TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

3/31/2017

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$152,360.31				$152,360.31
1012 - LANB OPERATING CHECKING-261	$2,360.01			$1,100.00	$3,460.01
1031 - EDWARD JONES LAND LEASE RESERVE-115			$86,572.42		$86,572.42
1051 - EDWARD JONES MAINT RES-016		$480,102.40			$480,102.40
1053 - LANB LAND LEASE CHECKING 601			$25,740.10		$25,740.10
1054 - LANB RES SAVINGS-620		$6,821.28			$6,821.28
Total CASH	**$154,720.32**	**$486,923.68**	**$112,312.52**	**$1,100.00**	**$755,056.52**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$36,272.49				$36,272.49
1215 - A/R GROUND LEASE ASSESSMENT	$38,139.61				$38,139.61
1225 - A/R WATER/SEWER	$14,630.11				$14,630.11
1230 - A/R FINES	$200.00				$200.00
1235 - A/R PROPERTY TAX	$3,899.70				$3,899.70
1250 - A/R COLLECTION FEES	$642.48				$642.48
1280 - A/R OTHER	$15,946.83				$15,946.83
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,014.69)				($28,014.69)
Total ACCOUNTS RECEIVABLE	**$81,716.53**		-		**$81,716.53**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($102,873.31)	$112,573.31	($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			($4,689,000.00)		($4,689,000.00)
Total OTHER ASSETS	**($88,823.31)**	**$112,573.31**	**$6,301,300.00**		**$6,325,050.00**
Assets Total	**$147,613.54**	**$599,496.99**	**$6,413,612.52**	**$1,100.00**	**$7,161,823.05**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

3/31/2017

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$17,446.54				$17,446.54
2200 - ACCOUNTS PAYABLE	$4,029.38				$4,029.38
2500 - TRANSFER/DISC PAYABLE	$179.00				$179.00
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,173,169.07		$6,173,169.07
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$21,654.92**	-	**$6,173,169.07**	**$1,100.00**	**$6,195,923.99**
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	**$16,393.92**	**$30,330.12**	**$18,554.89**	**$0.00**	**$65,278.93**
Liabilities and Equity Total	**$147,613.54**	**$599,496.99**	**$6,413,612.52**	**$1,100.00**	**$7,161,823.05**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2017 - 3/31/2017

	3/1/2017 - 3/31/2017			1/1/2017 - 3/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$167,670.00	$167,670.00	$0.00	$670,680.00	$503,010.00
4110 - GROUND LEASE ASSESSMENT	$30,900.00	$30,797.00	$103.00	$92,805.16	$93,009.00	($203.84)	$360,912.00	$268,106.84
4120 - WATER ASSESSMENT	$14,362.88	$7,000.00	$7,362.88	$38,498.31	$26,340.00	$12,158.31	$240,593.00	$202,094.69
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$10.51	$0.00	$10.51	$49,267.00	$49,256.49
4330 - LATE FEES	$826.98	$204.34	$622.64	$2,389.20	$613.02	$1,776.18	$2,452.05	$62.85
4350 - LIEN/COLLECTION FEES	$540.00	$0.00	$540.00	$2,150.00	$0.00	$2,150.00	$0.00	($2,150.00)
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$40.00	$40.00
4550 - GATE REMOTES INCOME	$460.00	$100.00	$360.00	$650.00	$300.00	$350.00	$1,200.00	$550.00
4560 - CRIER ADVERTISING	$595.00	$166.67	$428.33	$685.00	$500.01	$184.99	$2,000.00	$1,315.00
4600 - INTEREST INCOME	$13.30	$0.00	$13.30	$39.46	$0.00	$39.46	$0.00	($39.46)
4800 - VIOLATION FINES	$200.00	$0.00	$200.00	$200.00	$0.00	$200.00	$0.00	($200.00)
4850 - CLUBHOUSE RENTAL	$370.00	$50.00	$320.00	$470.00	$150.00	$320.00	$600.00	$130.00
4860 - GATE DAMAGE REIMBURSEMENT	$150.00	$0.00	$150.00	$150.00	$0.00	$150.00	$0.00	($150.00)
4870 - SOCIAL COMMITTEE INCOME	$41.22	$0.00	$41.22	$41.22	$0.00	$41.22	$0.00	($41.22)
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$0.00	$3,300.00	$3,300.00	$0.00	$13,200.00	$9,900.00
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$39.44	$125.01	($85.57)	$500.00	$460.56
Total INCOME	**$105,449.38**	**$95,349.68**	**$10,099.70**	**$309,098.30**	**$292,007.04**	**$17,091.26**	**$1,341,444.05**	**$1,032,345.75**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	$0.00	($29,725.32)	($29,725.32)	$0.00	($118,901.32)	($89,176.00)
8950 - TRANSFER TO GROUND LEASE	($31,553.70)	($30,797.00)	($756.70)	($94,128.37)	($93,009.00)	($1,119.37)	($360,912.00)	($266,783.63)
Total TRANSFER BETWEEN FUNDS	**($41,462.14)**	**($40,705.44)**	**($756.70)**	**($123,853.69)**	**($122,734.32)**	**($1,119.37)**	**($479,813.32)**	**($355,959.63)**
Total Income	**$63,987.24**	**$54,644.24**	**$9,343.00**	**$185,244.61**	**$169,272.72**	**$15,971.89**	**$861,630.73**	**$676,386.12**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2017 - 3/31/2017

	3/1/2017 - 3/31/2017			1/1/2017 - 3/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00
5200 - BAD DEBT	$0.00	$8,333.33	$8,333.33	$0.00	$24,999.99	$24,999.99	$100,000.00	$100,000.00
5250 - BANK CHARGES	$25.00	$16.00	($9.00)	$25.00	$48.00	$23.00	$192.00	$167.00
5270 - COMPLEX OWNED UNIT	$235.99	$250.00	$14.01	$695.98	$750.00	$54.02	$3,000.00	$2,304.02
5400 - INSURANCE	$1,178.00	$1,357.00	$179.00	$3,892.00	$4,071.00	$179.00	$16,284.00	$12,392.00
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$570.00	$950.25	$380.25	$3,801.00	$3,231.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,149.26	$7,666.67	($482.59)	$25,874.44	$23,000.01	($2,874.43)	$92,000.00	$66,125.56
5500 - LEGAL FEES	$0.00	$416.67	$416.67	($1,459.45)	$1,250.01	$2,709.46	$5,000.00	$6,459.45
5520 - LICENSES/PERMITS	$0.00	$200.00	$200.00	$0.00	$400.00	$400.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$135.00	$190.00	$55.00	$765.00	$570.00	($195.00)	$2,280.00	$1,515.00
5600 - MANAGEMENT FEES	$4,453.47	$4,453.70	$0.23	$13,360.41	$13,361.10	$0.69	$54,557.85	$41,197.44
5650 - MEETINGS	$81.29	$29.17	($52.12)	$273.67	$87.51	($186.16)	$350.00	$76.33
5800 - OFFICE SUPPLIES	$441.25	$83.33	($357.92)	$1,206.61	$249.99	($956.62)	$1,000.00	($206.61)
5810 - POSTAGE	$441.18	$333.33	($107.85)	$1,294.00	$999.99	($294.01)	$4,000.00	$2,706.00
5820 - PRINTING	$871.60	$1,000.00	$128.40	$4,238.36	$3,000.00	($1,238.36)	$12,000.00	$7,761.64
5860 - SOCIAL COMMITTEE	$0.00	$37.50	$37.50	$175.00	$112.50	($62.50)	$450.00	$275.00
5900 - WEBSITE	$0.00	$66.67	$66.67	$0.00	$199.01	$199.01	$799.00	$799.00
8200 - SECURITY SERVICE	$360.57	$750.00	$389.43	$553.73	$2,250.00	$1,696.27	$9,000.00	$8,446.27
8280 - CORPORATION COMMISSION	$10.00	$0.00	($10.00)	$10.00	$0.00	($10.00)	$10.00	$0.00
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	**$16,382.61**	**$25,500.12**	**$9,117.51**	**$51,474.75**	**$76,299.36**	**$24,824.61**	**$354,691.85**	**$303,217.10**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$83.70	$83.67	($0.03)	$167.40	$251.01	$83.61	$1,004.00	$836.60
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$50.00	$50.00	$83.70	$150.00	$66.30	$600.00	$516.30
6550 - REPAIRS & MAINTENANCE: LIGHTING	$743.04	$116.67	($626.37)	$743.04	$350.01	($393.03)	$1,400.00	$656.96
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$108.33	$108.33	$0.00	$324.99	$324.99	$1,300.00	$1,300.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$4,056.42	$3,858.72	($197.70)	$15,434.88	$11,378.46
	$3,990.05	$2,666.67	($1,323.38)	$9,183.97	$8,000.01	($1,183.96)	$32,000.00	$22,816.03

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2017 - 3/31/2017

	3/1/2017 - 3/31/2017			1/1/2017 - 3/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7550 - TRASH REMOVAL								
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$184.50	$0.00	($184.50)	$0.00	($184.50)
Total BUILDING MAINTENANCE	**$6,168.93**	**$4,311.58**	**($1,857.35)**	**$14,419.03**	**$12,934.74**	**($1,484.29)**	**$51,738.88**	**$37,319.85**
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	$0.00	$458.33	$458.33	($200.00)	$1,374.99	$1,574.99	$5,500.00	$5,700.00
6155 - GATE TRANSMITTERS	$576.81	$166.67	($410.14)	$2,138.22	$500.01	($1,638.21)	$2,000.00	($138.22)
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,800.00	$56.25	$32,231.25	$32,400.00	$168.75	$129,600.00	$97,368.75
6310 - LANDSCAPE SUPPLIES/LABOR	$1,057.55	$416.67	($640.88)	$5,187.34	$1,250.01	($3,937.33)	$5,000.00	($187.34)
6320 - IRRIGATION REPAIR	$580.16	$500.00	($80.16)	$580.16	$1,500.00	$919.84	$6,000.00	$5,419.84
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$391.67	$391.67	$214.63	$1,175.01	$960.38	$4,700.00	$4,485.37
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$0.00	$1,250.01	$1,250.01	$5,000.00	$5,000.00
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$1,341.41	$16.67	($1,324.74)	$1,341.41	$50.01	($1,291.40)	$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	$324.99	$324.99	$1,300.00	$1,300.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$75.00	$75.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$14,299.68**	**$13,300.01**	**($999.67)**	**$43,658.30**	**$40,150.03**	**($3,508.27)**	**$160,500.00**	**$116,841.70**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$314.80	$125.01	($189.79)	$500.00	$185.20
6450 - POOL MAINTENANCE	$944.89	$166.67	($778.22)	$1,124.89	$500.01	($624.88)	$2,000.00	$875.11
6460 - POOL SUPPLIES	$1,547.89	$116.67	($1,431.22)	$2,314.37	$350.01	($1,964.36)	$1,400.00	($914.37)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$8.33	$8.33	$0.00	$24.99	$24.99	$100.00	$100.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$249.99	$249.99	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$16.67	$16.67	$0.00	$50.01	$50.01	$200.00	$200.00
Total POOL/SPA/CLUBHOUSE	**$2,492.78**	**$433.34**	**($2,059.44)**	**$3,754.06**	**$1,300.02**	**($2,454.04)**	**$5,200.00**	**$1,445.94**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2017 - 3/31/2017

Accounts	3/1/2017 - 3/31/2017 Actual	3/1/2017 - 3/31/2017 Budget	3/1/2017 - 3/31/2017 Variance	1/1/2017 - 3/31/2017 Actual	1/1/2017 - 3/31/2017 Budget	1/1/2017 - 3/31/2017 Variance	Annual Budget	Remaining Budget
UTILITIES								
7100 - ELECTRICITY	$2,363.93	$2,416.67	$52.74	$7,385.26	$7,250.01	($135.25)	$29,000.00	$21,614.74
7300 - GAS	$658.97	$458.33	($200.64)	$658.97	$1,374.99	$716.02	$5,500.00	$4,841.03
7500 - TELEPHONE	$1,030.66	$833.33	($197.33)	$3,099.90	$2,499.99	($599.91)	$10,000.00	$6,900.10
7900 - WATER/SEWER	$14,160.46	$20,416.67	$6,256.21	$44,400.42	$61,250.01	$16,849.59	$245,000.00	$200,599.58
Total UTILITIES	**$18,214.02**	**$24,125.00**	**$5,910.98**	**$55,544.55**	**$72,375.00**	**$16,830.45**	**$289,500.00**	**$233,955.45**
Total Expense	**$57,558.02**	**$67,670.05**	**$10,112.03**	**$168,850.69**	**$203,059.15**	**$34,208.46**	**$861,630.73**	**$692,780.04**
Operating Net Income	**$6,429.22**	**($13,025.81)**	**$19,455.03**	**$16,393.92**	**($33,786.43)**	**$50,180.35**	**$0.00**	**($16,393.92)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

3/1/2017 - 3/31/2017

	3/1/2017 - 3/31/2017			1/1/2017 - 3/31/2017				
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	$0.56	$0.00	$0.56	$0.85	$0.00	$0.85	$0.00	($0.85)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$18.80	$0.00	$18.80	$603.95	$0.00	$603.95	$0.00	($603.95)
Total INCOME	**$19.36**	**$0.00**	**$19.36**	**$604.80**	**$0.00**	**$604.80**	**$0.00**	**($604.80)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,908.44	$0.00	$9,908.44	$29,725.32	$0.00	$29,725.32	$0.00	($29,725.32)
Total TRANSFER BETWEEN FUNDS	**$9,908.44**	**$0.00**	**$9,908.44**	**$29,725.32**	**$0.00**	**$29,725.32**	**$0.00**	**($29,725.32)**
Total Reserve Income	**$9,927.80**	**$0.00**	**$9,927.80**	**$30,330.12**	**$0.00**	**$30,330.12**	**$0.00**	**($30,330.12)**
Reserve Net Income	**$9,927.80**	**$0.00**	**$9,927.80**	**$30,330.12**	**$0.00**	**$30,330.12**	**$0.00**	**($30,330.12)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

3/1/2017 - 3/31/2017

	3/1/2017 - 3/31/2017			1/1/2017 - 3/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	($88.19)	$0.00	($88.19)	$149.84	$0.00	$149.84	$0.00	($149.84)
Total INCOME	**($88.19)**	**$0.00**	**($88.19)**	**$149.84**	**$0.00**	**$149.84**	**$0.00**	**($149.84)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$31,553.70	$0.00	$31,553.70	$94,128.37	$0.00	$94,128.37	$0.00	($94,128.37)
Total TRANSFER BETWEEN FUNDS	**$31,553.70**	**$0.00**	**$31,553.70**	**$94,128.37**	**$0.00**	**$94,128.37**	**$0.00**	**($94,128.37)**
Total Income	**$31,465.51**	**$0.00**	**$31,465.51**	**$94,278.21**	**$0.00**	**$94,278.21**	**$0.00**	**($94,278.21)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$25,070.18	$0.00	($25,070.18)	$75,723.32	$0.00	($75,723.32)	$0.00	($75,723.32)
Total ADMINISTRATIVE	**$25,070.18**	**$0.00**	**($25,070.18)**	**$75,723.32**	**$0.00**	**($75,723.32)**	**$0.00**	**($75,723.32)**
Total Expense	**$25,070.18**	**$0.00**	**($25,070.18)**	**$75,723.32**	**$0.00**	**($75,723.32)**	**$0.00**	**($75,723.32)**
Ground Lease Net Income	**$6,395.33**	**$0.00**	**$6,395.33**	**$18,554.89**	**$0.00**	**$18,554.89**	**$0.00**	**($18,554.89)**