Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: January 31, 2016

HOAMCO®
PROFESSIONAL COMMUNITY MANAGEMENT
OUR ONLY BUSINESS

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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

505-888-4479
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

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TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

1/31/2017

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$124,133.79				$124,133.79
1011 - NMBT OP CHECKING	$1,397.49			$1,100.00	$2,497.49
1031 - EDWARD JONES LAND LEASE RESERVE-115			$86,592.57		$86,592.57
1051 - EDWARD JONES MAINT RES-016		$479,796.75			$479,796.75
1053 - LANB LAND LEASE CHECKING 601			$33,682.31		$33,682.31
1054 - LANB RES SAVINGS-620		$6,820.43			$6,820.43
Total CASH	**$125,531.28**	**$486,617.18**	**$120,274.88**	**$1,100.00**	**$733,523.34**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$34,042.63				$34,042.63
1215 - A/R GROUND LEASE ASSESSMENT	$37,669.38				$37,669.38
1225 - A/R WATER/SEWER	$15,054.60				$15,054.60
1235 - A/R PROPERTY TAX	$4,509.97				$4,509.97
1250 - A/R COLLECTION FEES	$870.11				$870.11
1280 - A/R OTHER	$17,108.52				$17,108.52
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,014.69)				($28,014.69)
Total ACCOUNTS RECEIVABLE	**$81,240.52**				**$81,240.52**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($83,056.43)	$92,756.43	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$15,407.00				$15,407.00
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	**($67,649.43)**	**$92,756.43**	**$6,405,300.00**		**$6,430,407.00**
Assets Total	**$139,122.37**	**$579,373.61**	**$6,525,574.88**	**$1,100.00**	**$7,245,170.86**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

1/31/2017

Liabilities & Equity	Operating	Reserve	Ground Lease	Escrow	Total
	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$13,663.96				$13,663.96
2200 - ACCOUNTS PAYABLE	$7,852.24				$7,852.24
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,297,635.73		$6,297,635.73
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$21,516.20**	-	**$6,297,635.73**	**$1,100.00**	**$6,320,251.93**
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	**$8,041.47**	**$10,206.74**	**$6,050.59**	**$0.00**	**$24,298.80**
Liabilities and Equity Total	**$139,122.37**	**$579,373.61**	**$6,525,574.88**	**$1,100.00**	**$7,245,170.86**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

1/1/2017 - 1/31/2017

	1/1/2017 - 1/31/2017			1/1/2017 - 1/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$55,890.00	$55,890.00	$0.00	$670,680.00	$614,790.00
4110 - GROUND LEASE ASSESSMENT	$31,312.00	$31,209.00	$103.00	$31,312.00	$31,209.00	$103.00	$360,912.00	$329,600.00
4120 - WATER ASSESSMENT	$11,211.17	$9,200.00	$2,011.17	$11,211.17	$9,200.00	$2,011.17	$240,593.00	$229,381.83
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$49,267.00	$49,267.00
4330 - LATE FEES	$903.89	$204.34	$699.55	$903.89	$204.34	$699.55	$2,452.05	$1,548.16
4350 - LIEN/COLLECTION FEES	$1,005.00	$0.00	$1,005.00	$1,005.00	$0.00	$1,005.00	$0.00	($1,005.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$40.00	$40.00
4550 - GATE REMOTES INCOME	$0.00	$100.00	($100.00)	$0.00	$100.00	($100.00)	$1,200.00	$1,200.00
4560 - CRIER ADVERTISING	$0.00	$166.67	($166.67)	$0.00	$166.67	($166.67)	$2,000.00	$2,000.00
4600 - INTEREST INCOME	$13.88	$0.00	$13.88	$13.88	$0.00	$13.88	$0.00	($13.88)
4850 - CLUBHOUSE RENTAL	$0.00	$50.00	($50.00)	$0.00	$50.00	($50.00)	$600.00	$600.00
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$0.00	$1,100.00	$1,100.00	$0.00	$13,200.00	$12,100.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$0.00	$41.67	($41.67)	$500.00	$500.00
Total INCOME	**$101,435.94**	**$97,961.68**	**$3,474.26**	**$101,435.94**	**$97,961.68**	**$3,474.26**	**$1,341,444.05**	**$1,240,008.11**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	$0.00	($9,908.44)	($9,908.44)	$0.00	($118,901.32)	($108,992.88)
8950 - TRANSFER TO GROUND LEASE	($31,312.00)	($31,209.00)	($103.00)	($31,312.00)	($31,209.00)	($103.00)	($360,912.00)	($329,600.00)
Total TRANSFER BETWEEN FUNDS	**($41,220.44)**	**($41,117.44)**	**($103.00)**	**($41,220.44)**	**($41,117.44)**	**($103.00)**	**($479,813.32)**	**($438,592.88)**
Total Income	**$60,215.50**	**$56,844.24**	**$3,371.26**	**$60,215.50**	**$56,844.24**	**$3,371.26**	**$861,630.73**	**$801,415.23**
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	$8,333.33	$8,333.33	$100,000.00	$100,000.00
5250 - BANK CHARGES	$0.00	$16.00	$16.00	$0.00	$16.00	$16.00	$192.00	$192.00
5270 - COMPLEX OWNED UNIT	$229.76	$250.00	$20.24	$229.76	$250.00	$20.24	$3,000.00	$2,770.24
5400 - INSURANCE	$1,357.00	$1,357.00	$0.00	$1,357.00	$1,357.00	$0.00	$16,284.00	$14,927.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

1/1/2017 - 1/31/2017

	1/1/2017 - 1/31/2017			1/1/2017 - 1/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5402 - INSURANCE - WORKERS COMP	$570.00	$316.75	($253.25)	$570.00	$316.75	($253.25)	$3,801.00	$3,231.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,481.88	$7,666.67	($815.21)	$8,481.88	$7,666.67	($815.21)	$92,000.00	$83,518.12
5500 - LEGAL FEES	($1,459.45)	$416.67	$1,876.12	($1,459.45)	$416.67	$1,876.12	$5,000.00	$6,459.45
5520 - LICENSES/PERMITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$0.00	$190.00	$190.00	$0.00	$190.00	$190.00	$2,280.00	$2,280.00
5600 - MANAGEMENT FEES	$4,453.47	$4,453.70	$0.23	$4,453.47	$4,453.70	$0.23	$54,557.85	$50,104.38
5650 - MEETINGS	$0.00	$29.17	$29.17	$0.00	$29.17	$29.17	$350.00	$350.00
5800 - OFFICE SUPPLIES	$189.39	$83.33	($106.06)	$189.39	$83.33	($106.06)	$1,000.00	$810.61
5810 - POSTAGE	$255.52	$333.33	$77.81	$255.52	$333.33	$77.81	$4,000.00	$3,744.48
5820 - PRINTING	$1,300.77	$1,000.00	($300.77)	$1,300.77	$1,000.00	($300.77)	$12,000.00	$10,699.23
5860 - SOCIAL COMMITTEE	$175.00	$37.50	($137.50)	$175.00	$37.50	($137.50)	$450.00	$275.00
5900 - WEBSITE	$0.00	$65.67	$65.67	$0.00	$65.67	$65.67	$799.00	$799.00
8200 - SECURITY SERVICE	$193.16	$750.00	$556.84	$193.16	$750.00	$556.84	$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	**$15,746.50**	**$25,299.12**	**$9,552.62**	**$15,746.50**	**$25,299.12**	**$9,552.62**	**$354,691.85**	**$338,945.35**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$83.70	$83.67	($0.03)	$83.70	$83.67	($0.03)	$1,004.00	$920.30
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$50.00	$50.00	$0.00	$50.00	$50.00	$600.00	$600.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$116.67	$116.67	$0.00	$116.67	$116.67	$1,400.00	$1,400.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$108.33	$108.33	$0.00	$108.33	$108.33	$1,300.00	$1,300.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$1,352.14	$1,286.24	($65.90)	$15,434.88	$14,082.74
7550 - TRASH REMOVAL	$2,596.96	$2,666.67	$69.71	$2,596.96	$2,666.67	$69.71	$32,000.00	$29,403.04
7560 - TRASH COMPACTOR	$184.50	$0.00	($184.50)	$184.50	$0.00	($184.50)	$0.00	($184.50)
Total BUILDING MAINTENANCE	**$4,217.30**	**$4,311.58**	**$94.28**	**$4,217.30**	**$4,311.58**	**$94.28**	**$51,738.88**	**$47,521.58**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00
6100 - GATE REPAIR	$0.00	$458.33	$458.33	$0.00	$458.33	$458.33	$5,500.00	$5,500.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

1/1/2017 - 1/31/2017

	1/1/2017 - 1/31/2017			1/1/2017 - 1/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6155 - GATE TRANSMITTERS	$1,073.13	$166.67	($906.46)	$1,073.13	$166.67	($906.46)	$2,000.00	$926.87
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,800.00	$56.25	$10,743.75	$10,800.00	$56.25	$129,600.00	$118,856.25
6310 - LANDSCAPE SUPPLIES/LABOR	$1,422.39	$416.67	($1,005.72)	$1,422.39	$416.67	($1,005.72)	$5,000.00	$3,577.61
6320 - IRRIGATION REPAIR	$0.00	$500.00	$500.00	$0.00	$500.00	$500.00	$6,000.00	$6,000.00
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$391.67	$391.67	$0.00	$391.67	$391.67	$4,700.00	$4,700.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$0.00	$416.67	$416.67	$5,000.00	$5,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$16.67	$16.67	$0.00	$16.67	$16.67	$200.00	$200.00
6600 - SNOW REMOVAL	$0.00	$250.00	$250.00	$0.00	$250.00	$250.00	$500.00	$500.00
6900 - FOUNTAIN MAINTENANCE	$0.00	$108.33	$108.33	$0.00	$108.33	$108.33	$1,300.00	$1,300.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$25.00	$25.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$13,239.27**	**$13,550.01**	**$310.74**	**$13,239.27**	**$13,550.01**	**$310.74**	**$160,500.00**	**$147,260.73**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$314.80	$41.67	($273.13)	$314.80	$41.67	($273.13)	$500.00	$185.20
6450 - POOL MAINTENANCE	$0.00	$166.67	$166.67	$0.00	$166.67	$166.67	$2,000.00	$2,000.00
6460 - POOL SUPPLIES	$766.48	$116.67	($649.81)	$766.48	$116.67	($649.81)	$1,400.00	$633.52
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$8.33	$8.33	$0.00	$8.33	$8.33	$100.00	$100.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$83.33	$83.33	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$16.67	$16.67	$0.00	$16.67	$16.67	$200.00	$200.00
Total POOL/SPA/CLUBHOUSE	**$1,081.28**	**$433.34**	**($647.94)**	**$1,081.28**	**$433.34**	**($647.94)**	**$5,200.00**	**$4,118.72**
UTILITIES								
7100 - ELECTRICITY	$2,552.45	$2,416.67	($135.78)	$2,552.45	$2,416.67	($135.78)	$29,000.00	$26,447.55
7300 - GAS	$0.00	$458.33	$458.33	$0.00	$458.33	$458.33	$5,500.00	$5,500.00
7500 - TELEPHONE	$1,038.58	$833.33	($205.25)	$1,038.58	$833.33	($205.25)	$10,000.00	$8,961.42
7900 - WATER/SEWER	$14,298.65	$20,416.67	$6,118.02	$14,298.65	$20,416.67	$6,118.02	$245,000.00	$230,701.35
Total UTILITIES	**$17,889.68**	**$24,125.00**	**$6,235.32**	**$17,889.68**	**$24,125.00**	**$6,235.32**	**$289,500.00**	**$271,610.32**
Total Expense	**$52,174.03**	**$67,719.05**	**$15,545.02**	**$52,174.03**	**$67,719.05**	**$15,545.02**	**$861,630.73**	**$809,456.70**
Operating Net Income	**$8,041.47**	**($10,874.81)**	**$18,916.28**	**$8,041.47**	**($10,874.81)**	**$18,916.28**	**$0.00**	**($8,041.47)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

1/1/2017 - 1/31/2017

	1/1/2017 - 1/31/2017			1/1/2017 - 1/31/2017				
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								
4620 - UNREALIZED GAIN/LOSS-RESERVE	$298.30	$0.00	$298.30	$298.30	$0.00	$298.30	$0.00	($298.30)
Total INCOME	**$298.30**	**$0.00**	**$298.30**	**$298.30**	**$0.00**	**$298.30**	**$0.00**	**($298.30)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,908.44	$0.00	$9,908.44	$9,908.44	$0.00	$9,908.44	$0.00	($9,908.44)
Total TRANSFER BETWEEN FUNDS	**$9,908.44**	**$0.00**	**$9,908.44**	**$9,908.44**	**$0.00**	**$9,908.44**	**$0.00**	**($9,908.44)**
Total Reserve Income	**$10,206.74**	**$0.00**	**$10,206.74**	**$10,206.74**	**$0.00**	**$10,206.74**	**$0.00**	**($10,206.74)**
Reserve Net Income	**$10,206.74**	**$0.00**	**$10,206.74**	**$10,206.74**	**$0.00**	**$10,206.74**	**$0.00**	**($10,206.74)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

1/1/2017 - 1/31/2017

	1/1/2017 - 1/31/2017			1/1/2017 - 1/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$169.99	$0.00	$169.99	$169.99	$0.00	$169.99	$0.00	($169.99)
Total INCOME	**$169.99**	**$0.00**	**$169.99**	**$169.99**	**$0.00**	**$169.99**	**$0.00**	**($169.99)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$31,312.00	$0.00	$31,312.00	$31,312.00	$0.00	$31,312.00	$0.00	($31,312.00)
Total TRANSFER BETWEEN FUNDS	**$31,312.00**	**$0.00**	**$31,312.00**	**$31,312.00**	**$0.00**	**$31,312.00**	**$0.00**	**($31,312.00)**
Total Income	**$31,481.99**	**$0.00**	**$31,481.99**	**$31,481.99**	**$0.00**	**$31,481.99**	**$0.00**	**($31,481.99)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$25,431.40	$0.00	($25,431.40)	$25,431.40	$0.00	($25,431.40)	$0.00	($25,431.40)
Total ADMINISTRATIVE	**$25,431.40**	**$0.00**	**($25,431.40)**	**$25,431.40**	**$0.00**	**($25,431.40)**	**$0.00**	**($25,431.40)**
Total Expense	**$25,431.40**	**$0.00**	**($25,431.40)**	**$25,431.40**	**$0.00**	**($25,431.40)**	**$0.00**	**($25,431.40)**
Ground Lease Net Income	**$6,050.59**	**$0.00**	**$6,050.59**	**$6,050.59**	**$0.00**	**$6,050.59**	**$0.00**	**($6,050.59)**

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

	Jan 2017	YTD
Income		
INCOME		
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00
4110 - GROUND LEASE ASSESSMENT	$31,312.00	$31,312.00
4120 - WATER ASSESSMENT	$11,211.17	$11,211.17
4330 - LATE FEES	$903.89	$903.89
4350 - LIEN/COLLECTION FEES	$1,005.00	$1,005.00
4600 - INTEREST INCOME	$13.88	$13.88
4875 - RENTAL INCOME	$1,100.00	$1,100.00
Total INCOME	$101,435.94	$101,435.94
TRANSFER BETWEEN FUNDS		
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)
8950 - TRANSFER TO GROUND LEASE	($31,312.00)	($31,312.00)
Total TRANSFER BETWEEN FUNDS	($41,220.44)	($41,220.44)
Total Income	$60,215.50	$60,215.50
Expense		
ADMINISTRATIVE		
5270 - COMPLEX OWNED UNIT	$229.76	$229.76
5400 - INSURANCE	$1,357.00	$1,357.00
5402 - INSURANCE - WORKERS COMP	$570.00	$570.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,481.88	$8,481.88
5500 - LEGAL FEES	($1,459.45)	($1,459.45)
5600 - MANAGEMENT FEES	$4,453.47	$4,453.47
5800 - OFFICE SUPPLIES	$189.39	$189.39
5810 - POSTAGE	$255.52	$255.52

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

	Jan 2017	YTD
5820 - PRINTING	$1,300.77	$1,300.77
5860 - SOCIAL COMMITTEE	$175.00	$175.00
8200 - SECURITY SERVICE	$193.16	$193.16
Total ADMINISTRATIVE	$15,746.50	$15,746.50
BUILDING MAINTENANCE		
6400 - PEST CONTROL	$83.70	$83.70
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,352.14
7550 - TRASH REMOVAL	$2,596.96	$2,596.96
7560 - TRASH COMPACTOR	$184.50	$184.50
Total BUILDING MAINTENANCE	$4,217.30	$4,217.30
GROUNDS MAINTENANCE		
6155 - GATE TRANSMITTERS	$1,073.13	$1,073.13
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,743.75
6310 - LANDSCAPE SUPPLIES/LABOR	$1,422.39	$1,422.39
Total GROUNDS MAINTENANCE	$13,239.27	$13,239.27
POOL/SPA/CLUBHOUSE		
6410 - CLUBHOUSE MAINTENANCE	$314.80	$314.80
6460 - POOL SUPPLIES	$766.48	$766.48
Total POOL/SPA/CLUBHOUSE	$1,081.28	$1,081.28
UTILITIES		
7100 - ELECTRICITY	$2,552.45	$2,552.45
7500 - TELEPHONE	$1,038.58	$1,038.58
7900 - WATER/SEWER	$14,298.65	$14,298.65
Total UTILITIES	$17,889.68	$17,889.68
Total Expense	$52,174.03	$52,174.03

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

	Jan 2017	YTD
Operating Net Income	$8,041.47	$8,041.47
Net Income	$8,041.47	$8,041.47

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

	Jan 2017	YTD
Income		
Total Income	$0.00	$0.00
Expense		
Total Expense	$0.00	$0.00
Operating Net Income	$0.00	$0.00
Reserve Income		
INCOME		
4620 - UNREALIZED GAIN/LOSS-RESERVE	$298.30	$298.30
Total INCOME	$298.30	$298.30
TRANSFER BETWEEN FUNDS		
9000 - TRANSFER FROM OPERATING	$9,908.44	$9,908.44
Total TRANSFER BETWEEN FUNDS	$9,908.44	$9,908.44
Total Reserve Income	$10,206.74	$10,206.74
Reserve Expense		
Total Reserve Expense	$0.00	$0.00
Reserve Net Income	$10,206.74	$10,206.74

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

	Jan 2017	YTD
Income		
INCOME		
4615 - UNREALIZED GAIN/LOSS	$169.99	$169.99
Total INCOME	$169.99	$169.99
TRANSFER BETWEEN FUNDS		
9050 - TRANSFER FROM OPERATING	$31,312.00	$31,312.00
Total TRANSFER BETWEEN FUNDS	$31,312.00	$31,312.00
Total Income	$31,481.99	$31,481.99
Expense		
ADMINISTRATIVE		
5490 - LAND LEASE INTEREST	$25,431.40	$25,431.40
Total ADMINISTRATIVE	$25,431.40	$25,431.40
Total Expense	$25,431.40	$25,431.40
Operating Net Income	$6,050.59	$6,050.59