016 - 8/31/2016			1/1/2016 - 8/31/2016				
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	$25.79	$0.00	$25.79	$7,888.96	$0.00	$7,888.96	$0.00	($7,888.96)
Total INCOME	**$25.79**	**$0.00**	**$25.79**	**$7,889.87**	**$0.00**	**$7,889.87**	**$0.00**	**($7,889.87)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$73,186.75	$0.00	$73,186.75	$279,637.50	$0.00	$279,637.50	$0.00	($279,637.50)
Total TRANSFER BETWEEN FUNDS	**$73,186.75**	**$0.00**	**$73,186.75**	**$279,637.50**	**$0.00**	**$279,637.50**	**$0.00**	**($279,637.50)**
Total Income	**$73,212.54**	**$0.00**	**$73,212.54**	**$287,527.37**	**$0.00**	**$287,527.37**	**$0.00**	**($287,527.37)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$26,454.31	$0.00	($26,454.31)	$218,457.15	$0.00	($218,457.15)	$0.00	($218,457.15)
Total ADMINISTRATIVE	**$26,454.31**	**$0.00**	**($26,454.31)**	**$218,457.15**	**$0.00**	**($218,457.15)**	**$0.00**	**($218,457.15)**
Total Expense	**$26,454.31**	**$0.00**	**($26,454.31)**	**$218,457.15**	**$0.00**	**($218,457.15)**	**$0.00**	**($218,457.15)**
Reserve Income								
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$1,006.00	$0.00	$1,006.00	$1,561.06	$0.00	$1,561.06	$0.00	($1,561.06)
Total TRANSFER BETWEEN FUNDS	**$1,006.00**	**$0.00**	**$1,006.00**	**$1,561.06**	**$0.00**	**$1,561.06**	**$0.00**	**($1,561.06)**
Total Reserve Income	**$1,006.00**	**$0.00**	**$1,006.00**	**$1,561.06**	**$0.00**	**$1,561.06**	**$0.00**	**($1,561.06)**
Reserve Net Income	**$1,006.00**	**$0.00**	**$1,006.00**	**$1,561.06**	**$0.00**	**$1,561.06**	**$0.00**	**($1,561.06)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

8/1/2016 - 8/31/2016

	8/1/2016 - 8/31/2016			1/1/2016 - 8/31/2016				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Ground Lease Net Income	$47,764.23	$0.00	$47,764.23	$70,631.28	$0.00	$70,631.28	$0.00	($70,631.28)

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2016 - 8/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	YTD
Income									
INCOME									
4100 - HOMEOWNER ASSESSMENTS	$46,656.00	$46,656.00	$46,656.00	$46,656.00	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$410,184.00
4110 - GROUND LEASE ASSESSMENT	$33,315.56	$33,990.00	$33,063.00	$33,166.00	$32,963.40	$32,342.00	$32,548.00	$31,930.00	$263,317.96
4120 - WATER ASSESSMENT	$9,173.31	$10,140.01	$6,900.79	$12,218.74	$17,621.04	$19,636.79	$30,699.08	$46,498.44	$152,888.20
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$24,295.14	$0.00	$0.00	$0.00	$0.00	$24,295.14
4330 - LATE FEES	($57.60)	$0.00	$394.98	$504.00	$517.35	$0.00	$0.00	$0.00	$1,358.73
4350 - LIEN/COLLECTION FEES	$1,694.22	$1,233.59	$1,090.36	$190.95	$403.43	$25.00	$150.00	$50.00	$4,837.55
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$5.00	$40.00	$0.00	$0.00	$45.00
4550 - GATE REMOTES INCOME	$0.00	$0.00	$215.00	$0.00	$360.00	$740.00	$505.00	$646.00	$2,466.00
4560 - CRIER ADVERTISING	$105.00	$630.00	$496.00	$367.00	$0.00	$125.00	$0.00	$120.00	$1,843.00
4600 - INTEREST INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$4.52	$7.55	$6.66	$18.73
4800 - VIOLATION FINES	($100.00)	$50.00	$350.00	$100.00	($250.00)	$0.00	$0.00	$0.00	$150.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$50.00	$0.00	$50.00	$150.00	$50.06	$300.00	$600.06
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$8,800.00
4900 - OTHER INCOME	$0.00	$0.00	$0.00	$150.00	$403.00	$0.00	$0.00	$0.00	$553.00
Total INCOME	$91,886.49	$93,799.60	$90,316.13	$118,747.83	$109,063.22	$110,053.31	$120,949.69	$136,541.10	$871,357.37
TRANSFER BETWEEN FUNDS									
8900 - TRANSFER TO RESERVES	($10,000.00)	($10,000.00)	($9,488.12)	($9,829.36)	($9,829.36)	($9,829.36)	$9,829.36	($9,829.36)	($58,976.20)
8950 - TRANSFER TO GROUND LEASE	($33,372.00)	($33,372.00)	($33,372.00)	($33,269.00)	($33,269.00)	($39,796.75)	($38,741.81)	($36,006.00)	($281,198.56)
9050 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total TRANSFER BETWEEN FUNDS	($43,372.00)	($43,372.00)	($42,860.12)	($43,098.36)	($43,098.36)	($49,626.11)	($28,912.45)	($45,835.36)	($340,174.76)
Total Income	$48,514.49	$50,427.60	$47,456.01	$75,649.47	$65,964.86	$60,427.20	$92,037.24	$90,705.74	$531,182.61
Expense									
ADMINISTRATIVE									
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$269.06	$457.41	$0.00	$0.00	$0.00	$0.00	$726.47

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2016 - 8/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	YTD
5110 - ADVERTISING	$40.68	$0.00	$0.00	$0.00	$76.53	$0.00	$0.00	$0.00	$117.21
5200 - BAD DEBT	$0.00	$435.74	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$435.74
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00	$44.00	$26.00	$80.00
5270 - COMPLEX OWNED UNIT	$214.12	$214.23	$206.88	$265.16	$234.48	$238.27	$249.09	$264.35	$1,886.58
5400 - INSURANCE	$360.47	$2,325.28	$1,357.00	$1,357.00	$1,357.00	$1,423.44	$1,357.00	$1,085.00	$10,622.19
5402 - INSURANCE - WORKERS COMP	$317.00	$554.00	$317.00	$898.00	$317.00	$317.00	$633.00	$0.00	$3,353.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$5,115.00	$5,360.00	$8,040.00	$5,360.00	$5,360.00	$6,446.94	$7,049.17	$7,804.13	$50,535.24
5451 - PAYROLL TAXES	$449.87	$490.77	$749.56	$490.21	$485.60	$0.00	$0.00	$0.00	$2,666.01
5490 - LAND LEASE INTEREST	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
5500 - LEGAL FEES	$1,388.72	$2,553.26	($1,159.37)	$0.00	$728.25	$0.00	$0.00	$0.00	$3,510.86
5520 - LICENSES/PERMITS	$0.00	$180.00	$215.00	$0.00	$0.00	$0.00	$0.00	$0.00	$395.00
5530 - LIEN/COLLECTION COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$82.50	$0.00	$82.50
5550 - LONG DISTANCE/FAX	$24.15	$7.35	$4.50	$8.60	$4.95	$0.00	$0.00	$0.00	$49.55
5600 - MANAGEMENT FEES	$4,287.50	$4,287.50	$4,287.50	$4,287.50	$4,287.50	$4,448.28	$4,453.47	$4,453.47	$34,792.72
5650 - MEETINGS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$250.50	$250.50
5800 - OFFICE SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$118.39	$241.70	$779.81	$1,139.90
5810 - POSTAGE	$553.14	$395.69	$375.22	$491.26	$752.43	$0.00	$304.97	$386.25	$3,258.96
5820 - PRINTING	$1,343.46	$2,769.91	$992.45	$1,372.26	$2,245.50	($145.88)	$264.16	$1,193.26	$10,035.12
5860 - SOCIAL COMMITTEE	$148.99	$48.00	$0.00	$122.02	$0.00	$0.00	$0.00	$0.00	$319.01
5950 - MISCELLANEOUS ADMIN	$0.00	$80.39	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$80.39
8200 - SECURITY SERVICE	$192.92	$2,399.95	$192.92	$2,399.95	$390.00	$0.00	$390.00	$390.00	$6,355.74
8250 - MISC./CONTINGENCY	$0.00	$0.00	$0.00	$0.00	$0.00	$1,369.32	$0.00	$0.00	$1,369.32
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$11.25	$0.00	$0.00	$0.00	$10.00	$21.25
8800 - TAXES - INCOME	$0.00	$0.00	$270.00	$0.00	$0.00	($225.00)	$0.00	$0.00	$45.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,394.95	$0.00	$263.68	$0.00	$0.00	$24,658.63
Total ADMINISTRATIVE	$14,436.02	$22,102.07	$16,117.72	$41,915.57	$16,239.24	$14,264.44	$15,069.06	$16,642.77	$156,786.89
BUILDING MAINTENANCE									
6400 - PEST CONTROL	$83.61	$0.00	$0.00	$0.00	$0.00	$167.22	$83.70	$0.00	$334.53
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$227.13	$189.84	$416.97
6550 - REPAIRS & MAINTENANCE: LIGHTING	$749.76	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$749.76

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2016 - 8/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	YTD
6570 - REPAIRS & MAINTENANCE: PLUMBING	$1,200.00	$0.00	$86.66	$0.00	$0.00	$0.00	$0.00	$0.00	$1,286.66
6950 - WATER/SEWER METER	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$10,289.92
7550 - TRASH REMOVAL	$2,591.66	$3,884.10	$2,589.40	$2,589.40	$2,589.40	$2,589.40	$3,891.66	$3,246.20	$23,971.22
Total BUILDING MAINTENANCE	$5,911.27	$5,170.34	$3,962.30	$3,875.64	$3,875.64	$4,042.86	$5,488.73	$4,722.28	$37,049.06
GROUNDS MAINTENANCE									
6100 - GATE REPAIR	$773.47	$4,508.29	$0.00	$5,295.13	$6,277.96	$0.00	($18,449.61)	$96.58	($1,498.18)
6155 - GATE TRANSMITTERS	$0.00	$0.00	$614.15	$1,014.01	$0.00	$495.54	$455.86	$724.36	$3,303.92
6300 - GROUNDS MAINTENANCE	$11,364.35	$11,364.35	$11,364.35	$11,364.35	$11,364.35	$11,364.35	$11,377.60	$11,377.60	$90,941.30
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$0.00	$0.00	$0.00	$724.48	$1,099.37	$2,466.00	$4,289.85
6320 - IRRIGATION REPAIR	$0.00	$0.00	$0.00	$1,781.65	$0.00	$0.00	$1,830.73	$806.68	$4,419.06
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$883.74	$1,257.13	$1,048.10	$1,224.97	$0.00	$50.92	$147.52	$4,612.38
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$0.00	$1,919.91	$0.00	$0.00	$0.00	$879.23	$2,799.14
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$54.61	$0.00	$0.00	$0.00	$54.61
6900 - FOUNTAIN MAINTENANCE	$506.62	$0.00	$429.67	$0.00	$0.00	$0.00	$0.00	$0.00	$936.29
Total GROUNDS MAINTENANCE	$12,644.44	$16,756.38	$13,665.30	$22,423.15	$18,921.89	$12,584.37	($3,635.13)	$16,497.97	$109,858.37
POOL/SPA/CLUBHOUSE									
6410 - CLUBHOUSE MAINTENANCE	$0.00	$468.32	$0.00	$0.00	$0.00	$0.00	$0.00	$157.79	$626.11
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$306.78	$60.51	$1,725.59	$2,092.88
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$205.50	$500.49	$705.99
6465 - POOL & CLUBHOUSE SIGNS	$79.51	$0.00	$60.21	$0.00	$0.00	$0.00	$0.00	$0.00	$139.72
6470 - POOL MISCELLANEOUS	$0.00	$0.00	$0.00	$0.00	$984.49	$0.00	$0.00	$0.00	$984.49
6475 - LOCKS & KEYS	$10.02	$150.07	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$160.09
Total POOL/SPA/CLUBHOUSE	$89.53	$618.39	$60.21	$0.00	$984.49	$306.78	$266.01	$2,383.87	$4,709.28
UTILITIES									
7100 - ELECTRICITY	$2,479.96	$2,137.96	$1,878.12	$1,654.67	$0.00	$4,444.74	$2,708.07	$2,733.69	$18,037.21
7300 - GAS	$505.56	$387.34	$242.63	$177.60	$84.36	$80.00	$1,390.21	$611.87	$3,479.57

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2016 - 8/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	YTD
7500 - TELEPHONE	$944.05	$933.53	$952.32	$959.72	$963.74	$965.17	$1,673.17	$612.68	$8,004.38
7900 - WATER/SEWER	$9,377.86	$12,490.78	$0.00	$18,988.16	$20,605.25	$32,061.73	$47,695.48	$34,281.76	$175,501.02
Total UTILITIES	$13,307.43	$15,949.61	$3,073.07	$21,780.15	$21,653.35	$37,551.64	$53,466.93	$38,240.00	$205,022.18
Total Expense	$46,388.69	$60,596.79	$36,878.60	$89,994.51	$61,674.61	$68,750.09	$70,655.60	$78,486.89	$513,425.78
Operating Net Income	$2,125.80	($10,169.19)	$10,577.41	($14,345.04)	$4,290.25	($8,322.89)	$21,381.64	$12,218.85	$17,756.83
Net Income	$2,125.80	($10,169.19)	$10,577.41	($14,345.04)	$4,290.25	($8,322.89)	$21,381.64	$12,218.85	$17,756.83

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

1/1/2016 - 8/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	YTD
Income									
Total Income	$0.00	$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	$0.00
Operating Net Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Income									
INCOME									
4610 - INTEREST INCOME - RESERVE	$2.71	$4.26	$3.79	$404.11	$0.23	$0.22	$0.23	$0.24	$415.79
4620 - UNREALIZED GAIN/LOSS-RESERVE	$5,277.06	$28.88	$566.90	$298.36	$127.91	($140.33)	$777.15	($44.01)	$6,891.92
Total INCOME	$5,279.77	$33.14	$570.69	$702.47	$128.14	($140.11)	$777.38	($43.77)	$7,307.71
TRANSFER BETWEEN FUNDS									
9000 - TRANSFER FROM OPERATING	$0.00	$10,000.00	$9,488.12	$9,829.36	$9,829.36	$9,829.36	($9,829.36)	$9,829.36	$48,976.20
Total TRANSFER BETWEEN FUNDS	$0.00	$10,000.00	$9,488.12	$9,829.36	$9,829.36	$9,829.36	($9,829.36)	$9,829.36	$48,976.20
Total Reserve Income	$5,279.77	$10,033.14	$10,058.81	$10,531.83	$9,957.50	$9,689.25	($9,051.98)	$9,785.59	$56,283.91
Reserve Expense									
COMMON AREA									
9100 - GATE REPAIR - RESERVES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,449.61	$0.00	$18,449.61
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,020.48	$2,020.48
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,449.61	$2,020.48	$20,470.09
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,449.61	$2,020.48	$20,470.09

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

1/1/2016 - 8/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	YTD
Reserve Net Income	$5,279.77	$10,033.14	$10,058.81	$10,531.83	$9,957.50	$9,689.25	($27,501.59)	$7,765.11	$35,813.82
Net Income	$5,279.77	$10,033.14	$10,058.81	$10,531.83	$9,957.50	$9,689.25	($27,501.59)	$7,765.11	$35,813.82

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Ground Lease

1/1/2016 - 8/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	YTD
Income									
INCOME									
4600 - INTEREST INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.91	$0.00	$0.00	$0.91
4615 - UNREALIZED GAIN/LOSS	$7,547.29	$0.00	$0.00	$0.00	$0.00	$164.68	$151.20	$25.79	$7,888.96
Total INCOME	$7,547.29	$0.00	$0.00	$0.00	$0.00	$165.59	$151.20	$25.79	$7,889.87
TRANSFER BETWEEN FUNDS									
8950 - TRANSFER TO GROUND LEASE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
9050 - TRANSFER FROM OPERATING	$33,372.00	$33,372.00	$33,372.00	$33,269.00	$33,269.00	$39,796.75	$0.00	$73,186.75	$279,637.50
Total TRANSFER BETWEEN FUNDS	$33,372.00	$33,372.00	$33,372.00	$33,269.00	$33,269.00	$39,796.75	$0.00	$73,186.75	$279,637.50
Total Income	$40,919.29	$33,372.00	$33,372.00	$33,269.00	$33,269.00	$39,962.34	$151.20	$73,212.54	$287,527.37
Expense									
ADMINISTRATIVE									
5490 - LAND LEASE INTEREST	$27,889.12	$27,757.79	$27,660.61	$27,427.84	$27,329.34	$53,938.14	$0.00	$26,454.31	$218,457.15
Total ADMINISTRATIVE	$27,889.12	$27,757.79	$27,660.61	$27,427.84	$27,329.34	$53,938.14	$0.00	$26,454.31	$218,457.15
Total Expense	$27,889.12	$27,757.79	$27,660.61	$27,427.84	$27,329.34	$53,938.14	$0.00	$26,454.31	$218,457.15
Operating Net Income	$13,030.17	$5,614.21	$5,711.39	$5,841.16	$5,939.66	($13,975.80)	$151.20	$46,758.23	$69,070.22
Reserve Income									
INCOME									
4620 - UNREALIZED GAIN/LOSS-RESERVE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER BETWEEN FUNDS									
9000 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$555.06	$1,006.00	$1,561.06

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2016 - 8/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	YTD
Total TRANSFER BETWEEN FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$555.06	$1,006.00	$1,561.06
Total Reserve Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$555.06	$1,006.00	$1,561.06
Reserve Expense									
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$555.06	$1,006.00	$1,561.06
Net Income	$13,030.17	$5,614.21	$5,711.39	$5,841.16	$5,939.66	($13,975.80)	$706.26	$47,764.23	$70,631.28