Towne Park Homeowners Association, Inc.

Financial Statement
Period Ending: July 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 HOA
Statement of Operating Cash Flow

For the Month Ending		7/31/16
Cash at Beginning of Period	$	35,086.68
Operations		
Cash receipts		
Assessment Income		55,890.00
Ground Lease Assessment Income		32,548.00
Water Assessment Income		30,699.08
Property Tax Income		-
Other Income		1,812.61
(Increase)Decrease in Accounts Receivable		(5,474.78)
(Increase)Decrease in Other Assets		(26,921.97)
Increase/(Decrease) in Prepaid Assessments		1,530.33
Cash expenditures		
Administrative		(15,069.06)
Building Maintenance		(5,488.73)
Grounds Maintenance		3,635.13
Pool/Spa/Clubhouse		(266.01)
Utilities		(53,466.93)
Taxes/Other Expenses		-
Increase/(Decrease) in Accounts Payable/Accrued Expenses		15,397.70
Net Cash Flow from Operations		34,825.37
Investing/Financing Activities		
(Purchase)/Sale of Fixed Assets, Net		-
Ground Lease Loan Funds		(38,741.81)
Investment in Reserves		9,829.36
Net Cash Flow from Investing/Financing		(28,912.45)
Net Increase/(Decrease) in Cash		5,912.92
Cash at End of Period	$	40,999.60

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

7/31/2016

Assets	Operating	Reserve	Ground Lease	Escrow	Total
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$39,602.11				$39,602.11
1011 - NMBT OP CHECKING	$1,397.49				$1,397.49
1020 - NMBT ESCROW ACCOUNT				$1,100.00	$1,100.00
1031 - EDWARD JONES LAND LEASE RESERVE-115			$86,262.76		$86,262.76
1051 - EDWARD JONES MAINT RES-016		$499,723.94			$499,723.94
1053 - LANB LAND LEASE CHECKING 601			$46,399.60		$46,399.60
1054 - LANB RES SAVINGS-620		$5,439.09			$5,439.09
Total CASH	**$40,999.60**	**$505,163.03**	**$132,662.36**	**$1,100.00**	**$679,924.99**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$33,331.34				$33,331.34
1215 - A/R GROUND LEASE ASSESSMENT	$37,973.48				$37,973.48
1225 - A/R WATER/SEWER	$16,526.76				$16,526.76
1235 - A/R PROPERTY TAX	$3,334.79				$3,334.79
1250 - A/R COLLECTION FEES	$125.00				$125.00
1280 - A/R OTHER	$20,512.51				$20,512.51
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,061.69)				($28,061.69)
Total ACCOUNTS RECEIVABLE	**$83,742.19**				**$83,742.19**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($10,349.87)	$20,049.87	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$8,142.00				$8,142.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,299,000.00)		($4,299,000.00)
Total OTHER ASSETS	**($2,207.87)**	**$20,049.87**	**$6,691,300.00**		**$6,709,142.00**
Assets Total	**$122,533.92**	**$525,212.90**	**$6,823,962.36**	**$1,100.00**	**$7,472,809.18**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

7/31/2016

Liabilities & Equity	Operating	Reserve	Ground Lease	Escrow	Total
	Operating	**Reserve**	**Ground Lease**	**Escrow**	**Total**
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$9,001.71				$9,001.71
2200 - ACCOUNTS PAYABLE	$68,761.40				$68,761.40
2250 - ACCRUED EXPENSES	$2,756.45				$2,756.45
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,654,311.50		$6,654,311.50
2750 - CAPITAL FIN 9 PMT 2/16-10/16 $11958.30	$5,314.80				$5,314.80
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$85,834.36**	-	**$6,654,311.50**	**$1,100.00**	**$6,741,245.86**
EQUITY					
3200 - OPERATING EQUITY	$31,161.58				$31,161.58
3500 - RESERVE EQUITY		$497,164.19			$497,164.19
3550 - GROUND LEASE EQUITY			$155,608.10		$155,608.10
3600 - LAND LEASE RESERVE - RESTRICTED			$68,425.10		$68,425.10
3800 - RESERVE CONTRIBUTION TO CLOSING COSTS			$75,000.00		$75,000.00
3900 - LAND LEASE CLOSING COSTS			($152,249.39)		($152,249.39)
Total EQUITY	**$31,161.58**	**$497,164.19**	**$146,783.81**	-	**$675,109.58**
Net Income	**$5,537.98**	**$28,048.71**	**$22,867.05**	**$0.00**	**$56,453.74**
Liabilities and Equity Total	**$122,533.92**	**$525,212.90**	**$6,823,962.36**	**$1,100.00**	**$7,472,809.18**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,775.00	$115.00	$354,294.00	$353,949.00	$345.00	$632,440.00	$278,146.00
4110 - GROUND LEASE ASSESSMENT	$32,548.00	$31,415.00	$1,133.00	$231,387.96	$219,905.00	$11,482.96	$376,980.00	$145,592.04
4120 - WATER ASSESSMENT	$30,699.08	$15,833.33	$14,865.75	$106,389.76	$110,833.31	($4,443.55)	$190,000.00	$83,610.24
4135 - PROPERTY TAX ASSESSMENT	$0.00	$4,105.64	($4,105.64)	$24,295.14	$28,739.48	($4,444.34)	$49,267.66	$24,972.52
4330 - LATE FEES	$0.00	$333.33	($333.33)	$1,358.73	$2,333.31	($974.58)	$4,000.00	$2,641.27
4350 - LIEN/COLLECTION FEES	$150.00	$83.33	$66.67	$4,787.55	$583.31	$4,204.24	$1,000.00	($3,787.55)
4540 - GARAGE SALE INCOME	$0.00	$25.00	($25.00)	$45.00	$175.00	($130.00)	$300.00	$255.00
4550 - GATE REMOTES INCOME	$505.00	$0.00	$505.00	$1,820.00	$0.00	$1,820.00	$0.00	($1,820.00)
4560 - CRIER ADVERTISING	$0.00	$187.50	($187.50)	$1,723.00	$1,312.50	$410.50	$2,250.00	$527.00
4600 - INTEREST INCOME	$7.55	$0.00	$7.55	$12.07	$0.00	$12.07	$0.00	($12.07)
4750 - LAND LEASE FUNDING	$0.00	$6,666.67	($6,666.67)	$0.00	$46,666.69	($46,666.69)	$80,000.00	$80,000.00
4800 - VIOLATION FINES	$0.00	$16.67	($16.67)	$150.00	$116.69	$33.31	$200.00	$50.00
4850 - CLUBHOUSE RENTAL	$50.06	$166.67	($116.61)	$300.06	$1,166.69	($866.63)	$2,000.00	$1,699.94
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$0.00	$7,700.00	$7,700.00	$0.00	$13,200.00	$5,500.00
4900 - OTHER INCOME	$0.00	$4.17	($4.17)	$553.00	$29.19	$523.81	$50.00	($503.00)
Total INCOME	**$120,949.69**	**$115,712.31**	**$5,237.38**	**$734,816.27**	**$773,510.17**	**($38,693.90)**	**$1,351,687.66**	**$616,871.39**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	$9,829.36	($9,829.36)	$19,658.72	($49,146.84)	($68,805.52)	$19,658.68	($117,952.36)	($68,805.52)
8950 - TRANSFER TO GROUND LEASE	($38,741.81)	($38,741.75)	($0.06)	($245,192.56)	($271,192.25)	$25,999.69	($464,901.00)	($219,708.44)
Total TRANSFER BETWEEN FUNDS	**($28,912.45)**	**($48,571.11)**	**$19,658.66**	**($294,339.40)**	**($339,997.77)**	**$45,658.37**	**($582,853.36)**	**($288,513.96)**
Total Income	**$92,037.24**	**$67,141.20**	**$24,896.04**	**$440,476.87**	**$433,512.40**	**$6,964.47**	**$768,834.30**	**$328,357.43**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$22.50	$22.50	$726.47	$157.50	($568.97)	$270.00	($456.47)
5110 - ADVERTISING	$0.00	$20.83	$20.83	$117.21	$145.81	$28.60	$250.00	$132.79

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016				
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	$44.00	$0.00	($44.00)	$54.00	$0.00	($54.00)	$0.00	($54.00)
5270 - COMPLEX OWNED UNIT	$249.09	$166.67	($82.42)	$1,622.23	$1,166.69	($455.54)	$2,000.00	$377.77
5400 - INSURANCE	$1,357.00	$2,000.00	$643.00	$9,537.19	$14,000.00	$4,462.81	$24,000.00	$14,462.81
5401 - INSURANCE - GROUP	$0.00	$216.67	$216.67	$0.00	$1,516.69	$1,516.69	$2,600.00	$2,600.00
5402 - INSURANCE - WORKERS COMP	$633.00	$316.75	($316.25)	$3,353.00	$2,217.25	($1,135.75)	$3,801.00	$448.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$7,049.17	$6,250.00	($799.17)	$42,731.11	$43,750.00	$1,018.89	$75,000.00	$32,268.89
5451 - PAYROLL TAXES	$0.00	$666.67	$666.67	$2,666.01	$4,666.69	$2,000.68	$8,000.00	$5,333.99
5500 - LEGAL FEES	$0.00	$416.67	$416.67	$3,510.86	$2,916.69	($594.17)	$5,000.00	$1,489.14
5520 - LICENSES/PERMITS	$0.00	$33.33	$33.33	$395.00	$233.31	($161.69)	$400.00	$5.00
5530 - LIEN/COLLECTION COSTS	$82.50	$16.67	($65.83)	$82.50	$116.69	$34.19	$200.00	$117.50
5550 - LONG DISTANCE/FAX	$0.00	$20.83	$20.83	$49.55	$145.81	$96.26	$250.00	$200.45
5600 - MANAGEMENT FEES	$4,453.47	$4,287.48	($165.99)	$30,339.25	$30,012.36	($326.89)	$51,449.76	$21,110.51
5650 - MEETINGS	$0.00	$33.33	$33.33	$0.00	$233.31	$233.31	$400.00	$400.00
5800 - OFFICE SUPPLIES	$241.70	$0.00	($241.70)	$360.09	$0.00	($360.09)	$0.00	($360.09)
5810 - POSTAGE	$304.97	$354.17	$49.20	$2,872.71	$2,479.19	($393.52)	$4,250.00	$1,377.29
5820 - PRINTING	$264.16	$708.33	$444.17	$8,841.86	$4,958.31	($3,883.55)	$8,500.00	($341.86)
5860 - SOCIAL COMMITTEE	$0.00	$41.67	$41.67	$319.01	$291.69	($27.32)	$500.00	$180.99
5950 - MISCELLANEOUS ADMIN	$0.00	$16.67	$16.67	$80.39	$116.69	$36.30	$200.00	$119.61
8200 - SECURITY SERVICE	$390.00	$291.67	($98.33)	$5,965.74	$2,041.69	($3,924.05)	$3,500.00	($2,465.74)
8250 - MISC./CONTINGENCY	$0.00	$0.00	$0.00	$1,369.32	$0.00	($1,369.32)	$0.00	($1,369.32)
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$11.25	$11.00	($0.25)	$11.00	($0.25)
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$45.00	$400.00	$355.00	$400.00	$355.00
8840 - TAXES - PROPERTY	$0.00	$4,105.64	$4,105.64	$24,658.63	$28,739.48	$4,080.85	$49,267.66	$24,609.03
Total ADMINISTRATIVE	**$15,069.06**	**$19,986.55**	**$4,917.49**	**$140,144.12**	**$140,316.85**	**$172.73**	**$240,249.42**	**$100,105.30**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$83.70	$41.67	($42.03)	$334.53	$291.69	($42.84)	$500.00	$165.47
6405 - CARPET CLEANING	$0.00	$25.00	$25.00	$0.00	$175.00	$175.00	$300.00	$300.00
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$227.13	$41.67	($185.46)	$227.13	$291.69	$64.56	$500.00	$272.87
6520 - REPAIRS & MAINTENANCE: ELECTRICAL	$0.00	$208.33	$208.33	$0.00	$1,458.31	$1,458.31	$2,500.00	$2,500.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$333.33	$333.33	$749.76	$2,333.31	$1,583.55	$4,000.00	$3,250.24
6565 - REPAIRS & MAINTENANCE: PAINTING	$0.00	$50.00	$50.00	$0.00	$350.00	$350.00	$600.00	$600.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$333.33	$333.33	$1,286.66	$2,333.31	$1,046.65	$4,000.00	$2,713.34
6950 - WATER/SEWER METER	$1,286.24	$1,286.24	$0.00	$9,003.68	$9,003.68	$0.00	$15,434.88	$6,431.20
7550 - TRASH REMOVAL	$3,891.66	$2,875.00	($1,016.66)	$20,725.02	$20,125.00	($600.02)	$34,500.00	$13,774.98
7560 - TRASH COMPACTOR	$0.00	$41.67	$41.67	$0.00	$291.69	$291.69	$500.00	$500.00
Total BUILDING MAINTENANCE	**$5,488.73**	**$5,236.24**	**($252.49)**	**$32,326.78**	**$36,653.68**	**$4,326.90**	**$62,834.88**	**$30,508.10**
GROUNDS MAINTENANCE								
6100 - GATE REPAIR	($18,449.61)	$416.67	$18,866.28	($1,594.76)	$2,916.69	$4,511.45	$5,000.00	$6,594.76
6155 - GATE TRANSMITTERS	$455.86	$0.00	($455.86)	$2,579.56	$0.00	($2,579.56)	$0.00	($2,579.56)
6300 - GROUNDS MAINTENANCE	$11,377.60	$11,333.33	($44.27)	$79,563.70	$79,333.31	($230.39)	$136,000.00	$56,436.30
6310 - LANDSCAPE SUPPLIES/LABOR	$1,099.37	$0.00	($1,099.37)	$1,823.85	$0.00	($1,823.85)	$0.00	($1,823.85)
6320 - IRRIGATION REPAIR	$1,830.73	$416.67	($1,414.06)	$3,612.38	$2,916.69	($695.69)	$5,000.00	$1,387.62
6330 - LANDSCAPE - ADDITIONAL	$0.00	$125.00	$125.00	$0.00	$875.00	$875.00	$1,500.00	$1,500.00
6500 - REPAIRS & MAINTENANCE: MISC	$50.92	$583.33	$532.41	$4,464.86	$4,083.31	($381.55)	$7,000.00	$2,535.14
6572 - REPAIRS & MAINTENANCE: ROADS	$0.00	$41.67	$41.67	$0.00	$291.69	$291.69	$500.00	$500.00
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$208.33	$208.33	$1,919.91	$1,458.31	($461.60)	$2,500.00	$580.09
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$41.67	$41.67	$0.00	$291.69	$291.69	$500.00	$500.00
6600 - SNOW REMOVAL	$0.00	$0.00	$0.00	$0.00	$500.00	$500.00	$1,000.00	$1,000.00
6800 - TREE TRIMMING & REMOVAL	$0.00	$312.50	$312.50	$54.61	$2,187.50	$2,132.89	$3,750.00	$3,695.39
6900 - FOUNTAIN MAINTENANCE	$0.00	$250.00	$250.00	$936.29	$1,750.00	$813.71	$3,000.00	$2,063.71
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$41.67	$41.67	$0.00	$291.69	$291.69	$500.00	$500.00
Total GROUNDS MAINTENANCE	**($3,635.13)**	**$13,770.84**	**$17,405.97**	**$93,360.40**	**$96,895.88**	**$3,535.48**	**$166,250.00**	**$72,889.60**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$208.33	$208.33	$468.32	$1,458.31	$989.99	$2,500.00	$2,031.68
6450 - POOL MAINTENANCE	$60.51	$125.00	$64.49	$367.29	$875.00	$507.71	$1,500.00	$1,132.71
6460 - POOL SUPPLIES	$205.50	$0.00	($205.50)	$205.50	$0.00	($205.50)	$0.00	($205.50)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$20.83	$20.83	$139.72	$145.81	$6.09	$250.00	$110.28

TOWNE PARK HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Operating
7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6470 - POOL MISCELLANEOUS	$0.00	$416.67	$416.67	$984.49	$2,916.69	$1,932.20	$5,000.00	$4,015.51
6475 - LOCKS & KEYS	$0.00	$20.83	$20.83	$160.09	$145.81	($14.28)	$250.00	$89.91
Total POOL/SPA/CLUBHOUSE	**$266.01**	**$791.66**	**$525.65**	**$2,325.41**	**$5,541.62**	**$3,216.21**	**$9,500.00**	**$7,174.59**
UTILITIES								
7100 - ELECTRICITY	$2,708.07	$2,375.00	($333.07)	$15,303.52	$16,625.00	$1,321.48	$28,500.00	$13,196.48
7300 - GAS	$1,390.21	$458.33	($931.88)	$2,867.70	$3,208.31	$340.61	$5,500.00	$2,632.30
7500 - TELEPHONE	$1,673.17	$916.67	($756.50)	$7,391.70	$6,416.69	($975.01)	$11,000.00	$3,608.30
7900 - WATER/SEWER	$47,695.48	$20,416.67	($27,278.81)	$141,219.26	$142,916.69	$1,697.43	$245,000.00	$103,780.74
Total UTILITIES	**$53,466.93**	**$24,166.67**	**($29,300.26)**	**$166,782.18**	**$169,166.69**	**$2,384.51**	**$290,000.00**	**$123,217.82**
Total Expense	**$70,655.60**	**$63,951.96**	**($6,703.64)**	**$434,938.89**	**$448,574.72**	**$13,635.83**	**$768,834.30**	**$333,895.41**
Operating Net Income	**$21,381.64**	**$3,189.24**	**$18,192.40**	**$5,537.98**	**($15,062.32)**	**$20,600.30**	**$0.00**	**($5,537.98)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016				
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	$0.23	$0.00	$0.23	$415.55	$0.00	$415.55	$0.00	($415.55)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$777.15	$0.00	$777.15	$6,935.93	$0.00	$6,935.93	$0.00	($6,935.93)
Total INCOME	**$777.38**	**$0.00**	**$777.38**	**$7,351.48**	**$0.00**	**$7,351.48**	**$0.00**	**($7,351.48)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	($9,829.36)	$0.00	($9,829.36)	$39,146.84	$0.00	$39,146.84	$0.00	($39,146.84)
Total TRANSFER BETWEEN FUNDS	**($9,829.36)**	**$0.00**	**($9,829.36)**	**$39,146.84**	**$0.00**	**$39,146.84**	**$0.00**	**($39,146.84)**
Total Reserve Income	**($9,051.98)**	**$0.00**	**($9,051.98)**	**$46,498.32**	**$0.00**	**$46,498.32**	**$0.00**	**($46,498.32)**
Reserve Expense								
COMMON AREA								
9100 - GATE REPAIR - RESERVES	$18,449.61	$0.00	($18,449.61)	$18,449.61	$0.00	($18,449.61)	$0.00	($18,449.61)
Total COMMON AREA	**$18,449.61**	**$0.00**	**($18,449.61)**	**$18,449.61**	**$0.00**	**($18,449.61)**	**$0.00**	**($18,449.61)**
Total Reserve Expense	**$18,449.61**	**$0.00**	**($18,449.61)**	**$18,449.61**	**$0.00**	**($18,449.61)**	**$0.00**	**($18,449.61)**
Reserve Net Income	**($27,501.59)**	**$0.00**	**($27,501.59)**	**$28,048.71**	**$0.00**	**$28,048.71**	**$0.00**	**($28,048.71)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016				
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	$151.20	$0.00	$151.20	$7,863.17	$0.00	$7,863.17	$0.00	($7,863.17)
Total INCOME	**$151.20**	**$0.00**	**$151.20**	**$7,864.08**	**$0.00**	**$7,864.08**	**$0.00**	**($7,864.08)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$0.00	$0.00	$0.00	$206,450.75	$0.00	$206,450.75	$0.00	($206,450.75)
Total TRANSFER BETWEEN FUNDS	**$0.00**	**$0.00**	**$0.00**	**$206,450.75**	**$0.00**	**$206,450.75**	**$0.00**	**($206,450.75)**
Total Income	**$151.20**	**$0.00**	**$151.20**	**$214,314.83**	**$0.00**	**$214,314.83**	**$0.00**	**($214,314.83)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$0.00	$0.00	$0.00	$192,002.84	$0.00	($192,002.84)	$0.00	($192,002.84)
Total ADMINISTRATIVE	**$0.00**	**$0.00**	**$0.00**	**$192,002.84**	**$0.00**	**($192,002.84)**	**$0.00**	**($192,002.84)**
Total Expense	**$0.00**	**$0.00**	**$0.00**	**$192,002.84**	**$0.00**	**($192,002.84)**	**$0.00**	**($192,002.84)**
Reserve Income								
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$555.06	$0.00	$555.06	$555.06	$0.00	$555.06	$0.00	($555.06)
Total TRANSFER BETWEEN FUNDS	**$555.06**	**$0.00**	**$555.06**	**$555.06**	**$0.00**	**$555.06**	**$0.00**	**($555.06)**
Total Reserve Income	**$555.06**	**$0.00**	**$555.06**	**$555.06**	**$0.00**	**$555.06**	**$0.00**	**($555.06)**
Reserve Net Income	**$555.06**	**$0.00**	**$555.06**	**$555.06**	**$0.00**	**$555.06**	**$0.00**	**($555.06)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Ground Lease Net Income	$706.26	$0.00	$706.26	$22,867.05	$0.00	$22,867.05	$0.00	($22,867.05)