Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: August 31, 2017

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PROFESSIONAL COMMUNITY MANAGEMENT
OUR ONLY BUSINESS

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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

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www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

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TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

8/31/2017

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$58,761.14			$58,761.14
1012 - LANB OPERATING CHECKING-261	$11,808.73			$11,808.73
1031 - EDWARD JONES LAND LEASE RESERVE-115			$87,282.75	$87,282.75
1051 - EDWARD JONES MAINT RES-016		$604,573.93		$604,573.93
1053 - LANB LAND LEASE CHECKING 601			$4,376.95	$4,376.95
1054 - LANB RES SAVINGS-620		$6,822.71		$6,822.71
Total CASH	**$70,569.87**	**$611,396.64**	**$91,659.70**	**$773,626.21**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$40,401.90			$40,401.90
1215 - A/R GROUND LEASE ASSESSMENT	$41,534.81			$41,534.81
1225 - A/R WATER/SEWER	$17,104.69			$17,104.69
1230 - A/R FINES	$375.00			$375.00
1235 - A/R PROPERTY TAX	$3,969.14			$3,969.14
1250 - A/R COLLECTION FEES	$1,589.94			$1,589.94
1280 - A/R OTHER	$16,512.33			$16,512.33
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($27,802.87)			($27,802.87)
Total ACCOUNTS RECEIVABLE	**$93,684.94**		-	**$93,684.94**
OTHER ASSETS				
1300 - DUE BETWEEN FUNDS	($19,816.88)	$29,516.88	($9,700.00)	$0.00
1610 - PREPAID INSURANCE	$5,908.00			$5,908.00
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,982,000.00)	($4,982,000.00)
Total OTHER ASSETS	**($13,908.88)**	**$29,516.88**	**$6,008,300.00**	**$6,023,908.00**
Assets Total	**$150,345.93**	**$640,913.52**	**$6,099,959.70**	**$6,891,219.15**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

8/31/2017

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$21,495.08			$21,495.08
2200 - ACCOUNTS PAYABLE	$8,566.26			$8,566.26
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$2,048.69			$2,048.69
2500 - TRANSFER/DISC PAYABLE	$144.96			$144.96
2650 - PLAYGROUND FUNDS RAISED	$525.00			$525.00
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,828,110.92	$5,828,110.92
Total LIABILITIES	**$32,779.99**	-	**$5,828,110.92**	**$5,860,890.91**
EQUITY				
3200 - OPERATING EQUITY	$109,564.70		$75,104.75	$184,669.45
3500 - RESERVE EQUITY		$569,166.87		$569,166.87
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	**$109,564.70**	**$569,166.87**	**$221,888.56**	**$900,620.13**
Net Income	**$8,001.24**	**$71,746.65**	**$49,960.22**	**$129,708.11**
Liabilities and Equity Total	**$150,345.93**	**$640,913.52**	**$6,099,959.70**	**$6,891,219.15**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$447,120.00	$447,120.00	$0.00	$670,680.00	$223,560.00
4110 - GROUND LEASE ASSESSMENT	$30,076.00	$29,767.00	$309.00	$244,730.16	$243,904.00	$826.16	$360,912.00	$116,181.84
4120 - WATER ASSESSMENT	$38,462.92	$48,500.00	($10,037.08)	$160,557.12	$154,803.00	$5,754.12	$240,593.00	$80,035.88
4135 - PROPERTY TAX ASSESSMENT	$24,635.34	$0.00	$24,635.34	$24,645.85	$24,633.50	$12.35	$49,267.00	$24,621.15
4330 - LATE FEES	$1,401.74	$204.34	$1,197.40	$5,389.46	$1,634.72	$3,754.74	$2,452.05	($2,937.41)
4350 - LIEN/COLLECTION FEES	$35.00	$0.00	$35.00	$1,762.52	$0.00	$1,762.52	$0.00	($1,762.52)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$280.00	$40.00	$240.00	$40.00	($240.00)
4550 - GATE REMOTES INCOME	$290.00	$100.00	$190.00	$2,045.00	$800.00	$1,245.00	$1,200.00	($845.00)
4560 - CRIER ADVERTISING	$245.00	$166.67	$78.33	$1,585.00	$1,333.36	$251.64	$2,000.00	$415.00
4600 - INTEREST INCOME	$4.32	$0.00	$4.32	$70.62	$0.00	$70.62	$0.00	($70.62)
4700 - RECOVERY OF BAD DEBT	$4,382.80	$0.00	$4,382.80	$4,382.80	$0.00	$4,382.80	$0.00	($4,382.80)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$750.00	$0.00	$750.00	$0.00	($750.00)
4800 - VIOLATION FINES	$200.00	$0.00	$200.00	$400.00	$0.00	$400.00	$0.00	($400.00)
4850 - CLUBHOUSE RENTAL	$150.00	$50.00	$100.00	$1,200.00	$400.00	$800.00	$600.00	($600.00)
4860 - GATE DAMAGE REIMBURSEMENT	$75.00	$0.00	$75.00	$375.00	$0.00	$375.00	$0.00	($375.00)
4870 - SOCIAL COMMITTEE INCOME	$17.17	$0.00	$17.17	$72.96	$0.00	$72.96	$0.00	($72.96)
4875 - RENTAL INCOME	$0.00	$1,100.00	($1,100.00)	$4,744.22	$8,800.00	($4,055.78)	$13,200.00	$8,455.78
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$39.44	$333.36	($293.92)	$500.00	$460.56
Total INCOME	**$155,865.29**	**$135,819.68**	**$20,045.61**	**$900,150.15**	**$883,801.94**	**$16,348.21**	**$1,341,444.05**	**$441,293.90**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	$0.00	($79,267.52)	($79,267.52)	$0.00	($118,901.32)	($39,633.80)
8950 - TRANSFER TO GROUND LEASE	($30,179.00)	($29,767.00)	($412.00)	($246,868.37)	($243,904.00)	($2,964.37)	($360,912.00)	($114,043.63)
Total TRANSFER BETWEEN FUNDS	**($40,087.44)**	**($39,675.44)**	**($412.00)**	**($326,135.89)**	**($323,171.52)**	**($2,964.37)**	**($479,813.32)**	**($153,677.43)**
Total Income	**$115,777.85**	**$96,144.24**	**$19,633.61**	**$574,014.26**	**$560,630.42**	**$13,383.84**	**$861,630.73**	**$287,616.47**
Expense								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
ADMINISTRATIVE								
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	$8,333.33	$8,333.33	$0.00	$66,666.64	$66,666.64	$100,000.00	$100,000.00
5250 - BANK CHARGES	$53.00	$16.00	($37.00)	$99.50	$128.00	$28.50	$192.00	$92.50
5270 - COMPLEX OWNED UNIT	$292.29	$250.00	($42.29)	$1,923.11	$2,000.00	$76.89	$3,000.00	$1,076.89
5400 - INSURANCE	$1,357.00	$1,357.00	$0.00	$11,852.26	$10,856.00	($996.26)	$16,284.00	$4,431.74
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$1,286.00	$2,534.00	$1,248.00	$3,801.00	$2,515.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,144.55	$7,666.67	($1,477.88)	$70,733.59	$61,333.36	($9,400.23)	$92,000.00	$21,266.41
5500 - LEGAL FEES	$483.75	$416.67	($67.08)	($894.21)	$3,333.36	$4,227.57	$5,000.00	$5,894.21
5520 - LICENSES/PERMITS	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$380.00	$190.00	($190.00)	$1,727.50	$1,520.00	($207.50)	$2,280.00	$552.50
5600 - MANAGEMENT FEES	$4,684.85	$4,676.39	($8.46)	$35,866.92	$35,852.29	($14.63)	$54,557.85	$18,690.93
5650 - MEETINGS	$0.00	$29.17	$29.17	$273.67	$233.36	($40.31)	$350.00	$76.33
5800 - OFFICE SUPPLIES	$5,311.38	$83.33	($5,228.05)	$9,520.71	$666.64	($8,854.07)	$1,000.00	($8,520.71)
5810 - POSTAGE	$338.00	$333.33	($4.67)	$3,200.96	$2,666.64	($534.32)	$4,000.00	$799.04
5820 - PRINTING	$2,404.51	$1,000.00	($1,404.51)	$11,174.95	$8,000.00	($3,174.95)	$12,000.00	$825.05
5860 - SOCIAL COMMITTEE	$330.16	$37.50	($292.66)	$1,604.04	$300.00	($1,304.04)	$450.00	($1,154.04)
5900 - WEBSITE	$0.00	$66.67	$66.67	$37.99	$532.36	$494.37	$799.00	$761.01
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$332.50	$0.00	($332.50)	$0.00	($332.50)
8200 - SECURITY SERVICE	$1,302.16	$750.00	($552.16)	$4,565.84	$6,000.00	$1,434.16	$9,000.00	$4,434.16
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$10.00	$10.00	$0.00	$10.00	$0.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$0.00	$50.00	$50.00	$50.00	$50.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,574.08	$24,633.50	$59.42	$49,267.00	$24,692.92
Total ADMINISTRATIVE	**$26,081.65**	**$25,522.81**	**($558.84)**	**$177,889.41**	**$227,967.15**	**$50,077.74**	**$354,691.85**	**$176,802.44**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.67	$83.67	$251.10	$669.36	$418.26	$1,004.00	$752.90
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$50.00	$50.00	$83.70	$400.00	$316.30	$600.00	$516.30
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$116.67	$116.67	$743.04	$933.36	$190.32	$1,400.00	$656.96
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$108.33	$108.33	$0.00	$866.64	$866.64	$1,300.00	$1,300.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$10,817.12	$10,289.92	($527.20)	$15,434.88	$4,617.76

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7550 - TRASH REMOVAL	$5,851.11	$2,666.67	($3,184.44)	$23,103.32	$21,333.36	($1,769.96)	$32,000.00	$8,896.68
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$582.94	$0.00	($582.94)	$0.00	($582.94)
Total BUILDING MAINTENANCE	**$7,203.25**	**$4,311.58**	**($2,891.67)**	**$35,581.22**	**$34,492.64**	**($1,088.58)**	**$51,738.88**	**$16,157.66**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$1,765.29	$0.00	($1,765.29)	$400.00	($1,365.29)
6100 - GATE REPAIR	$0.00	$458.33	$458.33	$3,390.50	$3,666.64	$276.14	$5,500.00	$2,109.50
6155 - GATE TRANSMITTERS	$429.25	$166.67	($262.58)	$2,755.27	$1,333.36	($1,421.91)	$2,000.00	($755.27)
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,800.00	$56.25	$85,950.00	$86,400.00	$450.00	$129,600.00	$43,650.00
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$416.67	$416.67	$9,074.10	$3,333.36	($5,740.74)	$5,000.00	($4,074.10)
6320 - IRRIGATION REPAIR	$690.27	$500.00	($190.27)	$6,150.33	$4,000.00	($2,150.33)	$6,000.00	($150.33)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$391.67	$391.67	$714.63	$3,133.36	$2,418.73	$4,700.00	$3,985.37
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$1,561.40	$3,333.36	$1,771.96	$5,000.00	$3,438.60
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$16.67	$16.67	$1,341.41	$133.36	($1,208.05)	$200.00	($1,141.41)
6600 - SNOW REMOVAL	$0.00	$0.00	$0.00	$0.00	$250.00	$250.00	$500.00	$500.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$400.00	$0.00	($400.00)	$0.00	($400.00)
6900 - FOUNTAIN MAINTENANCE	$0.00	$108.33	$108.33	$0.00	$866.64	$866.64	$1,300.00	$1,300.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$200.00	$200.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$11,863.27**	**$13,300.01**	**$1,436.74**	**$113,102.93**	**$106,650.08**	**($6,452.85)**	**$160,500.00**	**$47,397.07**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$1,088.48	$333.36	($755.12)	$500.00	($588.48)
6450 - POOL MAINTENANCE	$0.00	$166.67	$166.67	$1,124.89	$1,333.36	$208.47	$2,000.00	$875.11
6460 - POOL SUPPLIES	$225.22	$116.67	($108.55)	$6,734.76	$933.36	($5,801.40)	$1,400.00	($5,334.76)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$8.33	$8.33	$0.00	$66.64	$66.64	$100.00	$100.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$666.64	$666.64	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$104.81	$16.67	($88.14)	$296.63	$133.36	($163.27)	$200.00	($96.63)
Total POOL/SPA/CLUBHOUSE	**$330.03**	**$433.34**	**$103.31**	**$9,244.76**	**$3,466.72**	**($5,778.04)**	**$5,200.00**	**($4,044.76)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$5,902.93	$2,416.67	($3,486.26)	$21,490.91	$19,333.36	($2,157.55)	$29,000.00	$7,509.09
7300 - GAS	$681.68	$458.33	($223.35)	$3,777.48	$3,666.64	($110.84)	$5,500.00	$1,722.52
7500 - TELEPHONE	$1,907.32	$833.33	($1,073.99)	$9,174.71	$6,666.64	($2,508.07)	$10,000.00	$825.29
7900 - WATER/SEWER	$36,158.65	$20,416.67	($15,741.98)	$195,751.60	$163,333.36	($32,418.24)	$245,000.00	$49,248.40
Total UTILITIES	**$44,650.58**	**$24,125.00**	**($20,525.58)**	**$230,194.70**	**$193,000.00**	**($37,194.70)**	**$289,500.00**	**$59,305.30**
Total Expense	**$90,128.78**	**$67,692.74**	**($22,436.04)**	**$566,013.02**	**$565,576.59**	**($436.43)**	**$861,630.73**	**$295,617.71**
Operating Net Income	**$25,649.07**	**$28,451.50**	**($2,802.43)**	**$8,001.24**	**($4,946.17)**	**$12,947.41**	**$0.00**	**($8,001.24)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017				
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	$2.28	$0.00	$2.28	$0.00	($2.28)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($1,172.40)	$0.00	($1,172.40)	($7,523.15)	$0.00	($7,523.15)	$0.00	$7,523.15
Total INCOME	**($1,172.11)**	**$0.00**	**($1,172.11)**	**($7,520.87)**	**$0.00**	**($7,520.87)**	**$0.00**	**$7,520.87**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,908.44	$0.00	$9,908.44	$79,267.52	$0.00	$79,267.52	$0.00	($79,267.52)
Total TRANSFER BETWEEN FUNDS	**$9,908.44**	**$0.00**	**$9,908.44**	**$79,267.52**	**$0.00**	**$79,267.52**	**$0.00**	**($79,267.52)**
Total Reserve Income	**$8,736.33**	**$0.00**	**$8,736.33**	**$71,746.65**	**$0.00**	**$71,746.65**	**$0.00**	**($71,746.65)**
Reserve Net Income	**$8,736.33**	**$0.00**	**$8,736.33**	**$71,746.65**	**$0.00**	**$71,746.65**	**$0.00**	**($71,746.65)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$40.67	$0.00	$40.67	$860.17	$0.00	$860.17	$0.00	($860.17)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
Total INCOME	**$40.67**	**$0.00**	**$40.67**	**$1,010.17**	**$0.00**	**$1,010.17**	**$0.00**	**($1,010.17)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$30,179.00	$0.00	$30,179.00	$246,868.37	$0.00	$246,868.37	$0.00	($246,868.37)
Total TRANSFER BETWEEN FUNDS	**$30,179.00**	**$0.00**	**$30,179.00**	**$246,868.37**	**$0.00**	**$246,868.37**	**$0.00**	**($246,868.37)**
Total Income	**$30,219.67**	**$0.00**	**$30,219.67**	**$247,878.54**	**$0.00**	**$247,878.54**	**$0.00**	**($247,878.54)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$5.00	$0.00	($5.00)	$305.00	$0.00	($305.00)	$0.00	($305.00)
5490 - LAND LEASE INTEREST	$23,910.34	$0.00	($23,910.34)	$197,613.32	$0.00	($197,613.32)	$0.00	($197,613.32)
Total ADMINISTRATIVE	**$23,915.34**	**$0.00**	**($23,915.34)**	**$197,918.32**	**$0.00**	**($197,918.32)**	**$0.00**	**($197,918.32)**
Total Expense	**$23,915.34**	**$0.00**	**($23,915.34)**	**$197,918.32**	**$0.00**	**($197,918.32)**	**$0.00**	**($197,918.32)**
Ground Lease Net Income	**$6,304.33**	**$0.00**	**$6,304.33**	**$49,960.22**	**$0.00**	**$49,960.22**	**$0.00**	**($49,960.22)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	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	$447,120.00
4110 - GROUND LEASE ASSESSMENT	$31,312.00	$30,593.16	$30,900.00	$30,694.00	$30,591.00	$30,488.00	$30,076.00	$30,076.00	$244,730.16
4120 - WATER ASSESSMENT	$11,211.17	$12,924.26	$14,362.88	$12,381.22	$19,570.75	$21,128.33	$30,515.59	$38,462.92	$160,557.12
4135 - PROPERTY TAX ASSESSMENT	$0.00	$10.51	$0.00	$0.00	$0.00	$0.00	$0.00	$24,635.34	$24,645.85
4330 - LATE FEES	$903.89	$658.33	$826.98	$579.29	$713.87	$305.36	$0.00	$1,401.74	$5,389.46
4350 - LIEN/COLLECTION FEES	$1,005.00	$605.00	$540.00	($402.48)	$0.00	($20.00)	$0.00	$35.00	$1,762.52
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$280.00	$0.00	$0.00	$0.00	$280.00
4550 - GATE REMOTES INCOME	$0.00	$190.00	$460.00	$330.00	$410.00	$365.00	$0.00	$290.00	$2,045.00
4560 - CRIER ADVERTISING	$0.00	$90.00	$595.00	$290.00	$290.00	$75.00	$0.00	$245.00	$1,585.00
4600 - INTEREST INCOME	$13.88	$12.28	$13.30	$14.28	$4.00	$4.19	$4.37	$4.32	$70.62
4700 - RECOVERY OF BAD DEBT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,382.80	$4,382.80
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$150.00	$600.00	$0.00	$750.00
4800 - VIOLATION FINES	$0.00	$0.00	$200.00	$0.00	$0.00	$0.00	$0.00	$200.00	$400.00
4850 - CLUBHOUSE RENTAL	$0.00	$100.00	$370.00	$325.00	$255.00	$0.00	$0.00	$150.00	$1,200.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$150.00	$75.00	$75.00	$0.00	$0.00	$75.00	$375.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$41.22	$5.17	$9.40	$0.00	$0.00	$17.17	$72.96
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$344.22	$0.00	$0.00	$0.00	$4,744.22
4900 - OTHER INCOME	$0.00	$39.44	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$39.44
Total INCOME	$101,435.94	$102,212.98	$105,449.38	$101,281.48	$108,433.24	$108,385.88	$117,085.96	$155,865.29	$900,150.15
TRANSFER BETWEEN FUNDS									
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	($9,908.44)	($9,908.44)	($9,908.44)	($9,908.44)	($9,908.44)	($9,908.44)	($79,267.52)
8950 - TRANSFER TO GROUND LEASE	($31,312.00)	($31,262.67)	($31,553.70)	($30,694.00)	($30,694.00)	($30,591.00)	($30,582.00)	($30,179.00)	($246,868.37)
Total TRANSFER BETWEEN FUNDS	($41,220.44)	($41,171.11)	($41,462.14)	($40,602.44)	($40,602.44)	($40,499.44)	($40,490.44)	($40,087.44)	($326,135.89)
Total Income	$60,215.50	$61,041.87	$63,987.24	$60,679.04	$67,830.80	$67,886.44	$76,595.52	$115,777.85	$574,014.26

TOWNE PARK HOMEOWNERS ASSOCIATION INC

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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	YTD
Expense									
ADMINISTRATIVE									
5250 - BANK CHARGES	$0.00	$0.00	$25.00	$0.00	$14.00	$7.50	$0.00	$53.00	$99.50
5270 - COMPLEX OWNED UNIT	$229.76	$230.23	$235.99	$231.45	$235.89	$226.92	$240.58	$292.29	$1,923.11
5400 - INSURANCE	$1,357.00	$1,357.00	$1,178.00	$2,714.00	$1,357.00	$1,357.00	$1,175.26	$1,357.00	$11,852.26
5402 - INSURANCE - WORKERS COMP	$570.00	$0.00	$0.00	$716.00	$0.00	$0.00	$0.00	$0.00	$1,286.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,481.88	$9,243.30	$8,149.26	$8,671.22	$9,179.95	$8,962.75	$8,900.68	$9,144.55	$70,733.59
5500 - LEGAL FEES	($1,459.45)	$0.00	$0.00	$81.49	$0.00	$0.00	$0.00	$483.75	($894.21)
5530 - LIEN/COLLECTION COSTS	$0.00	$630.00	$135.00	$172.50	$135.00	$165.00	$110.00	$380.00	$1,727.50
5600 - MANAGEMENT FEES	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,461.25	$4,684.85	$35,866.92
5650 - MEETINGS	$0.00	$192.38	$81.29	$0.00	$0.00	$0.00	$0.00	$0.00	$273.67
5800 - OFFICE SUPPLIES	$189.39	$575.97	$441.25	$637.68	$209.17	$1,704.67	$451.20	$5,311.38	$9,520.71
5810 - POSTAGE	$255.52	$597.30	$441.18	$530.85	$200.41	$384.78	$452.92	$338.00	$3,200.96
5820 - PRINTING	$1,300.77	$2,065.99	$871.60	$2,046.87	$31.31	$1,102.57	$1,351.33	$2,404.51	$11,174.95
5860 - SOCIAL COMMITTEE	$175.00	$0.00	$0.00	$413.81	$463.52	$84.33	$137.22	$330.16	$1,604.04
5900 - WEBSITE	$0.00	$0.00	$0.00	$37.99	$0.00	$0.00	$0.00	$0.00	$37.99
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$0.00	$0.00	$139.50	$193.00	$0.00	$332.50
8200 - SECURITY SERVICE	$193.16	$0.00	$360.57	$0.00	$1,017.79	$912.16	$780.00	$1,302.16	$4,565.84
8280 - CORPORATION COMMISSION	$0.00	$0.00	$10.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,574.08	$0.00	$0.00	$0.00	$0.00	$24,574.08
Total ADMINISTRATIVE	$15,746.50	$19,345.64	$16,382.61	$45,281.41	$17,297.51	$19,500.65	$18,253.44	$26,081.65	$177,889.41
BUILDING MAINTENANCE									
6400 - PEST CONTROL	$83.70	$0.00	$83.70	$0.00	$83.70	$0.00	$0.00	$0.00	$251.10
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$83.70	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$83.70
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$0.00	$743.04	$0.00	$0.00	$0.00	$0.00	$0.00	$743.04
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	$10,817.12
7550 - TRASH REMOVAL	$2,596.96	$2,596.96	$3,990.05	($371.88)	$5,843.16	$2,596.96	$0.00	$5,851.11	$23,103.32
7560 - TRASH COMPACTOR	$184.50	$0.00	$0.00	$0.00	$0.00	$398.44	$0.00	$0.00	$582.94

TOWNE PARK HOMEOWNERS ASSOCIATION INC
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Total BUILDING MAINTENANCE	$4,217.30	$4,032.80	$6,168.93	$980.26	$7,279.00	$4,347.54	$1,352.14	$7,203.25	$35,581.22
GROUNDS MAINTENANCE									
6080 - FIRE HYDRANT INSPECTION	$0.00	$1,765.29	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,765.29
6100 - GATE REPAIR	$0.00	($200.00)	$0.00	$0.00	$0.00	$0.00	$3,590.50	$0.00	$3,390.50
6155 - GATE TRANSMITTERS	$1,073.13	$488.28	$576.81	$0.00	$187.80	$0.00	$0.00	$429.25	$2,755.27
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$85,950.00
6310 - LANDSCAPE SUPPLIES/LABOR	$1,422.39	$2,707.40	$1,057.55	$0.00	$0.00	$0.00	$3,886.76	$0.00	$9,074.10
6320 - IRRIGATION REPAIR	$0.00	$0.00	$580.16	$3,222.21	$260.78	$0.00	$1,396.91	$690.27	$6,150.33
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$214.63	$0.00	$0.00	$0.00	$0.00	$500.00	$0.00	$714.63
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$0.00	$1,561.40	$0.00	$0.00	$0.00	$0.00	$1,561.40
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$0.00	$1,341.41	$0.00	$0.00	$0.00	$0.00	$0.00	$1,341.41
6800 - TREE TRIMMING & REMOVAL	$0.00	$400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400.00
Total GROUNDS MAINTENANCE	$13,239.27	$16,119.35	$14,299.68	$15,527.36	$11,192.33	$10,743.75	$20,117.92	$11,863.27	$113,102.93
POOL/SPA/CLUBHOUSE									
6410 - CLUBHOUSE MAINTENANCE	$314.80	$0.00	$0.00	$0.00	$0.00	$773.68	$0.00	$0.00	$1,088.48
6450 - POOL MAINTENANCE	$0.00	$180.00	$944.89	$0.00	$0.00	$0.00	$0.00	$0.00	$1,124.89
6460 - POOL SUPPLIES	$766.48	$0.00	$1,547.89	$295.22	$3,087.63	$812.32	$0.00	$225.22	$6,734.76
6475 - LOCKS & KEYS	$0.00	$0.00	$0.00	$87.19	$0.00	$104.63	$0.00	$104.81	$296.63
Total POOL/SPA/CLUBHOUSE	$1,081.28	$180.00	$2,492.78	$382.41	$3,087.63	$1,690.63	$0.00	$330.03	$9,244.76
UTILITIES									
7100 - ELECTRICITY	$2,552.45	$2,468.88	$2,363.93	$2,200.00	$3,046.02	$2,956.70	$0.00	$5,902.93	$21,490.91
7300 - GAS	$0.00	$0.00	$658.97	$464.28	$0.00	$90.19	$1,882.36	$681.68	$3,777.48
7500 - TELEPHONE	$1,038.58	$1,030.66	$1,030.66	$1,052.13	$1,032.76	$1,889.28	$193.32	$1,907.32	$9,174.71
7900 - WATER/SEWER	$14,298.65	$15,941.31	$14,160.46	$20,940.41	$22,500.61	$31,786.35	$39,965.16	$36,158.65	$195,751.60
Total UTILITIES	$17,889.68	$19,440.85	$18,214.02	$24,656.82	$26,579.39	$36,722.52	$42,040.84	$44,650.58	$230,194.70

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	YTD
Total Expense	$52,174.03	$59,118.64	$57,558.02	$86,828.26	$65,435.86	$73,005.09	$81,764.34	$90,128.78	$566,013.02
Operating Net Income	$8,041.47	$1,923.23	$6,429.22	($26,149.22)	$2,394.94	($5,118.65)	($5,168.82)	$25,649.07	$8,001.24

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2017 - 8/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	YTD
Income									
INCOME									
4615 - UNREALIZED GAIN/LOSS	$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
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	$0.00	$0.29	$0.56	$0.28	$0.29	$0.00	$0.57	$0.29	$2.28
4620 - UNREALIZED GAIN/LOSS-RESERVE	$298.30	$286.85	$18.80	$46.39	$262.74	$93.81	($7,357.64)	($1,172.40)	($7,523.15)
Total INCOME	$298.30	$287.14	$19.36	$46.67	$263.03	$93.81	($7,357.07)	($1,172.11)	($7,520.87)
TRANSFER BETWEEN FUNDS									
9000 - TRANSFER FROM OPERATING	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$79,267.52
Total TRANSFER BETWEEN FUNDS	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$9,908.44	$79,267.52
Total Reserve Income	$10,206.74	$10,195.58	$9,927.80	$9,955.11	$10,171.47	$10,002.25	$2,551.37	$8,736.33	$71,746.65
Reserve Expense									
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	YTD
Reserve Net Income	$10,206.74	$10,195.58	$9,927.80	$9,955.11	$10,171.47	$10,002.25	$2,551.37	$8,736.33	$71,746.65

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2017 - 8/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	YTD
Income									
INCOME									
4110 - GROUND LEASE ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
4600 - INTEREST INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
4615 - UNREALIZED GAIN/LOSS	$169.99	$68.04	($88.19)	$664.89	$41.62	($73.54)	$36.69	$40.67	$860.17
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$0.00	$0.00	$0.00	$150.00
Total INCOME	$169.99	$68.04	($88.19)	$814.89	$41.62	($73.54)	$36.69	$40.67	$1,010.17
TRANSFER BETWEEN FUNDS									
9050 - TRANSFER FROM OPERATING	$31,312.00	$31,262.67	$31,553.70	$30,694.00	$30,694.00	$30,591.00	$30,582.00	$30,179.00	$246,868.37
Total TRANSFER BETWEEN FUNDS	$31,312.00	$31,262.67	$31,553.70	$30,694.00	$30,694.00	$30,591.00	$30,582.00	$30,179.00	$246,868.37
Total Income	$31,481.99	$31,330.71	$31,465.51	$31,508.89	$30,735.62	$30,517.46	$30,618.69	$30,219.67	$247,878.54
Expense									
ADMINISTRATIVE									
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300.00	$5.00	$305.00
5490 - LAND LEASE INTEREST	$25,431.40	$25,221.74	$25,070.18	$24,768.94	$24,612.10	$24,451.17	$24,147.45	$23,910.34	$197,613.32
Total ADMINISTRATIVE	$25,431.40	$25,221.74	$25,070.18	$24,768.94	$24,612.10	$24,451.17	$24,447.45	$23,915.34	$197,918.32
Total Expense	$25,431.40	$25,221.74	$25,070.18	$24,768.94	$24,612.10	$24,451.17	$24,447.45	$23,915.34	$197,918.32
Operating Net Income	$6,050.59	$6,108.97	$6,395.33	$6,739.95	$6,123.52	$6,066.29	$6,171.24	$6,304.33	$49,960.22