TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

5/31/2017

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$43,985.03				$43,985.03
1012 - LANB OPERATING CHECKING-261	$14,477.27			$1,100.00	$15,577.27
1031 - EDWARD JONES LAND LEASE RESERVE-115			$87,278.93		$87,278.93
1051 - EDWARD JONES MAINT RES-016		$570,411.53			$570,411.53
1053 - LANB LAND LEASE CHECKING 601			$16,519.52		$16,519.52
1054 - LANB RES SAVINGS-620		$6,821.85			$6,821.85
Total CASH	**$58,462.30**	**$577,233.38**	**$103,798.45**	**$1,100.00**	**$740,594.13**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$39,182.04				$39,182.04
1215 - A/R GROUND LEASE ASSESSMENT	$41,031.11				$41,031.11
1225 - A/R WATER/SEWER	$15,395.42				$15,395.42
1230 - A/R FINES	$200.00				$200.00
1235 - A/R PROPERTY TAX	$3,476.75				$3,476.75
1250 - A/R COLLECTION FEES	$1,135.04				$1,135.04
1280 - A/R OTHER	$15,878.09				$15,878.09
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,014.69)				($28,014.69)
Total ACCOUNTS RECEIVABLE	**$88,283.76**		-		**$88,283.76**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($32,690.19)	$42,390.19	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$9,979.00				$9,979.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,715,000.00)		($4,715,000.00)
Total OTHER ASSETS	**($22,711.19)**	**$42,390.19**	**$6,275,300.00**		**$6,294,979.00**
Assets Total	**$124,034.87**	**$619,623.57**	**$6,379,098.45**	**$1,100.00**	**$7,123,856.89**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

5/31/2017

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$12,890.77				$12,890.77
2200 - ACCOUNTS PAYABLE	$6,686.54				$6,686.54
2250 - ACCRUED EXPENSES	$395.48				$395.48
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$1,135.04				$1,135.04
2500 - TRANSFER/DISC PAYABLE	$144.96				$144.96
2650 - PLAYGROUND FUNDS RAISED	$525.00				$525.00
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,125,791.53		$6,125,791.53
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$21,777.79**	-	**$6,125,791.53**	**$1,100.00**	**$6,148,669.32**
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	**($7,307.62)**	**$50,456.70**	**$31,418.36**	**$0.00**	**$74,567.44**
Liabilities and Equity Total	**$124,034.87**	**$619,623.57**	**$6,379,098.45**	**$1,100.00**	**$7,123,856.89**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$279,450.00	$279,450.00	$0.00	$670,680.00	$391,230.00
4110 - GROUND LEASE ASSESSMENT	$30,591.00	$30,385.00	$206.00	$154,090.16	$153,985.00	$105.16	$360,912.00	$206,821.84
4120 - WATER ASSESSMENT	$19,570.75	$17,700.00	$1,870.75	$70,450.28	$56,240.00	$14,210.28	$240,593.00	$170,142.72
4135 - PROPERTY TAX ASSESSMENT	$0.00	$24,633.50	($24,633.50)	$10.51	$24,633.50	($24,622.99)	$49,267.00	$49,256.49
4330 - LATE FEES	$713.87	$204.34	$509.53	$3,735.10	$1,021.70	$2,713.40	$2,452.05	($1,283.05)
4350 - LIEN/COLLECTION FEES	$0.00	$0.00	$0.00	$1,747.52	$0.00	$1,747.52	$0.00	($1,747.52)
4540 - GARAGE SALE INCOME	$280.00	$0.00	$280.00	$280.00	$0.00	$280.00	$40.00	($240.00)
4550 - GATE REMOTES INCOME	$410.00	$100.00	$310.00	$1,390.00	$500.00	$890.00	$1,200.00	($190.00)
4560 - CRIER ADVERTISING	$290.00	$166.67	$123.33	$1,265.00	$833.35	$431.65	$2,000.00	$735.00
4600 - INTEREST INCOME	$4.00	$0.00	$4.00	$57.74	$0.00	$57.74	$0.00	($57.74)
4800 - VIOLATION FINES	$0.00	$0.00	$0.00	$200.00	$0.00	$200.00	$0.00	($200.00)
4850 - CLUBHOUSE RENTAL	$255.00	$50.00	$205.00	$1,050.00	$250.00	$800.00	$600.00	($450.00)
4860 - GATE DAMAGE REIMBURSEMENT	$75.00	$0.00	$75.00	$300.00	$0.00	$300.00	$0.00	($300.00)
4870 - SOCIAL COMMITTEE INCOME	$9.40	$0.00	$9.40	$55.79	$0.00	$55.79	$0.00	($55.79)
4875 - RENTAL INCOME	$344.22	$1,100.00	($755.78)	$4,744.22	$5,500.00	($755.78)	$13,200.00	$8,455.78
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$39.44	$208.35	($168.91)	$500.00	$460.56
Total INCOME	**$108,433.24**	**$130,271.18**	**($21,837.94)**	**$518,865.76**	**$522,621.90**	**($3,756.14)**	**$1,341,444.05**	**$822,578.29**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	$0.00	($49,542.20)	($49,542.20)	$0.00	($118,901.32)	($69,359.12)
8950 - TRANSFER TO GROUND LEASE	($30,694.00)	($30,385.00)	($309.00)	($155,516.37)	($153,985.00)	($1,531.37)	($360,912.00)	($205,395.63)
Total TRANSFER BETWEEN FUNDS	**($40,602.44)**	**($40,293.44)**	**($309.00)**	**($205,058.57)**	**($203,527.20)**	**($1,531.37)**	**($479,813.32)**	**($274,754.75)**
Total Income	**$67,830.80**	**$89,977.74**	**($22,146.94)**	**$313,807.19**	**$319,094.70**	**($5,287.51)**	**$861,630.73**	**$547,823.54**
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	$0.00	$0.00	$0.00	$0.00	$251.00	$251.00	$251.00	$251.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5200 - BAD DEBT	$0.00	$8,333.33	$8,333.33	$0.00	$41,666.65	$41,666.65	$100,000.00	$100,000.00
5250 - BANK CHARGES	$14.00	$16.00	$2.00	$39.00	$80.00	$41.00	$192.00	$153.00
5270 - COMPLEX OWNED UNIT	$235.89	$250.00	$14.11	$1,163.32	$1,250.00	$86.68	$3,000.00	$1,836.68
5400 - INSURANCE	$1,357.00	$1,357.00	$0.00	$7,963.00	$6,785.00	($1,178.00)	$16,284.00	$8,321.00
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$1,286.00	$1,583.75	$297.75	$3,801.00	$2,515.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$9,179.95	$7,666.67	($1,513.28)	$43,725.61	$38,333.35	($5,392.26)	$92,000.00	$48,274.39
5500 - LEGAL FEES	$0.00	$416.67	$416.67	($1,377.96)	$2,083.35	$3,461.31	$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	$135.00	$190.00	$55.00	$1,072.50	$950.00	($122.50)	$2,280.00	$1,207.50
5600 - MANAGEMENT FEES	$4,453.47	$4,453.70	$0.23	$22,267.35	$22,268.50	$1.15	$54,557.85	$32,290.50
5650 - MEETINGS	$0.00	$29.17	$29.17	$273.67	$145.85	($127.82)	$350.00	$76.33
5800 - OFFICE SUPPLIES	$209.17	$83.33	($125.84)	$2,053.46	$416.65	($1,636.81)	$1,000.00	($1,053.46)
5810 - POSTAGE	$200.41	$333.33	$132.92	$2,025.26	$1,666.65	($358.61)	$4,000.00	$1,974.74
5820 - PRINTING	$31.31	$1,000.00	$968.69	$6,316.54	$5,000.00	($1,316.54)	$12,000.00	$5,683.46
5860 - SOCIAL COMMITTEE	$463.52	$37.50	($426.02)	$1,052.33	$187.50	($864.83)	$450.00	($602.33)
5900 - WEBSITE	$0.00	$66.67	$66.67	$37.99	$332.35	$294.36	$799.00	$761.01
8200 - SECURITY SERVICE	$1,017.79	$750.00	($267.79)	$1,571.52	$3,750.00	$2,178.48	$9,000.00	$7,428.48
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	$24,633.50	$24,633.50	$24,574.08	$24,633.50	$59.42	$49,267.00	$24,692.92
Total ADMINISTRATIVE	**$17,297.51**	**$49,933.62**	**$32,636.11**	**$114,053.67**	**$151,844.10**	**$37,790.43**	**$354,691.85**	**$240,638.18**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$83.70	$83.67	($0.03)	$251.10	$418.35	$167.25	$1,004.00	$752.90
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$50.00	$50.00	$83.70	$250.00	$166.30	$600.00	$516.30
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$116.67	$116.67	$743.04	$583.35	($159.69)	$1,400.00	$656.96
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$108.33	$108.33	$0.00	$541.65	$541.65	$1,300.00	$1,300.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$6,760.70	$6,431.20	($329.50)	$15,434.88	$8,674.18
7550 - TRASH REMOVAL	$5,843.16	$2,666.67	($3,176.49)	$14,655.25	$13,333.35	($1,321.90)	$32,000.00	$17,344.75
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$184.50	$0.00	($184.50)	$0.00	($184.50)

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Total BUILDING MAINTENANCE	**$7,279.00**	**$4,311.58**	**($2,967.42)**	**$22,678.29**	**$21,557.90**	**($1,120.39)**	**$51,738.88**	**$29,060.59**
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)	$2,291.65	$2,491.65	$5,500.00	$5,700.00
6155 - GATE TRANSMITTERS	$187.80	$166.67	($21.13)	$2,326.02	$833.35	($1,492.67)	$2,000.00	($326.02)
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,800.00	$56.25	$53,718.75	$54,000.00	$281.25	$129,600.00	$75,881.25
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$416.67	$416.67	$5,187.34	$2,083.35	($3,103.99)	$5,000.00	($187.34)
6320 - IRRIGATION REPAIR	$260.78	$500.00	$239.22	$4,063.15	$2,500.00	($1,563.15)	$6,000.00	$1,936.85
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$391.67	$391.67	$214.63	$1,958.35	$1,743.72	$4,700.00	$4,485.37
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$1,561.40	$2,083.35	$521.95	$5,000.00	$3,438.60
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$16.67	$16.67	$1,341.41	$83.35	($1,258.06)	$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	$541.65	$541.65	$1,300.00	$1,300.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$125.00	$125.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$11,192.33**	**$13,300.01**	**$2,107.68**	**$70,377.99**	**$66,750.05**	**($3,627.94)**	**$160,500.00**	**$90,122.01**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$314.80	$208.35	($106.45)	$500.00	$185.20
6450 - POOL MAINTENANCE	$0.00	$166.67	$166.67	$1,124.89	$833.35	($291.54)	$2,000.00	$875.11
6460 - POOL SUPPLIES	$3,087.63	$116.67	($2,970.96)	$5,697.22	$583.35	($5,113.87)	$1,400.00	($4,297.22)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$8.33	$8.33	$0.00	$41.65	$41.65	$100.00	$100.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$416.65	$416.65	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$16.67	$16.67	$87.19	$83.35	($3.84)	$200.00	$112.81
Total POOL/SPA/CLUBHOUSE	**$3,087.63**	**$433.34**	**($2,654.29)**	**$7,224.10**	**$2,166.70**	**($5,057.40)**	**$5,200.00**	**($2,024.10)**
UTILITIES								
7100 - ELECTRICITY	$3,046.02	$2,416.67	($629.35)	$12,631.28	$12,083.35	($547.93)	$29,000.00	$16,368.72
7300 - GAS	$0.00	$458.33	$458.33	$1,123.25	$2,291.65	$1,168.40	$5,500.00	$4,376.75

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7500 - TELEPHONE	$1,032.76	$833.33	($199.43)	$5,184.79	$4,166.65	($1,018.14)	$10,000.00	$4,815.21
7900 - WATER/SEWER	$22,500.61	$20,416.67	($2,083.94)	$87,841.44	$102,083.35	$14,241.91	$245,000.00	$157,158.56
Total UTILITIES	**$26,579.39**	**$24,125.00**	**($2,454.39)**	**$106,780.76**	**$120,625.00**	**$13,844.24**	**$289,500.00**	**$182,719.24**
Total Expense	**$65,435.86**	**$92,103.55**	**$26,667.69**	**$321,114.81**	**$362,943.75**	**$41,828.94**	**$861,630.73**	**$540,515.92**
Operating Net Income	**$2,394.94**	**($2,125.81)**	**$4,520.75**	**($7,307.62)**	**($43,849.05)**	**$36,541.43**	**$0.00**	**$7,307.62**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017				
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	$0.29	$0.00	$0.29	$1.42	$0.00	$1.42	$0.00	($1.42)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$262.74	$0.00	$262.74	$913.08	$0.00	$913.08	$0.00	($913.08)
Total INCOME	**$263.03**	**$0.00**	**$263.03**	**$914.50**	**$0.00**	**$914.50**	**$0.00**	**($914.50)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,908.44	$0.00	$9,908.44	$49,542.20	$0.00	$49,542.20	$0.00	($49,542.20)
Total TRANSFER BETWEEN FUNDS	**$9,908.44**	**$0.00**	**$9,908.44**	**$49,542.20**	**$0.00**	**$49,542.20**	**$0.00**	**($49,542.20)**
Total Reserve Income	**$10,171.47**	**$0.00**	**$10,171.47**	**$50,456.70**	**$0.00**	**$50,456.70**	**$0.00**	**($50,456.70)**
Reserve Net Income	**$10,171.47**	**$0.00**	**$10,171.47**	**$50,456.70**	**$0.00**	**$50,456.70**	**$0.00**	**($50,456.70)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$41.62	$0.00	$41.62	$856.35	$0.00	$856.35	$0.00	($856.35)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
Total INCOME	**$41.62**	**$0.00**	**$41.62**	**$1,006.35**	**$0.00**	**$1,006.35**	**$0.00**	**($1,006.35)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$30,694.00	$0.00	$30,694.00	$155,516.37	$0.00	$155,516.37	$0.00	($155,516.37)
Total TRANSFER BETWEEN FUNDS	**$30,694.00**	**$0.00**	**$30,694.00**	**$155,516.37**	**$0.00**	**$155,516.37**	**$0.00**	**($155,516.37)**
Total Income	**$30,735.62**	**$0.00**	**$30,735.62**	**$156,522.72**	**$0.00**	**$156,522.72**	**$0.00**	**($156,522.72)**
Expense								
ADMINISTRATIVE								
5490 - LAND LEASE INTEREST	$24,612.10	$0.00	($24,612.10)	$125,104.36	$0.00	($125,104.36)	$0.00	($125,104.36)
Total ADMINISTRATIVE	**$24,612.10**	**$0.00**	**($24,612.10)**	**$125,104.36**	**$0.00**	**($125,104.36)**	**$0.00**	**($125,104.36)**
Total Expense	**$24,612.10**	**$0.00**	**($24,612.10)**	**$125,104.36**	**$0.00**	**($125,104.36)**	**$0.00**	**($125,104.36)**
Ground Lease Net Income	**$6,123.52**	**$0.00**	**$6,123.52**	**$31,418.36**	**$0.00**	**$31,418.36**	**$0.00**	**($31,418.36)**