TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

7/31/2017

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$33,083.31			$33,083.31
1012 - LANB OPERATING CHECKING-261	$388.64			$388.64
1031 - EDWARD JONES LAND LEASE RESERVE-115			$87,242.08	$87,242.08
1051 - EDWARD JONES MAINT RES-016		$605,746.33		$605,746.33
1053 - LANB LAND LEASE CHECKING 601			$8,108.09	$8,108.09
1054 - LANB RES SAVINGS-620		$6,822.42		$6,822.42
Total CASH	**$33,471.95**	**$612,568.75**	**$95,350.17**	**$741,390.87**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$40,405.63			$40,405.63
1215 - A/R GROUND LEASE ASSESSMENT	$41,660.97			$41,660.97
1225 - A/R WATER/SEWER	$16,336.47			$16,336.47
1230 - A/R FINES	$175.00			$175.00
1235 - A/R PROPERTY TAX	$2,385.42			$2,385.42
1250 - A/R COLLECTION FEES	$1,248.69			$1,248.69
1280 - A/R OTHER	$15,496.90			$15,496.90
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,014.69)			($28,014.69)
Total ACCOUNTS RECEIVABLE	**$89,694.39**		-	**$89,694.39**
OTHER ASSETS				
1300 - DUE BETWEEN FUNDS	($9,908.44)	$19,608.44	($9,700.00)	$0.00
1610 - PREPAID INSURANCE	$7,265.00			$7,265.00
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,847,000.00)	($4,847,000.00)
Total OTHER ASSETS	**($2,643.44)**	**$19,608.44**	**$6,143,300.00**	**$6,160,265.00**
Assets Total	**$120,522.90**	**$632,177.19**	**$6,238,650.17**	**$6,991,350.26**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

7/31/2017

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$22,220.10			$22,220.10
2200 - ACCOUNTS PAYABLE	$4,327.40			$4,327.40
2250 - ACCRUED EXPENSES	$139.88			$139.88
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,248.69			$1,248.69
2500 - TRANSFER/DISC PAYABLE	$144.96			$144.96
2650 - PLAYGROUND FUNDS RAISED	$525.00			$525.00
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,973,105.72	$5,973,105.72
Total LIABILITIES	**$28,606.03**	-	**$5,973,105.72**	**$6,001,711.75**
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	**($17,647.83)**	**$63,010.32**	**$43,655.89**	**$89,018.38**
Liabilities and Equity Total	**$120,522.90**	**$632,177.19**	**$6,238,650.17**	**$6,991,350.26**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$391,230.00	$391,230.00	$0.00	$670,680.00	$279,450.00
4110 - GROUND LEASE ASSESSMENT	$30,076.00	$29,973.00	$103.00	$214,654.16	$214,137.00	$517.16	$360,912.00	$146,257.84
4120 - WATER ASSESSMENT	$30,515.59	$30,700.00	($184.41)	$122,094.20	$106,303.00	$15,791.20	$240,593.00	$118,498.80
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$10.51	$24,633.50	($24,622.99)	$49,267.00	$49,256.49
4330 - LATE FEES	$0.00	$204.34	($204.34)	$3,987.72	$1,430.38	$2,557.34	$2,452.05	($1,535.67)
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$1,727.52	$0.00	$1,727.52	$0.00	($1,727.52)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$280.00	$40.00	$240.00	$40.00	($240.00)
4550 - GATE REMOTES INCOME	$0.00	$100.00	($100.00)	$1,755.00	$700.00	$1,055.00	$1,200.00	($555.00)
4560 - CRIER ADVERTISING	$0.00	$166.67	($166.67)	$1,340.00	$1,166.69	$173.31	$2,000.00	$660.00
4600 - INTEREST INCOME	$4.37	$0.00	$4.37	$66.30	$0.00	$66.30	$0.00	($66.30)
4750 - LAND LEASE ESTOPPEL FEES	$600.00	$0.00	$600.00	$750.00	$0.00	$750.00	$0.00	($750.00)
4800 - VIOLATION FINES	$0.00	$0.00	$0.00	$200.00	$0.00	$200.00	$0.00	($200.00)
4850 - CLUBHOUSE RENTAL	$0.00	$50.00	($50.00)	$1,050.00	$350.00	$700.00	$600.00	($450.00)
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$300.00	$0.00	$300.00	$0.00	($300.00)
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$55.79	$0.00	$55.79	$0.00	($55.79)
4875 - RENTAL INCOME	$0.00	$1,100.00	($1,100.00)	$4,744.22	$7,700.00	($2,955.78)	$13,200.00	$8,455.78
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$39.44	$291.69	($252.25)	$500.00	$460.56
Total INCOME	**$117,085.96**	**$118,225.68**	**($1,139.72)**	**$744,284.86**	**$747,982.26**	**($3,697.40)**	**$1,341,444.05**	**$597,159.19**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	$0.00	($69,359.08)	($69,359.08)	$0.00	($118,901.32)	($49,542.24)
8950 - TRANSFER TO GROUND LEASE	($30,582.00)	($29,973.00)	($609.00)	($216,689.37)	($214,137.00)	($2,552.37)	($360,912.00)	($144,222.63)
Total TRANSFER BETWEEN FUNDS	**($40,490.44)**	**($39,881.44)**	**($609.00)**	**($286,048.45)**	**($283,496.08)**	**($2,552.37)**	**($479,813.32)**	**($193,764.87)**
Total Income	**$76,595.52**	**$78,344.24**	**($1,748.72)**	**$458,236.41**	**$464,486.18**	**($6,249.77)**	**$861,630.73**	**$403,394.32**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
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	$58,333.31	$58,333.31	$100,000.00	$100,000.00
5250 - BANK CHARGES	$0.00	$16.00	$16.00	$46.50	$112.00	$65.50	$192.00	$145.50
5270 - COMPLEX OWNED UNIT	$240.58	$250.00	$9.42	$1,630.82	$1,750.00	$119.18	$3,000.00	$1,369.18
5400 - INSURANCE	$1,175.26	$1,357.00	$181.74	$10,495.26	$9,499.00	($996.26)	$16,284.00	$5,788.74
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$1,286.00	$2,217.25	$931.25	$3,801.00	$2,515.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,900.68	$7,666.67	($1,234.01)	$61,589.04	$53,666.69	($7,922.35)	$92,000.00	$30,410.96
5500 - LEGAL FEES	$0.00	$416.67	$416.67	($1,377.96)	$2,916.69	$4,294.65	$5,000.00	$6,377.96
5520 - LICENSES/PERMITS	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$110.00	$190.00	$80.00	$1,347.50	$1,330.00	($17.50)	$2,280.00	$932.50
5600 - MANAGEMENT FEES	$4,461.25	$4,453.70	($7.55)	$31,182.07	$31,175.90	($6.17)	$54,557.85	$23,375.78
5650 - MEETINGS	$0.00	$29.17	$29.17	$273.67	$204.19	($69.48)	$350.00	$76.33
5800 - OFFICE SUPPLIES	$451.20	$83.33	($367.87)	$4,209.33	$583.31	($3,626.02)	$1,000.00	($3,209.33)
5810 - POSTAGE	$452.92	$333.33	($119.59)	$2,862.96	$2,333.31	($529.65)	$4,000.00	$1,137.04
5820 - PRINTING	$1,351.33	$1,000.00	($351.33)	$8,770.44	$7,000.00	($1,770.44)	$12,000.00	$3,229.56
5860 - SOCIAL COMMITTEE	$137.22	$37.50	($99.72)	$1,273.88	$262.50	($1,011.38)	$450.00	($823.88)
5900 - WEBSITE	$0.00	$66.67	$66.67	$37.99	$465.69	$427.70	$799.00	$761.01
5950 - MISCELLANEOUS ADMIN	$193.00	$0.00	($193.00)	$332.50	$0.00	($332.50)	$0.00	($332.50)
8200 - SECURITY SERVICE	$780.00	$750.00	($30.00)	$3,263.68	$5,250.00	$1,986.32	$9,000.00	$5,736.32
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	**$18,253.44**	**$25,300.12**	**$7,046.68**	**$151,807.76**	**$202,444.34**	**$50,636.58**	**$354,691.85**	**$202,884.09**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.67	$83.67	$251.10	$585.69	$334.59	$1,004.00	$752.90
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$50.00	$50.00	$83.70	$350.00	$266.30	$600.00	$516.30
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$116.67	$116.67	$743.04	$816.69	$73.65	$1,400.00	$656.96
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$108.33	$108.33	$0.00	$758.31	$758.31	$1,300.00	$1,300.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$9,464.98	$9,003.68	($461.30)	$15,434.88	$5,969.90
7550 - TRASH REMOVAL	$0.00	$2,666.67	$2,666.67	$17,252.21	$18,666.69	$1,414.48	$32,000.00	$14,747.79

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$582.94	$0.00	($582.94)	$0.00	($582.94)
Total BUILDING MAINTENANCE	**$1,352.14**	**$4,311.58**	**$2,959.44**	**$28,377.97**	**$30,181.06**	**$1,803.09**	**$51,738.88**	**$23,360.91**
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	$3,590.50	$458.33	($3,132.17)	$3,390.50	$3,208.31	($182.19)	$5,500.00	$2,109.50
6155 - GATE TRANSMITTERS	$0.00	$166.67	$166.67	$2,326.02	$1,166.69	($1,159.33)	$2,000.00	($326.02)
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,800.00	$56.25	$75,206.25	$75,600.00	$393.75	$129,600.00	$54,393.75
6310 - LANDSCAPE SUPPLIES/LABOR	$3,886.76	$416.67	($3,470.09)	$9,074.10	$2,916.69	($6,157.41)	$5,000.00	($4,074.10)
6320 - IRRIGATION REPAIR	$1,396.91	$500.00	($896.91)	$5,460.06	$3,500.00	($1,960.06)	$6,000.00	$539.94
6500 - REPAIRS & MAINTENANCE: MISC	$500.00	$391.67	($108.33)	$714.63	$2,741.69	$2,027.06	$4,700.00	$3,985.37
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$1,561.40	$2,916.69	$1,355.29	$5,000.00	$3,438.60
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$16.67	$16.67	$1,341.41	$116.69	($1,224.72)	$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	$758.31	$758.31	$1,300.00	$1,300.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$175.00	$175.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$20,117.92**	**$13,300.01**	**($6,817.91)**	**$101,239.66**	**$93,350.07**	**($7,889.59)**	**$160,500.00**	**$59,260.34**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$1,088.48	$291.69	($796.79)	$500.00	($588.48)
6450 - POOL MAINTENANCE	$0.00	$166.67	$166.67	$1,124.89	$1,166.69	$41.80	$2,000.00	$875.11
6460 - POOL SUPPLIES	$0.00	$116.67	$116.67	$6,509.54	$816.69	($5,692.85)	$1,400.00	($5,109.54)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$8.33	$8.33	$0.00	$58.31	$58.31	$100.00	$100.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$583.31	$583.31	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$16.67	$16.67	$191.82	$116.69	($75.13)	$200.00	$8.18
Total POOL/SPA/CLUBHOUSE	**$0.00**	**$433.34**	**$433.34**	**$8,914.73**	**$3,033.38**	**($5,881.35)**	**$5,200.00**	**($3,714.73)**
UTILITIES								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7100 - ELECTRICITY	$0.00	$2,416.67	$2,416.67	$15,587.98	$16,916.69	$1,328.71	$29,000.00	$13,412.02
7300 - GAS	$1,882.36	$458.33	($1,424.03)	$3,095.80	$3,208.31	$112.51	$5,500.00	$2,404.20
7500 - TELEPHONE	$193.32	$833.33	$640.01	$7,267.39	$5,833.31	($1,434.08)	$10,000.00	$2,732.61
7900 - WATER/SEWER	$39,965.16	$20,416.67	($19,548.49)	$159,592.95	$142,916.69	($16,676.26)	$245,000.00	$85,407.05
Total UTILITIES	**$42,040.84**	**$24,125.00**	**($17,915.84)**	**$185,544.12**	**$168,875.00**	**($16,669.12)**	**$289,500.00**	**$103,955.88**
Total Expense	**$81,764.34**	**$67,470.05**	**($14,294.29)**	**$475,884.24**	**$497,883.85**	**$21,999.61**	**$861,630.73**	**$385,746.49**
Operating Net Income	**($5,168.82)**	**$10,874.19**	**($16,043.01)**	**($17,647.83)**	**($33,397.67)**	**$15,749.84**	**$0.00**	**$17,647.83**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017				
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	$0.57	$0.00	$0.57	$1.99	$0.00	$1.99	$0.00	($1.99)
4620 - UNREALIZED GAIN/LOSS-RESERVE	($7,357.64)	$0.00	($7,357.64)	($6,350.75)	$0.00	($6,350.75)	$0.00	$6,350.75
Total INCOME	**($7,357.07)**	**$0.00**	**($7,357.07)**	**($6,348.76)**	**$0.00**	**($6,348.76)**	**$0.00**	**$6,348.76**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,908.44	$0.00	$9,908.44	$69,359.08	$0.00	$69,359.08	$0.00	($69,359.08)
Total TRANSFER BETWEEN FUNDS	**$9,908.44**	**$0.00**	**$9,908.44**	**$69,359.08**	**$0.00**	**$69,359.08**	**$0.00**	**($69,359.08)**
Total Reserve Income	**$2,551.37**	**$0.00**	**$2,551.37**	**$63,010.32**	**$0.00**	**$63,010.32**	**$0.00**	**($63,010.32)**
Reserve Net Income	**$2,551.37**	**$0.00**	**$2,551.37**	**$63,010.32**	**$0.00**	**$63,010.32**	**$0.00**	**($63,010.32)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$36.69	$0.00	$36.69	$819.50	$0.00	$819.50	$0.00	($819.50)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
Total INCOME	**$36.69**	**$0.00**	**$36.69**	**$969.50**	**$0.00**	**$969.50**	**$0.00**	**($969.50)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$30,582.00	$0.00	$30,582.00	$216,689.37	$0.00	$216,689.37	$0.00	($216,689.37)
Total TRANSFER BETWEEN FUNDS	**$30,582.00**	**$0.00**	**$30,582.00**	**$216,689.37**	**$0.00**	**$216,689.37**	**$0.00**	**($216,689.37)**
Total Income	**$30,618.69**	**$0.00**	**$30,618.69**	**$217,658.87**	**$0.00**	**$217,658.87**	**$0.00**	**($217,658.87)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$300.00	$0.00	($300.00)	$300.00	$0.00	($300.00)	$0.00	($300.00)
5490 - LAND LEASE INTEREST	$24,147.45	$0.00	($24,147.45)	$173,702.98	$0.00	($173,702.98)	$0.00	($173,702.98)
Total ADMINISTRATIVE	**$24,447.45**	**$0.00**	**($24,447.45)**	**$174,002.98**	**$0.00**	**($174,002.98)**	**$0.00**	**($174,002.98)**
Total Expense	**$24,447.45**	**$0.00**	**($24,447.45)**	**$174,002.98**	**$0.00**	**($174,002.98)**	**$0.00**	**($174,002.98)**
Ground Lease Net Income	**$6,171.24**	**$0.00**	**$6,171.24**	**$43,655.89**	**$0.00**	**$43,655.89**	**$0.00**	**($43,655.89)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
1/1/2017 - 7/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 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	$391,230.00
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	$214,654.16
4120 - WATER ASSESSMENT	$11,211.17	$12,924.26	$14,362.88	$12,381.22	$19,570.75	$21,128.33	$30,515.59	$122,094.20
4135 - PROPERTY TAX ASSESSMENT	$0.00	$10.51	$0.00	$0.00	$0.00	$0.00	$0.00	$10.51
4330 - LATE FEES	$903.89	$658.33	$826.98	$579.29	$713.87	$305.36	$0.00	$3,987.72
4350 - LIEN/COLLECTION FEES	$1,005.00	$605.00	$540.00	($402.48)	$0.00	($20.00)	$0.00	$1,727.52
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$280.00	$0.00	$0.00	$280.00
4550 - GATE REMOTES INCOME	$0.00	$190.00	$460.00	$330.00	$410.00	$365.00	$0.00	$1,755.00
4560 - CRIER ADVERTISING	$0.00	$90.00	$595.00	$290.00	$290.00	$75.00	$0.00	$1,340.00
4600 - INTEREST INCOME	$13.88	$12.28	$13.30	$14.28	$4.00	$4.19	$4.37	$66.30
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$150.00	$600.00	$750.00
4800 - VIOLATION FINES	$0.00	$0.00	$200.00	$0.00	$0.00	$0.00	$0.00	$200.00
4850 - CLUBHOUSE RENTAL	$0.00	$100.00	$370.00	$325.00	$255.00	$0.00	$0.00	$1,050.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$150.00	$75.00	$75.00	$0.00	$0.00	$300.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$41.22	$5.17	$9.40	$0.00	$0.00	$55.79
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$344.22	$0.00	$0.00	$4,744.22
4900 - OTHER INCOME	$0.00	$39.44	$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	$744,284.86
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)	($69,359.08)
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)	($216,689.37)
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)	($286,048.45)
Total Income	$60,215.50	$61,041.87	$63,987.24	$60,679.04	$67,830.80	$67,886.44	$76,595.52	$458,236.41
Expense								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2017 - 7/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	YTD
ADMINISTRATIVE								
5250 - BANK CHARGES	$0.00	$0.00	$25.00	$0.00	$14.00	$7.50	$0.00	$46.50
5270 - COMPLEX OWNED UNIT	$229.76	$230.23	$235.99	$231.45	$235.89	$226.92	$240.58	$1,630.82
5400 - INSURANCE	$1,357.00	$1,357.00	$1,178.00	$2,714.00	$1,357.00	$1,357.00	$1,175.26	$10,495.26
5402 - INSURANCE - WORKERS COMP	$570.00	$0.00	$0.00	$716.00	$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	$61,589.04
5500 - LEGAL FEES	($1,459.45)	$0.00	$0.00	$81.49	$0.00	$0.00	$0.00	($1,377.96)
5530 - LIEN/COLLECTION COSTS	$0.00	$630.00	$135.00	$172.50	$135.00	$165.00	$110.00	$1,347.50
5600 - MANAGEMENT FEES	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,461.25	$31,182.07
5650 - MEETINGS	$0.00	$192.38	$81.29	$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	$4,209.33
5810 - POSTAGE	$255.52	$597.30	$441.18	$530.85	$200.41	$384.78	$452.92	$2,862.96
5820 - PRINTING	$1,300.77	$2,065.99	$871.60	$2,046.87	$31.31	$1,102.57	$1,351.33	$8,770.44
5860 - SOCIAL COMMITTEE	$175.00	$0.00	$0.00	$413.81	$463.52	$84.33	$137.22	$1,273.88
5900 - WEBSITE	$0.00	$0.00	$0.00	$37.99	$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	$332.50
8200 - SECURITY SERVICE	$193.16	$0.00	$360.57	$0.00	$1,017.79	$912.16	$780.00	$3,263.68
8280 - CORPORATION COMMISSION	$0.00	$0.00	$10.00	$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	$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	$151,807.76
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$83.70	$0.00	$83.70	$0.00	$83.70	$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	$83.70
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$0.00	$743.04	$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	$9,464.98
7550 - TRASH REMOVAL	$2,596.96	$2,596.96	$3,990.05	($371.88)	$5,843.16	$2,596.96	$0.00	$17,252.21
7560 - TRASH COMPACTOR	$184.50	$0.00	$0.00	$0.00	$0.00	$398.44	$0.00	$582.94
Total BUILDING MAINTENANCE	$4,217.30	$4,032.80	$6,168.93	$980.26	$7,279.00	$4,347.54	$1,352.14	$28,377.97

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2017 - 7/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	YTD
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$0.00	$1,765.29	$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	$3,390.50
6155 - GATE TRANSMITTERS	$1,073.13	$488.28	$576.81	$0.00	$187.80	$0.00	$0.00	$2,326.02
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$75,206.25
6310 - LANDSCAPE SUPPLIES/LABOR	$1,422.39	$2,707.40	$1,057.55	$0.00	$0.00	$0.00	$3,886.76	$9,074.10
6320 - IRRIGATION REPAIR	$0.00	$0.00	$580.16	$3,222.21	$260.78	$0.00	$1,396.91	$5,460.06
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$214.63	$0.00	$0.00	$0.00	$0.00	$500.00	$714.63
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$0.00	$1,561.40	$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	$1,341.41
6800 - TREE TRIMMING & REMOVAL	$0.00	$400.00	$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	$101,239.66
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$314.80	$0.00	$0.00	$0.00	$0.00	$773.68	$0.00	$1,088.48
6450 - POOL MAINTENANCE	$0.00	$180.00	$944.89	$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	$6,509.54
6475 - LOCKS & KEYS	$0.00	$0.00	$0.00	$87.19	$0.00	$104.63	$0.00	$191.82
Total POOL/SPA/CLUBHOUSE	$1,081.28	$180.00	$2,492.78	$382.41	$3,087.63	$1,690.63	$0.00	$8,914.73
UTILITIES								
7100 - ELECTRICITY	$2,552.45	$2,468.88	$2,363.93	$2,200.00	$3,046.02	$2,956.70	$0.00	$15,587.98
7300 - GAS	$0.00	$0.00	$658.97	$464.28	$0.00	$90.19	$1,882.36	$3,095.80
7500 - TELEPHONE	$1,038.58	$1,030.66	$1,030.66	$1,052.13	$1,032.76	$1,889.28	$193.32	$7,267.39
7900 - WATER/SEWER	$14,298.65	$15,941.31	$14,160.46	$20,940.41	$22,500.61	$31,786.35	$39,965.16	$159,592.95
Total UTILITIES	$17,889.68	$19,440.85	$18,214.02	$24,656.82	$26,579.39	$36,722.52	$42,040.84	$185,544.12
Total Expense	$52,174.03	$59,118.64	$57,558.02	$86,828.26	$65,435.86	$73,005.09	$81,764.34	$475,884.24

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2017 - 7/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	YTD
Operating Net Income	$8,041.47	$1,923.23	$6,429.22	($26,149.22)	$2,394.94	($5,118.65)	($5,168.82)	($17,647.83)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
1/1/2017 - 7/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	YTD
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$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
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
Operating Net Income	$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	$1.99
4620 - UNREALIZED GAIN/LOSS-RESERVE	$298.30	$286.85	$18.80	$46.39	$262.74	$93.81	($7,357.64)	($6,350.75)
Total INCOME	$298.30	$287.14	$19.36	$46.67	$263.03	$93.81	($7,357.07)	($6,348.76)
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	$69,359.08
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	$69,359.08
Total Reserve Income	$10,206.74	$10,195.58	$9,927.80	$9,955.11	$10,171.47	$10,002.25	$2,551.37	$63,010.32
Reserve Expense								
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Reserve

1/1/2017 - 7/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 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	$63,010.32

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2017 - 7/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	YTD
Income								
INCOME								
4110 - GROUND LEASE ASSESSMENT	$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
4615 - UNREALIZED GAIN/LOSS	$169.99	$68.04	($88.19)	$664.89	$41.62	($73.54)	$36.69	$819.50
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$0.00	$0.00	$150.00
Total INCOME	$169.99	$68.04	($88.19)	$814.89	$41.62	($73.54)	$36.69	$969.50
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	$216,689.37
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	$216,689.37
Total Income	$31,481.99	$31,330.71	$31,465.51	$31,508.89	$30,735.62	$30,517.46	$30,618.69	$217,658.87
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300.00	$300.00
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	$173,702.98
Total ADMINISTRATIVE	$25,431.40	$25,221.74	$25,070.18	$24,768.94	$24,612.10	$24,451.17	$24,447.45	$174,002.98
Total Expense	$25,431.40	$25,221.74	$25,070.18	$24,768.94	$24,612.10	$24,451.17	$24,447.45	$174,002.98
Operating Net Income	$6,050.59	$6,108.97	$6,395.33	$6,739.95	$6,123.52	$6,066.29	$6,171.24	$43,655.89
Reserve Income								
INCOME								
4610 - INTEREST INCOME - RESERVE	$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

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2017 - 7/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	YTD
Total Reserve Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Expense								
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Reserve Net Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00