TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2017

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$26,767.01			$26,767.01
1012 - LANB OPERATING CHECKING-261	$35,794.15			$35,794.15
1031 - EDWARD JONES LAND LEASE RESERVE-115			$43,872.69	$43,872.69
1051 - EDWARD JONES MAINT RES-016		$656,865.12		$656,865.12
1053 - LANB LAND LEASE CHECKING 601			$40,026.43	$40,026.43
1054 - LANB RES SAVINGS-620		$6,823.28		$6,823.28
Total CASH	**$62,561.16**	**$663,688.40**	**$83,899.12**	**$810,148.68**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$41,303.47			$41,303.47
1215 - A/R GROUND LEASE ASSESSMENT	$42,130.06			$42,130.06
1225 - A/R WATER/SEWER	$18,852.58			$18,852.58
1230 - A/R FINES	$675.00			$675.00
1235 - A/R PROPERTY TAX	$3,167.27			$3,167.27
1250 - A/R COLLECTION FEES	$2,127.42			$2,127.42
1280 - A/R OTHER	$17,968.24			$17,968.24
1285 - A/R OWNED UNIT RENT	$950.00			$950.00
1286 - A/R OWNED UNIT DEPOSIT	$430.00			$430.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($27,802.87)			($27,802.87)
Total ACCOUNTS RECEIVABLE	**$99,801.17**		**$0.00**	**$99,801.17**
OTHER ASSETS				
1300 - DUE BETWEEN FUNDS		$9,700.00	($9,700.00)	$0.00
1610 - PREPAID INSURANCE	$3,194.00			$3,194.00
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($5,144,000.00)	($5,144,000.00)
Total OTHER ASSETS	**$3,194.00**	**$9,700.00**	**$5,846,300.00**	**$5,859,194.00**
Assets Total	**$165,556.33**	**$673,388.40**	**$5,930,199.12**	**$6,769,143.85**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2017

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$14,173.80			$14,173.80
2200 - ACCOUNTS PAYABLE	$18,562.46			$18,562.46
2250 - ACCRUED EXPENSES	$913.38			$913.38
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$2,121.52			$2,121.52
2500 - TRANSFER/DISC PAYABLE	($144.96)			($144.96)
2650 - PLAYGROUND FUNDS RAISED	$864.25			$864.25
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,644,569.92	$5,644,569.92
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$37,440.45**	**$0.00**	**$5,644,569.92**	**$5,682,010.37**
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	**$18,551.18**	**$104,221.53**	**$63,740.64**	**$186,513.35**
Liabilities and Equity Total	**$165,556.33**	**$673,388.40**	**$5,930,199.12**	**$6,769,143.85**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2017 - 10/31/2017

	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$558,900.00	$558,900.00	$0.00	$670,680.00	$111,780.00
4110 - GROUND LEASE ASSESSMENT	$29,355.00	$29,355.00	$0.00	$303,190.92	$302,820.00	$370.92	$360,912.00	$57,721.08
4120 - WATER ASSESSMENT	$31,578.69	$25,100.00	$6,478.69	$227,239.37	$212,593.00	$14,646.37	$240,593.00	$13,353.63
4135 - PROPERTY TAX ASSESSMENT	$0.00	$0.00	$0.00	$24,645.85	$24,633.50	$12.35	$49,267.00	$24,621.15
4330 - LATE FEES	$892.28	$204.34	$687.94	$7,413.89	$2,043.40	$5,370.49	$2,452.05	($4,961.84)
4350 - LIEN/COLLECTION FEES	$110.00	$0.00	$110.00	$1,942.52	$0.00	$1,942.52	$0.00	($1,942.52)
4540 - GARAGE SALE INCOME	$55.00	$0.00	$55.00	$500.00	$40.00	$460.00	$40.00	($460.00)
4550 - GATE REMOTES INCOME	$180.00	$100.00	$80.00	$2,535.00	$1,000.00	$1,535.00	$1,200.00	($1,335.00)
4560 - CRIER ADVERTISING	$170.00	$166.67	$3.33	$2,090.00	$1,666.70	$423.30	$2,000.00	($90.00)
4600 - INTEREST INCOME	$3.37	$0.00	$3.37	$79.60	$0.00	$79.60	$0.00	($79.60)
4700 - RECOVERY OF BAD DEBT	$0.00	$0.00	$0.00	$4,382.80	$0.00	$4,382.80	$0.00	($4,382.80)
4750 - LAND LEASE ESTOPPEL FEES	$750.00	$0.00	$750.00	$2,400.00	$0.00	$2,400.00	$0.00	($2,400.00)
4800 - VIOLATION FINES	$250.00	$0.00	$250.00	$700.00	$0.00	$700.00	$0.00	($700.00)
4850 - CLUBHOUSE RENTAL	$0.00	$50.00	($50.00)	$1,495.00	$500.00	$995.00	$600.00	($895.00)
4860 - GATE DAMAGE REIMBURSEMENT	$932.03	$0.00	$932.03	$1,307.03	$0.00	$1,307.03	$0.00	($1,307.03)
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$0.00	$72.96	$0.00	$72.96	$0.00	($72.96)
4875 - RENTAL INCOME	$950.00	$1,100.00	($150.00)	$6,644.22	$11,000.00	($4,355.78)	$13,200.00	$6,555.78
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$39.44	$416.70	($377.26)	$500.00	$460.56
Total INCOME	**$121,116.37**	**$112,007.68**	**$9,108.69**	**$1,145,578.60**	**$1,115,613.30**	**$29,965.30**	**$1,341,444.05**	**$195,865.45**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	$0.00	($99,084.40)	($99,084.40)	$0.00	($118,901.32)	($19,816.92)
8950 - TRANSFER TO GROUND LEASE	($29,561.00)	($29,355.00)	($206.00)	($306,238.13)	($302,820.00)	($3,418.13)	($360,912.00)	($54,673.87)
Total TRANSFER BETWEEN FUNDS	**($39,469.44)**	**($39,263.44)**	**($206.00)**	**($405,322.53)**	**($401,904.40)**	**($3,418.13)**	**($479,813.32)**	**($74,490.79)**
Total Income	**$81,646.93**	**$72,744.24**	**$8,902.69**	**$740,256.07**	**$713,708.90**	**$26,547.17**	**$861,630.73**	**$121,374.66**
Expense								
ADMINISTRATIVE								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2017 - 10/31/2017

	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017				
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	$83,333.30	$83,333.30	$100,000.00	$100,000.00
5250 - BANK CHARGES	$305.00	$16.00	($289.00)	$414.50	$160.00	($254.50)	$192.00	($222.50)
5270 - COMPLEX OWNED UNIT	$270.32	$250.00	($20.32)	$2,443.42	$2,500.00	$56.58	$3,000.00	$556.58
5400 - INSURANCE	$1,357.00	$1,357.00	$0.00	$14,566.26	$13,570.00	($996.26)	$16,284.00	$1,717.74
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$1,286.00	$3,167.50	$1,881.50	$3,801.00	$2,515.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,586.02	$7,666.67	($919.35)	$87,784.62	$76,666.70	($11,117.92)	$92,000.00	$4,215.38
5500 - LEGAL FEES	$0.00	$416.67	$416.67	($894.21)	$4,166.70	$5,060.91	$5,000.00	$5,894.21
5520 - LICENSES/PERMITS	$0.00	$0.00	$0.00	$0.00	$400.00	$400.00	$400.00	$400.00
5530 - LIEN/COLLECTION COSTS	$0.00	$190.00	$190.00	$1,810.00	$1,900.00	$90.00	$2,280.00	$470.00
5600 - MANAGEMENT FEES	$4,684.85	$4,676.39	($8.46)	$45,236.62	$45,205.07	($31.55)	$54,557.85	$9,321.23
5650 - MEETINGS	$0.00	$29.17	$29.17	$273.67	$291.70	$18.03	$350.00	$76.33
5800 - OFFICE SUPPLIES	$150.29	$83.33	($66.96)	$10,058.89	$833.30	($9,225.59)	$1,000.00	($9,058.89)
5810 - POSTAGE	$361.82	$333.33	($28.49)	$3,837.86	$3,333.30	($504.56)	$4,000.00	$162.14
5820 - PRINTING	$1,230.12	$1,000.00	($230.12)	$13,493.94	$10,000.00	($3,493.94)	$12,000.00	($1,493.94)
5860 - SOCIAL COMMITTEE	$51.06	$37.50	($13.56)	$1,655.10	$375.00	($1,280.10)	$450.00	($1,205.10)
5900 - WEBSITE	$0.00	$66.67	$66.67	$37.99	$665.70	$627.71	$799.00	$761.01
5950 - MISCELLANEOUS ADMIN	$370.00	$0.00	($370.00)	$702.50	$0.00	($702.50)	$0.00	($702.50)
8200 - SECURITY SERVICE	$912.16	$750.00	($162.16)	$6,535.03	$7,500.00	$964.97	$9,000.00	$2,464.97
8280 - CORPORATION COMMISSION	$0.00	$0.00	$0.00	$10.00	$10.00	$0.00	$10.00	$0.00
8800 - TAXES - INCOME	$2,347.25	$0.00	($2,347.25)	$2,347.25	$50.00	($2,297.25)	$50.00	($2,297.25)
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	**$20,625.89**	**$25,522.81**	**$4,896.92**	**$216,173.52**	**$279,012.77**	**$62,839.25**	**$354,691.85**	**$138,518.33**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.67	$83.67	$251.10	$836.70	$585.60	$1,004.00	$752.90
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$50.00	$50.00	$83.70	$500.00	$416.30	$600.00	$516.30
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$116.67	$116.67	$882.79	$1,166.70	$283.91	$1,400.00	$517.21
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$108.33	$108.33	$0.00	$1,083.30	$1,083.30	$1,300.00	$1,300.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$13,521.40	$12,862.40	($659.00)	$15,434.88	$1,913.48
7550 - TRASH REMOVAL	$2,601.50	$2,666.67	$65.17	$28,306.32	$26,666.70	($1,639.62)	$32,000.00	$3,693.68

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2017 - 10/31/2017

	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7560 - TRASH COMPACTOR	$0.00	$0.00	$0.00	$982.08	$0.00	($982.08)	$0.00	($982.08)
Total BUILDING MAINTENANCE	**$3,953.64**	**$4,311.58**	**$357.94**	**$44,027.39**	**$43,115.80**	**($911.59)**	**$51,738.88**	**$7,711.49**
GROUNDS MAINTENANCE								
6080 - FIRE HYDRANT INSPECTION	$2,906.22	$0.00	($2,906.22)	$4,671.51	$0.00	($4,671.51)	$400.00	($4,271.51)
6100 - GATE REPAIR	$489.13	$458.33	($30.80)	$4,008.63	$4,583.30	$574.67	$5,500.00	$1,491.37
6155 - GATE TRANSMITTERS	$308.52	$166.67	($141.85)	$3,412.09	$1,666.70	($1,745.39)	$2,000.00	($1,412.09)
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,800.00	$56.25	$107,437.50	$108,000.00	$562.50	$129,600.00	$22,162.50
6310 - LANDSCAPE SUPPLIES/LABOR	$0.00	$416.67	$416.67	$12,060.86	$4,166.70	($7,894.16)	$5,000.00	($7,060.86)
6320 - IRRIGATION REPAIR	$508.08	$500.00	($8.08)	$11,998.32	$5,000.00	($6,998.32)	$6,000.00	($5,998.32)
6500 - REPAIRS & MAINTENANCE: MISC	$7,550.99	$391.67	($7,159.32)	$8,265.62	$3,916.70	($4,348.92)	$4,700.00	($3,565.62)
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$1,561.40	$4,166.70	$2,605.30	$5,000.00	$3,438.60
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$16.67	$16.67	$1,341.41	$166.70	($1,174.71)	$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	$1,083.30	$1,083.30	$1,300.00	$1,300.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$250.00	$250.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$22,506.69**	**$13,300.01**	**($9,206.68)**	**$155,157.34**	**$133,250.10**	**($21,907.24)**	**$160,500.00**	**$5,342.66**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$1,088.48	$416.70	($671.78)	$500.00	($588.48)
6450 - POOL MAINTENANCE	$0.00	$166.67	$166.67	$1,124.89	$1,666.70	$541.81	$2,000.00	$875.11
6460 - POOL SUPPLIES	$0.00	$116.67	$116.67	$6,734.76	$1,166.70	($5,568.06)	$1,400.00	($5,334.76)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$8.33	$8.33	$0.00	$83.30	$83.30	$100.00	$100.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$833.30	$833.30	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$16.67	$16.67	$296.63	$166.70	($129.93)	$200.00	($96.63)
Total POOL/SPA/CLUBHOUSE	**$0.00**	**$433.34**	**$433.34**	**$9,244.76**	**$4,333.40**	**($4,911.36)**	**$5,200.00**	**($4,044.76)**
UTILITIES								
7100 - ELECTRICITY	$2,358.40	$2,416.67	$58.27	$27,095.13	$24,166.70	($2,928.43)	$29,000.00	$1,904.87

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

10/1/2017 - 10/31/2017

	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7300 - GAS	$323.39	$458.33	$134.94	$4,946.18	$4,583.30	($362.88)	$5,500.00	$553.82
7500 - TELEPHONE	$1,039.62	$833.33	($206.29)	$11,248.55	$8,333.30	($2,915.25)	$10,000.00	($1,248.55)
7900 - WATER/SEWER	$25,104.70	$20,416.67	($4,688.03)	$253,812.02	$204,166.70	($49,645.32)	$245,000.00	($8,812.02)
Total UTILITIES	**$28,826.11**	**$24,125.00**	**($4,701.11)**	**$297,101.88**	**$241,250.00**	**($55,851.88)**	**$289,500.00**	**($7,601.88)**
Total Expense	**$75,912.33**	**$67,692.74**	**($8,219.59)**	**$721,704.89**	**$700,962.07**	**($20,742.82)**	**$861,630.73**	**$139,925.84**
Operating Net Income	**$5,734.60**	**$5,051.50**	**$683.10**	**$18,551.18**	**$12,746.83**	**$5,804.35**	**$0.00**	**($18,551.18)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

10/1/2017 - 10/31/2017

	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017				
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	$2.85	$0.00	$2.85	$0.00	($2.85)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$4,098.61	$0.00	$4,098.61	$5,134.28	$0.00	$5,134.28	$0.00	($5,134.28)
Total INCOME	**$4,098.90**	**$0.00**	**$4,098.90**	**$5,137.13**	**$0.00**	**$5,137.13**	**$0.00**	**($5,137.13)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,908.44	$0.00	$9,908.44	$99,084.40	$0.00	$99,084.40	$0.00	($99,084.40)
Total TRANSFER BETWEEN FUNDS	**$9,908.44**	**$0.00**	**$9,908.44**	**$99,084.40**	**$0.00**	**$99,084.40**	**$0.00**	**($99,084.40)**
Total Reserve Income	**$14,007.34**	**$0.00**	**$14,007.34**	**$104,221.53**	**$0.00**	**$104,221.53**	**$0.00**	**($104,221.53)**
Reserve Net Income	**$14,007.34**	**$0.00**	**$14,007.34**	**$104,221.53**	**$0.00**	**$104,221.53**	**$0.00**	**($104,221.53)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

10/1/2017 - 10/31/2017

	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	$752.89	$0.00	$752.89	$1,550.11	$0.00	$1,550.11	$0.00	($1,550.11)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
Total INCOME	**$752.89**	**$0.00**	**$752.89**	**$1,700.11**	**$0.00**	**$1,700.11**	**$0.00**	**($1,700.11)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$29,561.00	$0.00	$29,561.00	$306,238.13	$0.00	$306,238.13	$0.00	($306,238.13)
Total TRANSFER BETWEEN FUNDS	**$29,561.00**	**$0.00**	**$29,561.00**	**$306,238.13**	**$0.00**	**$306,238.13**	**$0.00**	**($306,238.13)**
Total Income	**$30,313.89**	**$0.00**	**$30,313.89**	**$307,938.24**	**$0.00**	**$307,938.24**	**$0.00**	**($307,938.24)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$5.00	$0.00	($5.00)	$315.00	$0.00	($315.00)	$0.00	($315.00)
5490 - LAND LEASE INTEREST	$22,946.12	$0.00	($22,946.12)	$243,882.60	$0.00	($243,882.60)	$0.00	($243,882.60)
Total ADMINISTRATIVE	**$22,951.12**	**$0.00**	**($22,951.12)**	**$244,197.60**	**$0.00**	**($244,197.60)**	**$0.00**	**($244,197.60)**
Total Expense	**$22,951.12**	**$0.00**	**($22,951.12)**	**$244,197.60**	**$0.00**	**($244,197.60)**	**$0.00**	**($244,197.60)**
Ground Lease Net Income	**$7,362.77**	**$0.00**	**$7,362.77**	**$63,740.64**	**$0.00**	**$63,740.64**	**$0.00**	**($63,740.64)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Income Statement - Operating

1/1/2017 - 10/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 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	$55,890.00	$55,890.00	$55,890.00	$558,900.00
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	$30,076.00	$29,105.76	$29,355.00	$303,190.92
4120 - WATER ASSESSMENT	$11,211.17	$12,924.26	$14,362.88	$12,381.22	$19,570.75	$21,128.33	$30,515.59	$38,462.92	$35,103.56	$31,578.69	$227,239.37
4135 - PROPERTY TAX ASSESSMENT	$0.00	$10.51	$0.00	$0.00	$0.00	$0.00	$0.00	$24,635.34	$0.00	$0.00	$24,645.85
4330 - LATE FEES	$903.89	$658.33	$826.98	$579.29	$713.87	$305.36	$0.00	$1,401.74	$1,132.15	$892.28	$7,413.89
4350 - LIEN/COLLECTION FEES	$1,005.00	$605.00	$540.00	($402.48)	$0.00	($20.00)	$0.00	$35.00	$70.00	$110.00	$1,942.52
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$280.00	$0.00	$0.00	$0.00	$165.00	$55.00	$500.00
4550 - GATE REMOTES INCOME	$0.00	$190.00	$460.00	$330.00	$410.00	$365.00	$0.00	$290.00	$310.00	$180.00	$2,535.00
4560 - CRIER ADVERTISING	$0.00	$90.00	$595.00	$290.00	$290.00	$75.00	$0.00	$245.00	$335.00	$170.00	$2,090.00
4600 - INTEREST INCOME	$13.88	$12.28	$13.30	$14.28	$4.00	$4.19	$4.37	$4.32	$5.61	$3.37	$79.60
4700 - RECOVERY OF BAD DEBT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,382.80	$0.00	$0.00	$4,382.80
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$150.00	$600.00	$0.00	$900.00	$750.00	$2,400.00
4800 - VIOLATION FINES	$0.00	$0.00	$200.00	$0.00	$0.00	$0.00	$0.00	$200.00	$50.00	$250.00	$700.00
4850 - CLUBHOUSE RENTAL	$0.00	$100.00	$370.00	$325.00	$255.00	$0.00	$0.00	$150.00	$295.00	$0.00	$1,495.00
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$150.00	$75.00	$75.00	$0.00	$0.00	$75.00	$0.00	$932.03	$1,307.03
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$41.22	$5.17	$9.40	$0.00	$0.00	$17.17	$0.00	$0.00	$72.96
4875 - RENTAL INCOME	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$344.22	$0.00	$0.00	$0.00	$950.00	$950.00	$6,644.22
4900 - OTHER INCOME	$0.00	$39.44	$0.00	$0.00	$0.00	$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	$155,865.29	$124,312.08	$121,116.37	$1,145,578.60
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)	($9,908.44)	($9,908.44)	($9,908.44)	($99,084.40)
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)	($30,179.00)	($29,808.76)	($29,561.00)	($306,238.13)

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Operating
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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	YTD
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)	($40,087.44)	($39,717.20)	($39,469.44)	($405,322.53)
Total Income	$60,215.50	$61,041.87	$63,987.24	$60,679.04	$67,830.80	$67,886.44	$76,595.52	$115,777.85	$84,594.88	$81,646.93	$740,256.07
Expense											
ADMINISTRATIVE											
5250 - BANK CHARGES	$0.00	$0.00	$25.00	$0.00	$14.00	$7.50	$0.00	$53.00	$10.00	$305.00	$414.50
5270 - COMPLEX OWNED UNIT	$229.76	$230.23	$235.99	$231.45	$235.89	$226.92	$240.58	$292.29	$249.99	$270.32	$2,443.42
5400 - INSURANCE	$1,357.00	$1,357.00	$1,178.00	$2,714.00	$1,357.00	$1,357.00	$1,175.26	$1,357.00	$1,357.00	$1,357.00	$14,566.26
5402 - INSURANCE - WORKERS COMP	$570.00	$0.00	$0.00	$716.00	$0.00	$0.00	$0.00	$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	$9,144.55	$8,465.01	$8,586.02	$87,784.62
5500 - LEGAL FEES	($1,459.45)	$0.00	$0.00	$81.49	$0.00	$0.00	$0.00	$483.75	$0.00	$0.00	($894.21)
5530 - LIEN/COLLECTION COSTS	$0.00	$630.00	$135.00	$172.50	$135.00	$165.00	$110.00	$380.00	$82.50	$0.00	$1,810.00
5600 - MANAGEMENT FEES	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,453.47	$4,461.25	$4,684.85	$4,684.85	$4,684.85	$45,236.62
5650 - MEETINGS	$0.00	$192.38	$81.29	$0.00	$0.00	$0.00	$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	$5,311.38	$387.89	$150.29	$10,058.89
5810 - POSTAGE	$255.52	$597.30	$441.18	$530.85	$200.41	$384.78	$452.92	$338.00	$275.08	$361.82	$3,837.86
5820 - PRINTING	$1,300.77	$2,065.99	$871.60	$2,046.87	$31.31	$1,102.57	$1,351.33	$2,404.51	$1,088.87	$1,230.12	$13,493.94
5860 - SOCIAL COMMITTEE	$175.00	$0.00	$0.00	$413.81	$463.52	$84.33	$137.22	$330.16	$0.00	$51.06	$1,655.10
5900 - WEBSITE	$0.00	$0.00	$0.00	$37.99	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$370.00	$702.50
8200 - SECURITY SERVICE	$193.16	$0.00	$360.57	$0.00	$1,017.79	$912.16	$780.00	$1,302.16	$1,057.03	$912.16	$6,535.03
8280 - CORPORATION COMMISSION	$0.00	$0.00	$10.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00
8800 - TAXES - INCOME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,347.25	$2,347.25
8840 - TAXES - PROPERTY	$0.00	$0.00	$0.00	$24,574.08	$0.00	$0.00	$0.00	$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	$26,081.65	$17,658.22	$20,625.89	$216,173.52

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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	YTD
BUILDING MAINTENANCE											
6400 - PEST CONTROL	$83.70	$0.00	$83.70	$0.00	$83.70	$0.00	$0.00	$0.00	$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	$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	$0.00	$139.75	$0.00	$882.79
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	$1,352.14	$1,352.14	$1,352.14	$13,521.40
7550 - TRASH REMOVAL	$2,596.96	$2,596.96	$3,990.05	($371.88)	$5,843.16	$2,596.96	$0.00	$5,851.11	$2,601.50	$2,601.50	$28,306.32
7560 - TRASH COMPACTOR	$184.50	$0.00	$0.00	$0.00	$0.00	$398.44	$0.00	$0.00	$399.14	$0.00	$982.08
Total BUILDING MAINTENANCE	$4,217.30	$4,032.80	$6,168.93	$980.26	$7,279.00	$4,347.54	$1,352.14	$7,203.25	$4,492.53	$3,953.64	$44,027.39
GROUNDS MAINTENANCE											
6080 - FIRE HYDRANT INSPECTION	$0.00	$1,765.29	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,906.22	$4,671.51
6100 - GATE REPAIR	$0.00	($200.00)	$0.00	$0.00	$0.00	$0.00	$3,590.50	$0.00	$129.00	$489.13	$4,008.63
6155 - GATE TRANSMITTERS	$1,073.13	$488.28	$576.81	$0.00	$187.80	$0.00	$0.00	$429.25	$348.30	$308.52	$3,412.09
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$10,743.75	$107,437.50
6310 - LANDSCAPE SUPPLIES/LABOR	$1,422.39	$2,707.40	$1,057.55	$0.00	$0.00	$0.00	$3,886.76	$0.00	$2,986.76	$0.00	$12,060.86
6320 - IRRIGATION REPAIR	$0.00	$0.00	$580.16	$3,222.21	$260.78	$0.00	$1,396.91	$690.27	$5,339.91	$508.08	$11,998.32
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$214.63	$0.00	$0.00	$0.00	$0.00	$500.00	$0.00	$0.00	$7,550.99	$8,265.62
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$0.00	$1,561.40	$0.00	$0.00	$0.00	$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	$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	$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	$11,863.27	$19,547.72	$22,506.69	$155,157.34

TOWNE PARK HOMEOWNERS ASSOCIATION INC

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1/1/2017 - 10/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	YTD
POOL/SPA/CLUBHOUSE											
6410 - CLUBHOUSE MAINTENANCE	$314.80	$0.00	$0.00	$0.00	$0.00	$773.68	$0.00	$0.00	$0.00	$0.00	$1,088.48
6450 - POOL MAINTENANCE	$0.00	$180.00	$944.89	$0.00	$0.00	$0.00	$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	$225.22	$0.00	$0.00	$6,734.76
6475 - LOCKS & KEYS	$0.00	$0.00	$0.00	$87.19	$0.00	$104.63	$0.00	$104.81	$0.00	$0.00	$296.63
Total POOL/SPA/CLUBHOUSE	$1,081.28	$180.00	$2,492.78	$382.41	$3,087.63	$1,690.63	$0.00	$330.03	$0.00	$0.00	$9,244.76
UTILITIES											
7100 - ELECTRICITY	$2,552.45	$2,468.88	$2,363.93	$2,200.00	$3,046.02	$2,956.70	$0.00	$5,981.29	$3,167.46	$2,358.40	$27,095.13
7300 - GAS	$0.00	$0.00	$658.97	$464.28	$0.00	$90.19	$1,882.36	$698.05	$828.94	$323.39	$4,946.18
7500 - TELEPHONE	$1,038.58	$1,030.66	$1,030.66	$1,052.13	$1,032.76	$1,889.28	$193.32	$1,907.32	$1,034.22	$1,039.62	$11,248.55
7900 - WATER/SEWER	$14,298.65	$15,941.31	$14,160.46	$20,940.41	$22,500.61	$31,786.35	$39,965.16	$36,158.65	$32,955.72	$25,104.70	$253,812.02
Total UTILITIES	$17,889.68	$19,440.85	$18,214.02	$24,656.82	$26,579.39	$36,722.52	$42,040.84	$44,745.31	$37,986.34	$28,826.11	$297,101.88
Total Expense	$52,174.03	$59,118.64	$57,558.02	$86,828.26	$65,435.86	$73,005.09	$81,764.34	$90,223.51	$79,684.81	$75,912.33	$721,704.89
Operating Net Income	$8,041.47	$1,923.23	$6,429.22	($26,149.22)	$2,394.94	($5,118.65)	($5,168.82)	$25,554.34	$4,910.07	$5,734.60	$18,551.18

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Reserve
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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	YTD
Income											
INCOME											
4615 - UNREALIZED GAIN/LOSS	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$0.00
Total Income	$0.00	$0.00	$0.00	$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	$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	$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	$0.29	$0.28	$0.29	$2.85
4620 - UNREALIZED GAIN/LOSS-RESERVE	$298.30	$286.85	$18.80	$46.39	$262.74	$93.81	($7,357.64)	($1,172.40)	$8,558.82	$4,098.61	$5,134.28
Total INCOME	$298.30	$287.14	$19.36	$46.67	$263.03	$93.81	($7,357.07)	($1,172.11)	$8,559.10	$4,098.90	$5,137.13
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	$9,908.44	$9,908.44	$9,908.44	$99,084.40
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	$9,908.44	$9,908.44	$9,908.44	$99,084.40
Total Reserve Income	$10,206.74	$10,195.58	$9,927.80	$9,955.11	$10,171.47	$10,002.25	$2,551.37	$8,736.33	$18,467.54	$14,007.34	$104,221.53
Reserve Expense											
Total Reserve Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

TOWNE PARK HOMEOWNERS ASSOCIATION INC

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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 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	$8,736.33	$18,467.54	$14,007.34	$104,221.53