Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: December 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

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TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

12/31/2016

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$132,395.96				$132,395.96
1011 - NMBT OP CHECKING	$1,397.49			$1,100.00	$2,497.49
1031 - EDWARD JONES LAND LEASE RESERVE-115			$86,422.58		$86,422.58
1051 - EDWARD JONES MAINT RES-016		$479,498.45			$479,498.45
1053 - LANB LAND LEASE CHECKING 601			$37,749.60		$37,749.60
1054 - LANB RES SAVINGS-620		$6,820.43			$6,820.43
Total CASH	**$133,793.45**	**$486,318.88**	**$124,172.18**	**$1,100.00**	**$745,384.51**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$34,374.22				$34,374.22
1215 - A/R GROUND LEASE ASSESSMENT	$37,350.26				$37,350.26
1225 - A/R WATER/SEWER	$15,873.88				$15,873.88
1235 - A/R PROPERTY TAX	$5,985.37				$5,985.37
1250 - A/R COLLECTION FEES	$615.11				$615.11
1280 - A/R OTHER	$17,684.94				$17,684.94
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,014.69)				($28,014.69)
Total ACCOUNTS RECEIVABLE	**$83,869.09**				**$83,869.09**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($73,147.99)	$82,847.99	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$1,357.00				$1,357.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,559,000.00)		($4,559,000.00)
Total OTHER ASSETS	**($71,790.99)**	**$82,847.99**	**$6,431,300.00**		**$6,442,357.00**
Assets Total	**$145,871.55**	**$569,166.87**	**$6,555,472.18**	**$1,100.00**	**$7,271,610.60**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

12/31/2016

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$13,667.90				$13,667.90
2200 - ACCOUNTS PAYABLE	$21,286.81				$21,286.81
2250 - ACCRUED EXPENSES	$1,352.14				$1,352.14
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,333,583.62		$6,333,583.62
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$36,306.85**	-	**$6,333,583.62**	**$1,100.00**	**$6,370,990.47**
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	**$78,423.44**	**$72,002.68**	**$75,104.75**	**$0.00**	**$225,530.87**
Liabilities and Equity Total	**$145,871.55**	**$569,166.87**	**$6,555,472.18**	**$1,100.00**	**$7,271,610.60**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,391.00	$499.00	$633,744.00	$632,440.00	$1,304.00	$632,440.00	($1,304.00)
4110 - GROUND LEASE ASSESSMENT	$31,415.00	$31,415.00	$0.00	$389,286.96	$376,980.00	$12,306.96	$376,980.00	($12,306.96)
4120 - WATER ASSESSMENT	$15,642.29	$15,833.37	($191.08)	$259,762.60	$190,000.00	$69,762.60	$190,000.00	($69,762.60)
4135 - PROPERTY TAX ASSESSMENT	$24,635.34	$4,105.62	$20,529.72	$48,930.48	$49,267.66	($337.18)	$49,267.66	$337.18
4330 - LATE FEES	$938.38	$333.37	$605.01	$2,235.46	$4,000.00	($1,764.54)	$4,000.00	$1,764.54
4350 - LIEN/COLLECTION FEES	$810.00	$83.37	$726.63	$6,037.55	$1,000.00	$5,037.55	$1,000.00	($5,037.55)
4540 - GARAGE SALE INCOME	$0.00	$25.00	($25.00)	$200.00	$300.00	($100.00)	$300.00	$100.00
4550 - GATE REMOTES INCOME	$190.00	$0.00	$190.00	$3,811.00	$0.00	$3,811.00	$0.00	($3,811.00)
4560 - CRIER ADVERTISING	$435.00	$187.50	$247.50	$2,948.00	$2,250.00	$698.00	$2,250.00	($698.00)
4600 - INTEREST INCOME	$10.93	$0.00	$10.93	$47.84	$0.00	$47.84	$0.00	($47.84)
4750 - LAND LEASE FUNDING	$0.00	$6,666.63	($6,666.63)	$0.00	$80,000.00	($80,000.00)	$80,000.00	$80,000.00
4800 - VIOLATION FINES	($500.00)	$16.63	($516.63)	$150.00	$200.00	($50.00)	$200.00	$50.00
4850 - CLUBHOUSE RENTAL	$200.00	$166.63	$33.37	$1,120.06	$2,000.00	($879.94)	$2,000.00	$879.94
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$0.00	$13,200.00	$13,200.00	$0.00	$13,200.00	$0.00
4900 - OTHER INCOME	$0.00	$4.13	($4.13)	$553.00	$50.00	$503.00	$50.00	($503.00)
Total INCOME	**$130,766.94**	**$115,328.25**	**$15,438.69**	**$1,362,026.95**	**$1,351,687.66**	**$10,339.29**	**$1,351,687.66**	**($10,339.29)**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,829.40)	($9,829.40)	$0.00	($98,293.68)	($117,952.36)	$19,658.68	($117,952.36)	($19,658.68)
8950 - TRANSFER TO GROUND LEASE	($29,759.90)	($38,741.75)	$8,981.85	($389,286.96)	($464,901.00)	$75,614.04	($464,901.00)	($75,614.04)
Total TRANSFER BETWEEN FUNDS	**($39,589.30)**	**($48,571.15)**	**$8,981.85**	**($487,580.64)**	**($582,853.36)**	**$95,272.72**	**($582,853.36)**	**($95,272.72)**
Total Income	**$91,177.64**	**$66,757.10**	**$24,420.54**	**$874,446.31**	**$768,834.30**	**$105,612.01**	**$768,834.30**	**($105,612.01)**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$22.50	$22.50	$5,184.76	$270.00	($4,914.76)	$270.00	($4,914.76)
5110 - ADVERTISING	$0.00	$20.87	$20.87	$182.89	$250.00	$67.11	$250.00	$67.11

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016				
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	$0.00	$0.00	$0.00	$130.00	$0.00	($130.00)	$0.00	($130.00)
5270 - COMPLEX OWNED UNIT	$277.33	$166.63	($110.70)	$2,894.94	$2,000.00	($894.94)	$2,000.00	($894.94)
5400 - INSURANCE	$112.74	$2,000.00	$1,887.26	$14,805.93	$24,000.00	$9,194.07	$24,000.00	$9,194.07
5401 - INSURANCE - GROUP	$0.00	$216.63	$216.63	$0.00	$2,600.00	$2,600.00	$2,600.00	$2,600.00
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$3,353.00	$3,801.00	$448.00	$3,801.00	$448.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$7,721.84	$6,250.00	($1,471.84)	$80,313.87	$75,000.00	($5,313.87)	$75,000.00	($5,313.87)
5451 - PAYROLL TAXES	$0.00	$666.63	$666.63	$2,666.01	$8,000.00	$5,333.99	$8,000.00	$5,333.99
5500 - LEGAL FEES	$6,698.98	$416.63	($6,282.35)	$10,209.84	$5,000.00	($5,209.84)	$5,000.00	($5,209.84)
5520 - LICENSES/PERMITS	$0.00	$33.37	$33.37	$395.00	$400.00	$5.00	$400.00	$5.00
5530 - LIEN/COLLECTION COSTS	$0.00	$16.63	$16.63	$247.50	$200.00	($47.50)	$200.00	($47.50)
5550 - LONG DISTANCE/FAX	$0.00	$20.87	$20.87	$49.55	$250.00	$200.45	$250.00	$200.45
5600 - MANAGEMENT FEES	$4,453.47	$4,287.48	($165.99)	$52,606.60	$51,449.76	($1,156.84)	$51,449.76	($1,156.84)
5650 - MEETINGS	$0.00	$33.37	$33.37	$250.50	$400.00	$149.50	$400.00	$149.50
5800 - OFFICE SUPPLIES	$308.97	$0.00	($308.97)	$2,119.48	$0.00	($2,119.48)	$0.00	($2,119.48)
5810 - POSTAGE	$408.47	$354.13	($54.34)	$4,734.42	$4,250.00	($484.42)	$4,250.00	($484.42)
5820 - PRINTING	$1,305.01	$708.37	($596.64)	$15,259.23	$8,500.00	($6,759.23)	$8,500.00	($6,759.23)
5860 - SOCIAL COMMITTEE	$0.00	$41.63	$41.63	$931.03	$500.00	($431.03)	$500.00	($431.03)
5950 - MISCELLANEOUS ADMIN	$0.00	$16.63	$16.63	$80.39	$200.00	$119.61	$200.00	$119.61
8200 - SECURITY SERVICE	$0.00	$291.63	$291.63	$8,491.06	$3,500.00	($4,991.06)	$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	$270.00	$400.00	$130.00	$400.00	$130.00
8840 - TAXES - PROPERTY	$24,635.38	$4,105.62	($20,529.76)	$49,294.01	$49,267.66	($26.35)	$49,267.66	($26.35)
Total ADMINISTRATIVE	**$45,922.19**	**$19,986.37**	**($25,935.82)**	**$256,296.32**	**$240,249.42**	**($16,046.90)**	**$240,249.42**	**($16,046.90)**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$41.63	$41.63	$501.93	$500.00	($1.93)	$500.00	($1.93)
6405 - CARPET CLEANING	$0.00	$25.00	$25.00	$0.00	$300.00	$300.00	$300.00	$300.00
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$41.63	$41.63	$572.94	$500.00	($72.94)	$500.00	($72.94)
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$208.37	$208.37	$0.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$333.37	$333.37	$1,301.59	$4,000.00	$2,698.41	$4,000.00	$2,698.41
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$50.00	$50.00	$0.00	$600.00	$600.00	$600.00	$600.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$333.37	$333.37	$1,286.66	$4,000.00	$2,713.34	$4,000.00	$2,713.34
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$15,500.78	$15,434.88	($65.90)	$15,434.88	($65.90)
7550 - TRASH REMOVAL	$2,596.96	$2,875.00	$278.04	$35,008.30	$34,500.00	($508.30)	$34,500.00	($508.30)
7560 - TRASH COMPACTOR	$0.00	$41.63	$41.63	$0.00	$500.00	$500.00	$500.00	$500.00
Total BUILDING MAINTENANCE	**$3,949.10**	**$5,236.24**	**$1,287.14**	**$54,172.20**	**$62,834.88**	**$8,662.68**	**$62,834.88**	**$8,662.68**
GROUNDS MAINTENANCE								
6100 - GATE REPAIR	$0.00	$416.63	$416.63	($1,131.07)	$5,000.00	$6,131.07	$5,000.00	$6,131.07
6155 - GATE TRANSMITTERS	$0.00	$0.00	$0.00	$3,883.41	$0.00	($3,883.41)	$0.00	($3,883.41)
6300 - GROUNDS MAINTENANCE	$11,377.60	$11,333.37	($44.23)	$136,451.70	$136,000.00	($451.70)	$136,000.00	($451.70)
6310 - LANDSCAPE SUPPLIES/LABOR	$804.84	$0.00	($804.84)	$7,248.68	$0.00	($7,248.68)	$0.00	($7,248.68)
6320 - IRRIGATION REPAIR	$130.06	$416.63	$286.57	$9,435.57	$5,000.00	($4,435.57)	$5,000.00	($4,435.57)
6330 - LANDSCAPE - ADDITIONAL	$0.00	$125.00	$125.00	$0.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$583.37	$583.37	$4,612.38	$7,000.00	$2,387.62	$7,000.00	$2,387.62
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$41.63	$41.63	$0.00	$500.00	$500.00	$500.00	$500.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$233.00	$208.37	($24.63)	$5,686.96	$2,500.00	($3,186.96)	$2,500.00	($3,186.96)
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$41.63	$41.63	$0.00	$500.00	$500.00	$500.00	$500.00
6600 - SNOW REMOVAL	$0.00	$250.00	$250.00	$0.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$312.50	$312.50	$54.61	$3,750.00	$3,695.39	$3,750.00	$3,695.39
6900 - FOUNTAIN MAINTENANCE	$0.00	$250.00	$250.00	$936.29	$3,000.00	$2,063.71	$3,000.00	$2,063.71
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$41.63	$41.63	$0.00	$500.00	$500.00	$500.00	$500.00
Total GROUNDS MAINTENANCE	**$12,545.50**	**$14,020.76**	**$1,475.26**	**$167,178.53**	**$166,250.00**	**($928.53)**	**$166,250.00**	**($928.53)**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$2,012.90	$208.37	($1,804.53)	$2,639.01	$2,500.00	($139.01)	$2,500.00	($139.01)
6450 - POOL MAINTENANCE	$0.00	$125.00	$125.00	$2,336.92	$1,500.00	($836.92)	$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	$20.87	$20.87	$139.72	$250.00	$110.28	$250.00	$110.28

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6470 - POOL MISCELLANEOUS	$0.00	$416.63	$416.63	$1,116.67	$5,000.00	$3,883.33	$5,000.00	$3,883.33
6475 - LOCKS & KEYS	$0.00	$20.87	$20.87	$160.09	$250.00	$89.91	$250.00	$89.91
Total POOL/SPA/CLUBHOUSE	**$2,012.90**	**$791.74**	**($1,221.16)**	**$7,702.85**	**$9,500.00**	**$1,797.15**	**$9,500.00**	**$1,797.15**
TAXES/OTHER EXPENSES								
8700 - SIGNS/FLAGS/BANNERS	$0.00	$0.00	$0.00	$27.98	$0.00	($27.98)	$0.00	($27.98)
Total TAXES/OTHER EXPENSES	**$0.00**	**$0.00**	**$0.00**	**$27.98**	**$0.00**	**($27.98)**	**$0.00**	**($27.98)**
UTILITIES								
7100 - ELECTRICITY	$2,703.10	$2,375.00	($328.10)	$27,828.24	$28,500.00	$671.76	$28,500.00	$671.76
7300 - GAS	$411.03	$458.37	$47.34	$4,942.81	$5,500.00	$557.19	$5,500.00	$557.19
7500 - TELEPHONE	$1,030.49	$916.63	($113.86)	$11,891.69	$11,000.00	($891.69)	$11,000.00	($891.69)
7900 - WATER/SEWER	$12,188.52	$20,416.63	$8,228.11	$265,982.25	$245,000.00	($20,982.25)	$245,000.00	($20,982.25)
Total UTILITIES	**$16,333.14**	**$24,166.63**	**$7,833.49**	**$310,644.99**	**$290,000.00**	**($20,644.99)**	**$290,000.00**	**($20,644.99)**
Total Expense	**$80,762.83**	**$64,201.74**	**($16,561.09)**	**$796,022.87**	**$768,834.30**	**($27,188.57)**	**$768,834.30**	**($27,188.57)**
Operating Net Income	**$10,414.81**	**$2,555.36**	**$7,859.45**	**$78,423.44**	**$0.00**	**$78,423.44**	**$0.00**	**($78,423.44)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016				
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	$416.89	$0.00	$416.89	$0.00	($416.89)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$262.22	$0.00	$262.22	$7,186.53	$0.00	$7,186.53	$0.00	($7,186.53)
Total INCOME	**$262.51**	**$0.00**	**$262.51**	**$7,603.42**	**$0.00**	**$7,603.42**	**$0.00**	**($7,603.42)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,829.40	$0.00	$9,829.40	$88,293.68	$0.00	$88,293.68	$0.00	($88,293.68)
Total TRANSFER BETWEEN FUNDS	**$9,829.40**	**$0.00**	**$9,829.40**	**$88,293.68**	**$0.00**	**$88,293.68**	**$0.00**	**($88,293.68)**
Total Reserve Income	**$10,091.91**	**$0.00**	**$10,091.91**	**$95,897.10**	**$0.00**	**$95,897.10**	**$0.00**	**($95,897.10)**
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	($268.28)	$0.00	$268.28	$2,288.76	$0.00	($2,288.76)	$0.00	($2,288.76)
Total COMMON AREA	**($268.28)**	**$0.00**	**$268.28**	**$23,894.42**	**$0.00**	**($23,894.42)**	**$0.00**	**($23,894.42)**
Total Reserve Expense	**($268.28)**	**$0.00**	**$268.28**	**$23,894.42**	**$0.00**	**($23,894.42)**	**$0.00**	**($23,894.42)**
Reserve Net Income	**$10,360.19**	**$0.00**	**$10,360.19**	**$72,002.68**	**$0.00**	**$72,002.68**	**$0.00**	**($72,002.68)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016				
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	($78.10)	$0.00	($78.10)	$8,022.99	$0.00	$8,022.99	$0.00	($8,022.99)
Total INCOME	**($78.10)**	**$0.00**	**($78.10)**	**$8,023.90**	**$0.00**	**$8,023.90**	**$0.00**	**($8,023.90)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$31,320.96	$0.00	$31,320.96	$389,286.96	$0.00	$389,286.96	$0.00	($389,286.96)
Total TRANSFER BETWEEN FUNDS	**$31,320.96**	**$0.00**	**$31,320.96**	**$389,286.96**	**$0.00**	**$389,286.96**	**$0.00**	**($389,286.96)**
Total Income	**$31,242.86**	**$0.00**	**$31,242.86**	**$397,310.86**	**$0.00**	**$397,310.86**	**$0.00**	**($397,310.86)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$26,047.67	$0.00	($26,047.67)	$322,206.11	$0.00	($322,206.11)	$0.00	($322,206.11)
Total ADMINISTRATIVE	**$26,047.67**	**$0.00**	**($26,047.67)**	**$322,206.11**	**$0.00**	**($322,206.11)**	**$0.00**	**($322,206.11)**
Total Expense	**$26,047.67**	**$0.00**	**($26,047.67)**	**$322,206.11**	**$0.00**	**($322,206.11)**	**$0.00**	**($322,206.11)**
Reserve Income								
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	($1,561.06)	$0.00	($1,561.06)	$0.00	$0.00	$0.00	$0.00	$0.00
Total TRANSFER BETWEEN FUNDS	**($1,561.06)**	**$0.00**	**($1,561.06)**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Total Reserve Income	**($1,561.06)**	**$0.00**	**($1,561.06)**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Reserve Net Income	**($1,561.06)**	**$0.00**	**($1,561.06)**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 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	$55,890.00	$55,890.00	$55,890.00	$55,890.00	$633,744.00
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	$32,033.00	$31,518.00	$31,003.00	$31,415.00	$389,286.96
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	$32,690.28	$34,786.54	$23,755.29	$15,642.29	$259,762.60
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$24,295.14	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($0.04)	$24,295.10
4330 - LATE FEES	($57.60)	$0.00	$394.98	$504.00	$517.35	$0.00	$0.00	$0.00	$0.00	($61.65)	$0.00	$938.38	$2,235.46
4350 - LIEN/COLLECTION FEES	$1,694.22	$1,233.59	$1,090.36	$190.95	$403.43	$25.00	$150.00	$50.00	$190.00	$130.00	$70.00	$810.00	$6,037.55
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$5.00	$40.00	$0.00	$0.00	$80.00	$75.00	$0.00	$0.00	$200.00
4550 - GATE REMOTES INCOME	$0.00	$0.00	$215.00	$0.00	$360.00	$740.00	$505.00	$646.00	$755.00	$400.00	$0.00	$190.00	$3,811.00
4560 - CRIER ADVERTISING	$105.00	$630.00	$496.00	$367.00	$0.00	$125.00	$0.00	$120.00	$425.00	$245.00	$0.00	$435.00	$2,948.00
4600 - INTEREST INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$4.52	$7.55	$6.66	$4.24	$6.35	$7.59	$10.93	$47.84
4800 - VIOLATION FINES	($100.00)	$50.00	$350.00	$100.00	($250.00)	$0.00	$0.00	$0.00	$75.00	($75.00)	$500.00	($500.00)	$150.00
4850 - CLUBHOUSE RENTAL	$0.00	$0.00	$50.00	$0.00	$50.00	$150.00	$50.06	$300.00	$120.00	$200.00	$0.00	$200.00	$1,120.06
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	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$13,200.00
4900 - OTHER INCOME	$0.00	$0.00	$0.00	$150.00	$403.00	$0.00	$0.00	$0.00	$0.00	$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	$123,362.52	$124,214.24	$112,325.88	$106,131.56	$1,337,391.57
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)	($9,829.36)	($9,829.36)	($9,829.36)	($9,829.40)	($98,293.68)
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)	($38,741.75)	($39,586.75)	$0.00	($29,759.90)	($389,286.96)
9050 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$0.00	$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)	($48,571.11)	($49,416.11)	($9,829.36)	($39,589.30)	($487,580.64)
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	$74,791.41	$74,798.13	$102,496.52	$66,542.26	$849,810.93
Expense													
ADMINISTRATIVE													
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$269.06	$457.41	$0.00	$0.00	$0.00	$0.00	$0.00	$4,458.29	$0.00	$0.00	$5,184.76
5110 - ADVERTISING	$40.68	$0.00	$0.00	$0.00	$76.53	$0.00	$0.00	$0.00	$0.00	$65.68	$0.00	$0.00	$182.89
5200 - BAD DEBT	$0.00	$435.74	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$435.74

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00	$44.00	$26.00	$18.00	$18.00	$14.00	$0.00	$130.00
5270 - COMPLEX OWNED UNIT	$214.12	$214.23	$206.88	$265.16	$234.48	$238.27	$249.09	$264.35	$246.11	$0.00	$484.92	$277.33	$2,894.94
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	$1,357.00	$1,357.00	$1,357.00	$112.74	$14,805.93
5402 - INSURANCE - WORKERS COMP	$317.00	$554.00	$317.00	$898.00	$317.00	$317.00	$633.00	$0.00	$0.00	$0.00	$0.00	$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	$7,266.39	$7,249.97	$7,540.43	$7,721.84	$80,313.87
5451 - PAYROLL TAXES	$449.87	$490.77	$749.56	$490.21	$485.60	$0.00	$0.00	$0.00	$0.00	$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	$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	$0.00	$0.00	$0.00	$6,698.98	$10,209.84
5520 - LICENSES/PERMITS	$0.00	$180.00	$215.00	$0.00	$0.00	$0.00	$0.00	$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	$0.00	$82.50	$82.50	$0.00	$247.50
5550 - LONG DISTANCE/FAX	$24.15	$7.35	$4.50	$8.60	$4.95	$0.00	$0.00	$0.00	$0.00	$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	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$52,606.60
5650 - MEETINGS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$250.50	$0.00	$0.00	$0.00	$0.00	$250.50
5800 - OFFICE SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$118.39	$241.70	$779.81	$88.24	$156.30	$426.07	$308.97	$2,119.48
5810 - POSTAGE	$553.14	$395.69	$375.22	$491.26	$752.43	$0.00	$304.97	$386.25	$121.86	$275.56	$669.57	$408.47	$4,734.42
5820 - PRINTING	$1,343.46	$2,769.91	$992.45	$1,372.26	$2,245.50	($145.88)	$264.16	$1,193.26	$124.09	$1,191.44	$2,603.57	$1,305.01	$15,259.23
5860 - SOCIAL COMMITTEE	$148.99	$48.00	$0.00	$122.02	$0.00	$0.00	$0.00	$0.00	$0.00	$291.60	$320.42	$0.00	$931.03
5950 - MISCELLANEOUS ADMIN	$0.00	$80.39	$0.00	$0.00	$0.00	$0.00	$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	$2,135.32	$0.00	$0.00	$0.00	$8,491.06
8250 - MISC./CONTINGENCY	$0.00	$0.00	$0.00	$0.00	$0.00	$1,369.32	$0.00	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$0.00	$0.00	$21.25
8800 - TAXES - INCOME	$0.00	$0.00	$270.00	$0.00	$0.00	($225.00)	$0.00	$0.00	$0.00	$0.00	$225.00	$0.00	$270.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,394.95	$0.00	$263.68	$0.00	$0.00	$0.00	$0.00	$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	$15,810.48	$19,599.81	$18,176.95	$21,286.81	$231,660.94
BUILDING MAINTENANCE													
6400 - PEST CONTROL	$83.61	$0.00	$0.00	$0.00	$0.00	$167.22	$83.70	$0.00	$83.70	$0.00	$83.70	$0.00	$501.93
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$227.13	$189.84	$155.97	$0.00	$0.00	$0.00	$572.94
6550 - REPAIRS & MAINTENANCE:	$749.76	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$551.83	$0.00	$0.00	$0.00	$1,301.59

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
LIGHTING													
6570 - REPAIRS & MAINTENANCE: PLUMBING	$1,200.00	$0.00	$86.66	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,286.66
6950 - WATER/SEWER METER READING SERVICE	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,286.24	$1,352.14	$15,500.78
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	$2,596.96	$2,596.96	$3,246.20	$2,596.96	$35,008.30
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	$4,674.70	$3,883.20	$4,616.14	$3,949.10	$54,172.20
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	$0.00	$367.11	$0.00	$0.00	($1,131.07)
6155 - GATE TRANSMITTERS	$0.00	$0.00	$614.15	$1,014.01	$0.00	$495.54	$455.86	$724.36	$93.90	$0.00	$485.59	$0.00	$3,883.41
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	$11,377.60	$11,377.60	$11,377.60	$11,377.60	$136,451.70
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$0.00	$0.00	$0.00	$0.00	$724.48	$1,099.37	$2,466.00	$166.79	$66.35	$1,920.85	$804.84	$7,248.68
6320 - IRRIGATION REPAIR	$0.00	$0.00	$0.00	$1,781.65	$0.00	$0.00	$1,830.73	$806.68	$977.03	$3,909.42	$0.00	$130.06	$9,435.57
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$883.74	$1,257.13	$1,048.10	$1,224.97	$0.00	$50.92	$147.52	$0.00	$0.00	$0.00	$0.00	$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	$991.48	$1,663.34	$0.00	$233.00	$5,686.96
6800 - TREE TRIMMING & REMOVAL	$0.00	$0.00	$0.00	$0.00	$54.61	$0.00	$0.00	$0.00	$0.00	$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	$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	$13,606.80	$17,383.82	$13,784.04	$12,545.50	$167,178.53
POOL/SPA/CLUBHOUSE													
6410 - CLUBHOUSE MAINTENANCE	$0.00	$468.32	$0.00	$0.00	$0.00	$0.00	$0.00	$157.79	$0.00	$0.00	$0.00	$2,012.90	$2,639.01
6450 - POOL MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$306.78	$60.51	$1,725.59	$0.00	$244.04	$0.00	$0.00	$2,336.92
6460 - POOL SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$205.50	$500.49	$604.45	$0.00	$0.00	$0.00	$1,310.44
6465 - POOL & CLUBHOUSE SIGNS	$79.51	$0.00	$60.21	$0.00	$0.00	$0.00	$0.00	$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	$88.13	$44.05	$0.00	$0.00	$1,116.67
6475 - LOCKS & KEYS	$10.02	$150.07	$0.00	$0.00	$0.00	$0.00	$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	$692.58	$288.09	$0.00	$2,012.90	$7,702.85
TAXES/OTHER EXPENSES													
8700 -	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$27.98	$0.00	$0.00	$27.98

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
SIGNS/FLAGS/BANNERS													
Total TAXES/OTHER EXPENSES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$27.98	$0.00	$0.00	$27.98
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	$2,623.70	$2,226.45	$2,237.78	$2,703.10	$27,828.24
7300 - GAS	$505.56	$387.34	$242.63	$177.60	$84.36	$80.00	$1,390.21	$611.87	$883.23	$168.98	$0.00	$411.03	$4,942.81
7500 - TELEPHONE	$944.05	$933.53	$952.32	$959.72	$963.74	$965.17	$1,673.17	$612.68	$938.88	$855.64	$1,062.30	$1,030.49	$11,891.69
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	$36,173.74	$25,100.72	$17,018.25	$12,188.52	$265,982.25
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	$40,619.55	$28,351.79	$20,318.33	$16,333.14	$310,644.99
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	$75,404.11	$69,534.69	$56,895.46	$56,127.45	$771,387.49
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	($612.70)	$5,263.44	$45,601.06	$10,414.81	$78,423.44
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	($612.70)	$5,263.44	$45,601.06	$10,414.81	$78,423.44

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
Income													
Total Income	$0.00	$0.00	$0.00	$0.00	$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	$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	$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	$0.24	$0.29	$0.28	$0.29	$416.89
4620 - UNREALIZED GAIN/LOSS-RESERVE	$5,277.06	$28.88	$566.90	$298.36	$127.91	($140.33)	$777.15	($44.01)	$13.69	($199.35)	$218.05	$262.22	$7,186.53
Total INCOME	$5,279.77	$33.14	$570.69	$702.47	$128.14	($140.11)	$777.38	($43.77)	$13.93	($199.06)	$218.33	$262.51	$7,603.42
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	$9,829.36	$9,829.36	$9,829.36	$9,829.40	$88,293.68
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	$9,829.36	$9,829.36	$9,829.36	$9,829.40	$88,293.68
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	$9,843.29	$9,630.30	$10,047.69	$10,091.91	$95,897.10
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	$0.00	$0.00	$0.00	$0.00	$18,449.61
9200 - LANDSCAPING - RESERVES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,156.05	$0.00	$0.00	$0.00	$3,156.05
9600 - STREET REPAIR - RESERVES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,020.48	$0.00	$0.00	$536.56	($268.28)	$2,288.76
Total COMMON AREA	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,449.61	$2,020.48	$3,156.05	$0.00	$536.56	($268.28)	$23,894.42
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,449.61	$2,020.48	$3,156.05	$0.00	$536.56	($268.28)	$23,894.42
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	$6,687.24	$9,630.30	$9,511.13	$10,360.19	$72,002.68
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	$6,687.24	$9,630.30	$9,511.13	$10,360.19	$72,002.68

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
Income													
INCOME													
4600 - INTEREST INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.91	$0.00	$0.00	$0.00	$0.00	$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	$0.00	$524.41	($312.28)	($78.10)	$8,022.99
Total INCOME	$7,547.29	$0.00	$0.00	$0.00	$0.00	$165.59	$151.20	$25.79	$0.00	$524.41	($312.28)	($78.10)	$8,023.90
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	$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	$38,741.75	$39,586.75	$0.00	$31,320.96	$389,286.96
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	$38,741.75	$39,586.75	$0.00	$31,320.96	$389,286.96
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	$38,741.75	$40,111.16	($312.28)	$31,242.86	$397,310.86
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	$26,258.32	$25,850.23	$25,592.74	$26,047.67	$322,206.11
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	$26,258.32	$25,850.23	$25,592.74	$26,047.67	$322,206.11
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	$26,258.32	$25,850.23	$25,592.74	$26,047.67	$322,206.11
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	$12,483.43	$14,260.93	($25,905.02)	$5,195.19	$75,104.75
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	$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	$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	$0.00	$0.00	$0.00	($1,561.06)	$0.00
Total TRANSFER BETWEEN FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$555.06	$1,006.00	$0.00	$0.00	$0.00	($1,561.06)	$0.00
Total Reserve Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$555.06	$1,006.00	$0.00	$0.00	$0.00	($1,561.06)	$0.00
Reserve Expense													
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$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 - Ground Lease
1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
Reserve Net Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$555.06	$1,006.00	$0.00	$0.00	$0.00	($1,561.06)	$0.00
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	$12,483.43	$14,260.93	($25,905.02)	$3,634.13	$75,104.75