TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

2/28/2017

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$138,393.13				$138,393.13
1011 - NMBT OP CHECKING	$1,397.49			$1,100.00	$2,497.49
1031 - EDWARD JONES LAND LEASE RESERVE-115			$86,660.61		$86,660.61
1051 - EDWARD JONES MAINT RES-016		$480,083.60			$480,083.60
1053 - LANB LAND LEASE CHECKING 601			$29,565.69		$29,565.69
1054 - LANB RES SAVINGS-620		$6,820.72			$6,820.72
Total CASH	**$139,790.62**	**$486,904.32**	**$116,226.30**	**$1,100.00**	**$744,021.24**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$34,712.61				$34,712.61
1215 - A/R GROUND LEASE ASSESSMENT	$36,811.26				$36,811.26
1225 - A/R WATER/SEWER	$14,377.78				$14,377.78
1235 - A/R PROPERTY TAX	$4,236.15				$4,236.15
1250 - A/R COLLECTION FEES	$680.88				$680.88
1280 - A/R OTHER	$16,474.12				$16,474.12
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,014.69)		-		($28,014.69)
Total ACCOUNTS RECEIVABLE	**$79,278.11**				**$79,278.11**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($92,964.87)	$102,664.87	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$14,050.00				$14,050.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,585,000.00)		($4,585,000.00)
Total OTHER ASSETS	**($78,914.87)**	**$102,664.87**	**$6,405,300.00**		**$6,429,050.00**
Assets Total	**$140,153.86**	**$589,569.19**	**$6,521,526.30**	**$1,100.00**	**$7,252,349.35**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

2/28/2017

Liabilities & Equity	Operating	Reserve	Ground Lease	Escrow	Total
	Operating	**Reserve**	**Ground Lease**	**Escrow**	**Total**
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$11,397.03				$11,397.03
2200 - ACCOUNTS PAYABLE	$9,227.43				$9,227.43
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,287,478.18		$6,287,478.18
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$20,624.46**	-	**$6,287,478.18**	**$1,100.00**	**$6,309,202.64**
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	**$9,964.70**	**$20,402.32**	**$12,159.56**	**$0.00**	**$42,526.58**
Liabilities and Equity Total	**$140,153.86**	**$589,569.19**	**$6,521,526.30**	**$1,100.00**	**$7,252,349.35**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2017 - 2/28/2017

	2/1/2017 - 2/28/2017			1/1/2017 - 2/28/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$111,780.00	$111,780.00	$0.00	$670,680.00	$558,900.00
4110 - GROUND LEASE ASSESSMENT	$30,593.16	$31,003.00	($409.84)	$61,905.16	$62,212.00	($306.84)	$360,912.00	$299,006.84
4120 - WATER ASSESSMENT	$12,924.26	$10,140.00	$2,784.26	$24,135.43	$19,340.00	$4,795.43	$240,593.00	$216,457.57
4135 - PROPERTY TAX ASSESSMENT	$10.51	$0.00	$10.51	$10.51	$0.00	$10.51	$49,267.00	$49,256.49
4330 - LATE FEES	$658.33	$204.34	$453.99	$1,562.22	$408.68	$1,153.54	$2,452.05	$889.83
4350 - LIEN/COLLECTION FEES	$605.00	$0.00	$605.00	$1,610.00	$0.00	$1,610.00	$0.00	($1,610.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$40.00	$40.00
4550 - GATE REMOTES INCOME	$190.00	$100.00	$90.00	$190.00	$200.00	($10.00)	$1,200.00	$1,010.00
4560 - CRIER ADVERTISING	$90.00	$166.67	($76.67)	$90.00	$333.34	($243.34)	$2,000.00	$1,910.00
4600 - INTEREST INCOME	$12.28	$0.00	$12.28	$26.16	$0.00	$26.16	$0.00	($26.16)
4850 - CLUBHOUSE RENTAL	$100.00	$50.00	$50.00	$100.00	$100.00	$0.00	$600.00	$500.00
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$0.00	$2,200.00	$2,200.00	$0.00	$13,200.00	$11,000.00
4900 - OTHER INCOME	$39.44	$41.67	($2.23)	$39.44	$83.34	($43.90)	$500.00	$460.56
Total INCOME	**$102,212.98**	**$98,695.68**	**$3,517.30**	**$203,648.92**	**$196,657.36**	**$6,991.56**	**$1,341,444.05**	**$1,137,795.13**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	$0.00	($19,816.88)	($19,816.88)	$0.00	($118,901.32)	($99,084.44)
8950 - TRANSFER TO GROUND LEASE	($31,262.67)	($31,003.00)	($259.67)	($62,574.67)	($62,212.00)	($362.67)	($360,912.00)	($298,337.33)
Total TRANSFER BETWEEN FUNDS	**($41,171.11)**	**($40,911.44)**	**($259.67)**	**($82,391.55)**	**($82,028.88)**	**($362.67)**	**($479,813.32)**	**($397,421.77)**
Total Income	**$61,041.87**	**$57,784.24**	**$3,257.63**	**$121,257.37**	**$114,628.48**	**$6,628.89**	**$861,630.73**	**$740,373.36**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00
5200 - BAD DEBT	$0.00	$8,333.33	$8,333.33	$0.00	$16,666.66	$16,666.66	$100,000.00	$100,000.00
5250 - BANK CHARGES	$0.00	$16.00	$16.00	$0.00	$32.00	$32.00	$192.00	$192.00
5270 - COMPLEX OWNED UNIT	$230.23	$250.00	$19.77	$459.99	$500.00	$40.01	$3,000.00	$2,540.01
5400 - INSURANCE	$1,357.00	$1,357.00	$0.00	$2,714.00	$2,714.00	$0.00	$16,284.00	$13,570.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2017 - 2/28/2017

	2/1/2017 - 2/28/2017			1/1/2017 - 2/28/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$570.00	$633.50	$63.50	$3,801.00	$3,231.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,243.30	$7,666.67	($1,576.63)	$17,725.18	$15,333.34	($2,391.84)	$92,000.00	$74,274.82
5500 - LEGAL FEES	$0.00	$416.67	$416.67	($1,459.45)	$833.34	$2,292.79	$5,000.00	$6,459.45
5520 - LICENSES/PERMITS	$0.00	$200.00	$200.00	$0.00	$200.00	$200.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$630.00	$190.00	($440.00)	$630.00	$380.00	($250.00)	$2,280.00	$1,650.00
5600 - MANAGEMENT FEES	$4,453.47	$4,453.70	$0.23	$8,906.94	$8,907.40	$0.46	$54,557.85	$45,650.91
5650 - MEETINGS	$192.38	$29.17	($163.21)	$192.38	$58.34	($134.04)	$350.00	$157.62
5800 - OFFICE SUPPLIES	$575.97	$83.33	($492.64)	$765.36	$166.66	($598.70)	$1,000.00	$234.64
5810 - POSTAGE	$597.30	$333.33	($263.97)	$852.82	$666.66	($186.16)	$4,000.00	$3,147.18
5820 - PRINTING	$2,065.99	$1,000.00	($1,065.99)	$3,366.76	$2,000.00	($1,366.76)	$12,000.00	$8,633.24
5860 - SOCIAL COMMITTEE	$0.00	$37.50	$37.50	$175.00	$75.00	($100.00)	$450.00	$275.00
5900 - WEBSITE	$0.00	$66.67	$66.67	$0.00	$132.34	$132.34	$799.00	$799.00
8200 - SECURITY SERVICE	$0.00	$750.00	$750.00	$193.16	$1,500.00	$1,306.84	$9,000.00	$8,806.84
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00	$10.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50.00	$50.00
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$49,267.00	$49,267.00
Total ADMINISTRATIVE	**$19,345.64**	**$25,500.12**	**$6,154.48**	**$35,092.14**	**$50,799.24**	**$15,707.10**	**$354,691.85**	**$319,599.71**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.67	$83.67	$83.70	$167.34	$83.64	$1,004.00	$920.30
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$83.70	$50.00	($33.70)	$83.70	$100.00	$16.30	$600.00	$516.30
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$116.67	$116.67	$0.00	$233.34	$233.34	$1,400.00	$1,400.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$108.33	$108.33	$0.00	$216.66	$216.66	$1,300.00	$1,300.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$2,704.28	$2,572.48	($131.80)	$15,434.88	$12,730.60
7550 - TRASH REMOVAL	$2,596.96	$2,666.67	$69.71	$5,193.92	$5,333.34	$139.42	$32,000.00	$26,806.08
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$184.50	$0.00	($184.50)	$0.00	($184.50)
Total BUILDING MAINTENANCE	**$4,032.80**	**$4,311.58**	**$278.78**	**$8,250.10**	**$8,623.16**	**$373.06**	**$51,738.88**	**$43,488.78**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$1,765.29	$0.00	($1,765.29)	$1,765.29	$0.00	($1,765.29)	$400.00	($1,365.29)
6100 - GATE REPAIR	($200.00)	$458.33	$658.33	($200.00)	$916.66	$1,116.66	$5,500.00	$5,700.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

2/1/2017 - 2/28/2017

	2/1/2017 - 2/28/2017			1/1/2017 - 2/28/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6155 - GATE TRANSMITTERS	$488.28	$166.67	($321.61)	$1,561.41	$333.34	($1,228.07)	$2,000.00	$438.59
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,800.00	$56.25	$21,487.50	$21,600.00	$112.50	$129,600.00	$108,112.50
6310 - LANDSCAPE SUPPLIES/LABOR	$2,707.40	$416.67	($2,290.73)	$4,129.79	$833.34	($3,296.45)	$5,000.00	$870.21
6320 - IRRIGATION REPAIR	$0.00	$500.00	$500.00	$0.00	$1,000.00	$1,000.00	$6,000.00	$6,000.00
6500 - REPAIRS & MAINTENANCE: MISC	$214.63	$391.67	$177.04	$214.63	$783.34	$568.71	$4,700.00	$4,485.37
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$0.00	$833.34	$833.34	$5,000.00	$5,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$16.67	$16.67	$0.00	$33.34	$33.34	$200.00	$200.00
6600 - SNOW REMOVAL	$0.00	$0.00	$0.00	$0.00	$250.00	$250.00	$500.00	$500.00
6800 - TREE TRIMMING & REMOVAL	$400.00	$0.00	($400.00)	$400.00	$0.00	($400.00)	$0.00	($400.00)
6900 - FOUNTAIN MAINTENANCE	$0.00	$108.33	$108.33	$0.00	$216.66	$216.66	$1,300.00	$1,300.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$50.00	$50.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$16,119.35**	**$13,300.01**	**($2,819.34)**	**$29,358.62**	**$26,850.02**	**($2,508.60)**	**$160,500.00**	**$131,141.38**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$314.80	$83.34	($231.46)	$500.00	$185.20
6450 - POOL MAINTENANCE	$180.00	$166.67	($13.33)	$180.00	$333.34	$153.34	$2,000.00	$1,820.00
6460 - POOL SUPPLIES	$0.00	$116.67	$116.67	$766.48	$233.34	($533.14)	$1,400.00	$633.52
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$8.33	$8.33	$0.00	$16.66	$16.66	$100.00	$100.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$166.66	$166.66	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$16.67	$16.67	$0.00	$33.34	$33.34	$200.00	$200.00
Total POOL/SPA/CLUBHOUSE	**$180.00**	**$433.34**	**$253.34**	**$1,261.28**	**$866.68**	**($394.60)**	**$5,200.00**	**$3,938.72**
UTILITIES								
7100 - ELECTRICITY	$2,468.88	$2,416.67	($52.21)	$5,021.33	$4,833.34	($187.99)	$29,000.00	$23,978.67
7300 - GAS	$0.00	$458.33	$458.33	$0.00	$916.66	$916.66	$5,500.00	$5,500.00
7500 - TELEPHONE	$1,030.66	$833.33	($197.33)	$2,069.24	$1,666.66	($402.58)	$10,000.00	$7,930.76
7900 - WATER/SEWER	$15,941.31	$20,416.67	$4,475.36	$30,239.96	$40,833.34	$10,593.38	$245,000.00	$214,760.04
Total UTILITIES	**$19,440.85**	**$24,125.00**	**$4,684.15**	**$37,330.53**	**$48,250.00**	**$10,919.47**	**$289,500.00**	**$252,169.47**
Total Expense	**$59,118.64**	**$67,670.05**	**$8,551.41**	**$111,292.67**	**$135,389.10**	**$24,096.43**	**$861,630.73**	**$750,338.06**
Operating Net Income	**$1,923.23**	**($9,885.81)**	**$11,809.04**	**$9,964.70**	**($20,760.62)**	**$30,725.32**	**$0.00**	**($9,964.70)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

2/1/2017 - 2/28/2017

	2/1/2017 - 2/28/2017			1/1/2017 - 2/28/2017				
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	$0.29	$0.00	$0.29	$0.00	($0.29)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$286.85	$0.00	$286.85	$585.15	$0.00	$585.15	$0.00	($585.15)
Total INCOME	**$287.14**	**$0.00**	**$287.14**	**$585.44**	**$0.00**	**$585.44**	**$0.00**	**($585.44)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,908.44	$0.00	$9,908.44	$19,816.88	$0.00	$19,816.88	$0.00	($19,816.88)
Total TRANSFER BETWEEN FUNDS	**$9,908.44**	**$0.00**	**$9,908.44**	**$19,816.88**	**$0.00**	**$19,816.88**	**$0.00**	**($19,816.88)**
Total Reserve Income	**$10,195.58**	**$0.00**	**$10,195.58**	**$20,402.32**	**$0.00**	**$20,402.32**	**$0.00**	**($20,402.32)**
Reserve Net Income	**$10,195.58**	**$0.00**	**$10,195.58**	**$20,402.32**	**$0.00**	**$20,402.32**	**$0.00**	**($20,402.32)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

2/1/2017 - 2/28/2017

	2/1/2017 - 2/28/2017			1/1/2017 - 2/28/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$68.04	$0.00	$68.04	$238.03	$0.00	$238.03	$0.00	($238.03)
Total INCOME	**$68.04**	**$0.00**	**$68.04**	**$238.03**	**$0.00**	**$238.03**	**$0.00**	**($238.03)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$31,262.67	$0.00	$31,262.67	$62,574.67	$0.00	$62,574.67	$0.00	($62,574.67)
Total TRANSFER BETWEEN FUNDS	**$31,262.67**	**$0.00**	**$31,262.67**	**$62,574.67**	**$0.00**	**$62,574.67**	**$0.00**	**($62,574.67)**
Total Income	**$31,330.71**	**$0.00**	**$31,330.71**	**$62,812.70**	**$0.00**	**$62,812.70**	**$0.00**	**($62,812.70)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$25,221.74	$0.00	($25,221.74)	$50,653.14	$0.00	($50,653.14)	$0.00	($50,653.14)
Total ADMINISTRATIVE	**$25,221.74**	**$0.00**	**($25,221.74)**	**$50,653.14**	**$0.00**	**($50,653.14)**	**$0.00**	**($50,653.14)**
Total Expense	**$25,221.74**	**$0.00**	**($25,221.74)**	**$50,653.14**	**$0.00**	**($50,653.14)**	**$0.00**	**($50,653.14)**
Ground Lease Net Income	**$6,108.97**	**$0.00**	**$6,108.97**	**$12,159.56**	**$0.00**	**$12,159.56**	**$0.00**	**($12,159.56)**