TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

9/30/2017

	Operating	Reserve	Ground Lease	Total
Assets				
CASH				
1010 - ALLIANCE OPERATING CHECKING-261	$22,263.40			$22,263.40
1012 - LANB OPERATING CHECKING-261	$42,975.55			$42,975.55
1031 - EDWARD JONES LAND LEASE RESERVE-115			$87,219.80	$87,219.80
1051 - EDWARD JONES MAINT RES-016		$632,949.63		$632,949.63
1053 - LANB LAND LEASE CHECKING 601			$275.57	$275.57
1054 - LANB RES SAVINGS-620		$6,822.99		$6,822.99
Total CASH	**$65,238.95**	**$639,772.62**	**$87,495.37**	**$792,506.94**
ACCOUNTS RECEIVABLE				
1200 - A/R ASSESSMENTS	$41,030.92			$41,030.92
1215 - A/R GROUND LEASE ASSESSMENT	$42,182.77			$42,182.77
1225 - A/R WATER/SEWER	$17,689.21			$17,689.21
1230 - A/R FINES	$425.00			$425.00
1235 - A/R PROPERTY TAX	$3,362.63			$3,362.63
1250 - A/R COLLECTION FEES	$2,030.27			$2,030.27
1280 - A/R OTHER	$17,525.35			$17,525.35
1286 - A/R OWNED UNIT DEPOSIT	$430.00			$430.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($27,802.87)			($27,802.87)
Total ACCOUNTS RECEIVABLE	**$96,873.28**		-	**$96,873.28**
OTHER ASSETS				
1300 - DUE BETWEEN FUNDS	($9,908.44)	$19,608.44	($9,700.00)	$0.00
1610 - PREPAID INSURANCE	$4,551.00			$4,551.00
1700 - MASTER LAND LEASE			$11,000,000.00	$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($5,063,000.00)	($5,063,000.00)
Total OTHER ASSETS	**($5,357.44)**	**$19,608.44**	**$5,927,300.00**	**$5,941,551.00**
Assets Total	**$156,754.79**	**$659,381.06**	**$6,014,795.37**	**$6,830,931.22**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

9/30/2017

Liabilities & Equity

	Operating	Reserve	Ground Lease	Total
LIABILITIES				
2100 - PREPAID OWNER ASSESSMENTS	$18,172.35			$18,172.35
2200 - ACCOUNTS PAYABLE	$11,443.26			$11,443.26
2250 - ACCRUED EXPENSES	$913.38			$913.38
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	$2,030.27			$2,030.27
2650 - PLAYGROUND FUNDS RAISED	$864.25			$864.25
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$5,736,528.94	$5,736,528.94
2805 - SECURITY DEPOSIT - OWNED UNIT	$950.00			$950.00
Total LIABILITIES	**$34,373.51**	-	**$5,736,528.94**	**$5,770,902.45**
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	**$12,816.58**	**$90,214.19**	**$56,377.87**	**$159,408.64**
Liabilities and Equity Total	**$156,754.79**	**$659,381.06**	**$6,014,795.37**	**$6,830,931.22**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

9/1/2017 - 9/30/2017

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	$55,890.00	$55,890.00	$0.00	$503,010.00	$503,010.00	$0.00	$670,680.00	$167,670.00
4110 - GROUND LEASE ASSESSMENT	$29,105.76	$29,561.00	($455.24)	$273,835.92	$273,465.00	$370.92	$360,912.00	$87,076.08
4120 - WATER ASSESSMENT	$35,103.56	$32,690.00	$2,413.56	$195,660.68	$187,493.00	$8,167.68	$240,593.00	$44,932.32
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	$1,132.15	$204.34	$927.81	$6,521.61	$1,839.06	$4,682.55	$2,452.05	($4,069.56)
4350 - LIEN/COLLECTION FEES	$70.00	$0.00	$70.00	$1,832.52	$0.00	$1,832.52	$0.00	($1,832.52)
4540 - GARAGE SALE INCOME	$165.00	$0.00	$165.00	$445.00	$40.00	$405.00	$40.00	($405.00)
4550 - GATE REMOTES INCOME	$310.00	$100.00	$210.00	$2,355.00	$900.00	$1,455.00	$1,200.00	($1,155.00)
4560 - CRIER ADVERTISING	$335.00	$166.67	$168.33	$1,920.00	$1,500.03	$419.97	$2,000.00	$80.00
4600 - INTEREST INCOME	$5.61	$0.00	$5.61	$76.23	$0.00	$76.23	$0.00	($76.23)
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	$900.00	$0.00	$900.00	$1,650.00	$0.00	$1,650.00	$0.00	($1,650.00)
4800 - VIOLATION FINES	$50.00	$0.00	$50.00	$450.00	$0.00	$450.00	$0.00	($450.00)
4850 - CLUBHOUSE RENTAL	$295.00	$50.00	$245.00	$1,495.00	$450.00	$1,045.00	$600.00	($895.00)
4860 - GATE DAMAGE REIMBURSEMENT	$0.00	$0.00	$0.00	$375.00	$0.00	$375.00	$0.00	($375.00)
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)	$5,694.22	$9,900.00	($4,205.78)	$13,200.00	$7,505.78
4900 - OTHER INCOME	$0.00	$41.67	($41.67)	$39.44	$375.03	($335.59)	$500.00	$460.56
Total INCOME	**$124,312.08**	**$119,803.68**	**$4,508.40**	**$1,024,462.23**	**$1,003,605.62**	**$20,856.61**	**$1,341,444.05**	**$316,981.82**
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	($9,908.44)	($9,908.44)	$0.00	($89,175.96)	($89,175.96)	$0.00	($118,901.32)	($29,725.36)
8950 - TRANSFER TO GROUND LEASE	($29,808.76)	($29,561.00)	($247.76)	($276,677.13)	($273,465.00)	($3,212.13)	($360,912.00)	($84,234.87)
Total TRANSFER BETWEEN FUNDS	**($39,717.20)**	**($39,469.44)**	**($247.76)**	**($365,853.09)**	**($362,640.96)**	**($3,212.13)**	**($479,813.32)**	**($113,960.23)**
Total Income	**$84,594.88**	**$80,334.24**	**$4,260.64**	**$658,609.14**	**$640,964.66**	**$17,644.48**	**$861,630.73**	**$203,021.59**
Expense								

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

9/1/2017 - 9/30/2017

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
ADMINISTRATIVE								
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	$74,999.97	$74,999.97	$100,000.00	$100,000.00
5250 - BANK CHARGES	$10.00	$16.00	$6.00	$109.50	$144.00	$34.50	$192.00	$82.50
5270 - COMPLEX OWNED UNIT	$249.99	$250.00	$0.01	$2,173.10	$2,250.00	$76.90	$3,000.00	$826.90
5400 - INSURANCE	$1,357.00	$1,357.00	$0.00	$13,209.26	$12,213.00	($996.26)	$16,284.00	$3,074.74
5402 - INSURANCE - WORKERS COMP	$0.00	$316.75	$316.75	$1,286.00	$2,850.75	$1,564.75	$3,801.00	$2,515.00
5450 - LABOR - ASSOCIATION EMPLOYEES	$8,465.01	$7,666.67	($798.34)	$79,198.60	$69,000.03	($10,198.57)	$92,000.00	$12,801.40
5500 - LEGAL FEES	$0.00	$416.67	$416.67	($894.21)	$3,750.03	$4,644.24	$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	$82.50	$190.00	$107.50	$1,810.00	$1,710.00	($100.00)	$2,280.00	$470.00
5600 - MANAGEMENT FEES	$4,684.85	$4,676.39	($8.46)	$40,551.77	$40,528.68	($23.09)	$54,557.85	$14,006.08
5650 - MEETINGS	$0.00	$29.17	$29.17	$273.67	$262.53	($11.14)	$350.00	$76.33
5800 - OFFICE SUPPLIES	$387.89	$83.33	($304.56)	$9,908.60	$749.97	($9,158.63)	$1,000.00	($8,908.60)
5810 - POSTAGE	$275.08	$333.33	$58.25	$3,476.04	$2,999.97	($476.07)	$4,000.00	$523.96
5820 - PRINTING	$1,088.87	$1,000.00	($88.87)	$12,263.82	$9,000.00	($3,263.82)	$12,000.00	($263.82)
5860 - SOCIAL COMMITTEE	$0.00	$37.50	$37.50	$1,604.04	$337.50	($1,266.54)	$450.00	($1,154.04)
5900 - WEBSITE	$0.00	$66.67	$66.67	$37.99	$599.03	$561.04	$799.00	$761.01
5950 - MISCELLANEOUS ADMIN	$0.00	$0.00	$0.00	$332.50	$0.00	($332.50)	$0.00	($332.50)
8200 - SECURITY SERVICE	$1,057.03	$750.00	($307.03)	$5,622.87	$6,750.00	$1,127.13	$9,000.00	$3,377.13
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	**$17,658.22**	**$25,522.81**	**$7,864.59**	**$195,547.63**	**$253,489.96**	**$57,942.33**	**$354,691.85**	**$159,144.22**
BUILDING MAINTENANCE								
6400 - PEST CONTROL	$0.00	$83.67	$83.67	$251.10	$753.03	$501.93	$1,004.00	$752.90
6510 - REPAIRS & MAINTENANCE: BUILDING EXTERIOR	$0.00	$50.00	$50.00	$83.70	$450.00	$366.30	$600.00	$516.30
6550 - REPAIRS & MAINTENANCE: LIGHTING	$139.75	$116.67	($23.08)	$882.79	$1,050.03	$167.24	$1,400.00	$517.21
6570 - REPAIRS & MAINTENANCE: PLUMBING	$0.00	$108.33	$108.33	$0.00	$974.97	$974.97	$1,300.00	$1,300.00
6950 - WATER/SEWER METER READING SERVICE	$1,352.14	$1,286.24	($65.90)	$12,169.26	$11,576.16	($593.10)	$15,434.88	$3,265.62

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

9/1/2017 - 9/30/2017

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
7550 - TRASH REMOVAL	$2,601.50	$2,666.67	$65.17	$25,704.82	$24,000.03	($1,704.79)	$32,000.00	$6,295.18
7560 - TRASH COMPACTOR	$399.14	$0.00	($399.14)	$982.08	$0.00	($982.08)	$0.00	($982.08)
Total BUILDING MAINTENANCE	**$4,492.53**	**$4,311.58**	**($180.95)**	**$40,073.75**	**$38,804.22**	**($1,269.53)**	**$51,738.88**	**$11,665.13**
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	$129.00	$458.33	$329.33	$3,519.50	$4,124.97	$605.47	$5,500.00	$1,980.50
6155 - GATE TRANSMITTERS	$348.30	$166.67	($181.63)	$3,103.57	$1,500.03	($1,603.54)	$2,000.00	($1,103.57)
6300 - GROUNDS MAINTENANCE	$10,743.75	$10,800.00	$56.25	$96,693.75	$97,200.00	$506.25	$129,600.00	$32,906.25
6310 - LANDSCAPE SUPPLIES/LABOR	$2,986.76	$416.67	($2,570.09)	$12,060.86	$3,750.03	($8,310.83)	$5,000.00	($7,060.86)
6320 - IRRIGATION REPAIR	$5,339.91	$500.00	($4,839.91)	$11,490.24	$4,500.00	($6,990.24)	$6,000.00	($5,490.24)
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$391.67	$391.67	$714.63	$3,525.03	$2,810.40	$4,700.00	$3,985.37
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$416.67	$416.67	$1,561.40	$3,750.03	$2,188.63	$5,000.00	$3,438.60
6590 - REPAIRS & MAINTENANCE: PERIMETER WALLS	$0.00	$16.67	$16.67	$1,341.41	$150.03	($1,191.38)	$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	$974.97	$974.97	$1,300.00	$1,300.00
6910 - FOUNTAIN PARTS & SUPPLIES	$0.00	$25.00	$25.00	$0.00	$225.00	$225.00	$300.00	$300.00
Total GROUNDS MAINTENANCE	**$19,547.72**	**$13,300.01**	**($6,247.71)**	**$132,650.65**	**$119,950.09**	**($12,700.56)**	**$160,500.00**	**$27,849.35**
POOL/SPA/CLUBHOUSE								
6410 - CLUBHOUSE MAINTENANCE	$0.00	$41.67	$41.67	$1,088.48	$375.03	($713.45)	$500.00	($588.48)
6450 - POOL MAINTENANCE	$0.00	$166.67	$166.67	$1,124.89	$1,500.03	$375.14	$2,000.00	$875.11
6460 - POOL SUPPLIES	$0.00	$116.67	$116.67	$6,734.76	$1,050.03	($5,684.73)	$1,400.00	($5,334.76)
6465 - POOL & CLUBHOUSE SIGNS	$0.00	$8.33	$8.33	$0.00	$74.97	$74.97	$100.00	$100.00
6470 - POOL MISCELLANEOUS	$0.00	$83.33	$83.33	$0.00	$749.97	$749.97	$1,000.00	$1,000.00
6475 - LOCKS & KEYS	$0.00	$16.67	$16.67	$296.63	$150.03	($146.60)	$200.00	($96.63)
Total POOL/SPA/CLUBHOUSE	**$0.00**	**$433.34**	**$433.34**	**$9,244.76**	**$3,900.06**	**($5,344.70)**	**$5,200.00**	**($4,044.76)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

9/1/2017 - 9/30/2017

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
UTILITIES								
7100 - ELECTRICITY	$3,167.46	$2,416.67	($750.79)	$24,736.73	$21,750.03	($2,986.70)	$29,000.00	$4,263.27
7300 - GAS	$828.94	$458.33	($370.61)	$4,622.79	$4,124.97	($497.82)	$5,500.00	$877.21
7500 - TELEPHONE	$1,034.22	$833.33	($200.89)	$10,208.93	$7,499.97	($2,708.96)	$10,000.00	($208.93)
7900 - WATER/SEWER	$32,955.72	$20,416.67	($12,539.05)	$228,707.32	$183,750.03	($44,957.29)	$245,000.00	$16,292.68
Total UTILITIES	**$37,986.34**	**$24,125.00**	**($13,861.34)**	**$268,275.77**	**$217,125.00**	**($51,150.77)**	**$289,500.00**	**$21,224.23**
Total Expense	**$79,684.81**	**$67,692.74**	**($11,992.07)**	**$645,792.56**	**$633,269.33**	**($12,523.23)**	**$861,630.73**	**$215,838.17**
Operating Net Income	**$4,910.07**	**$12,641.50**	**($7,731.43)**	**$12,816.58**	**$7,695.33**	**$5,121.25**	**$0.00**	**($12,816.58)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Reserve

9/1/2017 - 9/30/2017

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017				
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	$0.28	$0.00	$0.28	$2.56	$0.00	$2.56	$0.00	($2.56)
4620 - UNREALIZED GAIN/LOSS-RESERVE	$8,558.82	$0.00	$8,558.82	$1,035.67	$0.00	$1,035.67	$0.00	($1,035.67)
Total INCOME	**$8,559.10**	**$0.00**	**$8,559.10**	**$1,038.23**	**$0.00**	**$1,038.23**	**$0.00**	**($1,038.23)**
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	$9,908.44	$0.00	$9,908.44	$89,175.96	$0.00	$89,175.96	$0.00	($89,175.96)
Total TRANSFER BETWEEN FUNDS	**$9,908.44**	**$0.00**	**$9,908.44**	**$89,175.96**	**$0.00**	**$89,175.96**	**$0.00**	**($89,175.96)**
Total Reserve Income	**$18,467.54**	**$0.00**	**$18,467.54**	**$90,214.19**	**$0.00**	**$90,214.19**	**$0.00**	**($90,214.19)**
Reserve Net Income	**$18,467.54**	**$0.00**	**$18,467.54**	**$90,214.19**	**$0.00**	**$90,214.19**	**$0.00**	**($90,214.19)**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Ground Lease

9/1/2017 - 9/30/2017

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4615 - UNREALIZED GAIN/LOSS	($62.95)	$0.00	($62.95)	$797.22	$0.00	$797.22	$0.00	($797.22)
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00	$0.00	($150.00)
Total INCOME	**($62.95)**	**$0.00**	**($62.95)**	**$947.22**	**$0.00**	**$947.22**	**$0.00**	**($947.22)**
TRANSFER BETWEEN FUNDS								
9050 - TRANSFER FROM OPERATING	$29,808.76	$0.00	$29,808.76	$276,677.13	$0.00	$276,677.13	$0.00	($276,677.13)
Total TRANSFER BETWEEN FUNDS	**$29,808.76**	**$0.00**	**$29,808.76**	**$276,677.13**	**$0.00**	**$276,677.13**	**$0.00**	**($276,677.13)**
Total Income	**$29,745.81**	**$0.00**	**$29,745.81**	**$277,624.35**	**$0.00**	**$277,624.35**	**$0.00**	**($277,624.35)**
Expense								
ADMINISTRATIVE								
5250 - BANK CHARGES	$5.00	$0.00	($5.00)	$310.00	$0.00	($310.00)	$0.00	($310.00)
5490 - LAND LEASE INTEREST	$23,323.16	$0.00	($23,323.16)	$220,936.48	$0.00	($220,936.48)	$0.00	($220,936.48)
Total ADMINISTRATIVE	**$23,328.16**	**$0.00**	**($23,328.16)**	**$221,246.48**	**$0.00**	**($221,246.48)**	**$0.00**	**($221,246.48)**
Total Expense	**$23,328.16**	**$0.00**	**($23,328.16)**	**$221,246.48**	**$0.00**	**($221,246.48)**	**$0.00**	**($221,246.48)**
Ground Lease Net Income	**$6,417.65**	**$0.00**	**$6,417.65**	**$56,377.87**	**$0.00**	**$56,377.87**	**$0.00**	**($56,377.87)**

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	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	$503,010.00
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	$273,835.92
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	$195,660.68
4135 - PROPERTY TAX ASSESSMENT	$0.00	$10.51	$0.00	$0.00	$0.00	$0.00	$0.00	$24,635.34	$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	$6,521.61
4350 - LIEN/COLLECTION FEES	$1,005.00	$605.00	$540.00	($402.48)	$0.00	($20.00)	$0.00	$35.00	$70.00	$1,832.52
4540 - GARAGE SALE INCOME	$0.00	$0.00	$0.00	$0.00	$280.00	$0.00	$0.00	$0.00	$165.00	$445.00
4550 - GATE REMOTES INCOME	$0.00	$190.00	$460.00	$330.00	$410.00	$365.00	$0.00	$290.00	$310.00	$2,355.00
4560 - CRIER ADVERTISING	$0.00	$90.00	$595.00	$290.00	$290.00	$75.00	$0.00	$245.00	$335.00	$1,920.00
4600 - INTEREST INCOME	$13.88	$12.28	$13.30	$14.28	$4.00	$4.19	$4.37	$4.32	$5.61	$76.23
4700 - RECOVERY OF BAD DEBT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,382.80	$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	$1,650.00
4800 - VIOLATION FINES	$0.00	$0.00	$200.00	$0.00	$0.00	$0.00	$0.00	$200.00	$50.00	$450.00
4850 - CLUBHOUSE RENTAL	$0.00	$100.00	$370.00	$325.00	$255.00	$0.00	$0.00	$150.00	$295.00	$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	$375.00
4870 - SOCIAL COMMITTEE INCOME	$0.00	$0.00	$41.22	$5.17	$9.40	$0.00	$0.00	$17.17	$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	$5,694.22
4900 - OTHER INCOME	$0.00	$39.44	$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	$1,024,462.23
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)	($89,175.96)
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)	($276,677.13)
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)	($365,853.09)
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	$658,609.14
Expense										

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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	YTD
ADMINISTRATIVE										
5250 - BANK CHARGES	$0.00	$0.00	$25.00	$0.00	$14.00	$7.50	$0.00	$53.00	$10.00	$109.50
5270 - COMPLEX OWNED UNIT	$229.76	$230.23	$235.99	$231.45	$235.89	$226.92	$240.58	$292.29	$249.99	$2,173.10
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	$13,209.26
5402 - INSURANCE - WORKERS COMP	$570.00	$0.00	$0.00	$716.00	$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	$79,198.60
5500 - LEGAL FEES	($1,459.45)	$0.00	$0.00	$81.49	$0.00	$0.00	$0.00	$483.75	$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	$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	$40,551.77
5650 - MEETINGS	$0.00	$192.38	$81.29	$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	$9,908.60
5810 - POSTAGE	$255.52	$597.30	$441.18	$530.85	$200.41	$384.78	$452.92	$338.00	$275.08	$3,476.04
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	$12,263.82
5860 - SOCIAL COMMITTEE	$175.00	$0.00	$0.00	$413.81	$463.52	$84.33	$137.22	$330.16	$0.00	$1,604.04
5900 - WEBSITE	$0.00	$0.00	$0.00	$37.99	$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	$332.50
8200 - SECURITY SERVICE	$193.16	$0.00	$360.57	$0.00	$1,017.79	$912.16	$780.00	$1,302.16	$1,057.03	$5,622.87
8280 - CORPORATION COMMISSION	$0.00	$0.00	$10.00	$0.00	$0.00	$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	$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	$195,547.63
BUILDING MAINTENANCE										
6400 - PEST CONTROL	$83.70	$0.00	$83.70	$0.00	$83.70	$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	$83.70
6550 - REPAIRS & MAINTENANCE: LIGHTING	$0.00	$0.00	$743.04	$0.00	$0.00	$0.00	$0.00	$0.00	$139.75	$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	$12,169.26
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	$25,704.82
7560 - TRASH COMPACTOR	$184.50	$0.00	$0.00	$0.00	$0.00	$398.44	$0.00	$0.00	$399.14	$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	$40,073.75
GROUNDS MAINTENANCE										
6080 - FIRE HYDRANT										

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	YTD
INSPECTION	$0.00	$1,765.29	$0.00	$0.00	$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	$0.00	$129.00	$3,519.50
6155 - GATE TRANSMITTERS	$1,073.13	$488.28	$576.81	$0.00	$187.80	$0.00	$0.00	$429.25	$348.30	$3,103.57
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	$96,693.75
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	$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	$11,490.24
6500 - REPAIRS & MAINTENANCE: MISC	$0.00	$214.63	$0.00	$0.00	$0.00	$0.00	$500.00	$0.00	$0.00	$714.63
6580 - REPAIRS & MAINTENANCE: STREETS & SIDEWALKS	$0.00	$0.00	$0.00	$1,561.40	$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	$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	$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	$132,650.65
POOL/SPA/CLUBHOUSE										
6410 - CLUBHOUSE MAINTENANCE	$314.80	$0.00	$0.00	$0.00	$0.00	$773.68	$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	$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	$6,734.76
6475 - LOCKS & KEYS	$0.00	$0.00	$0.00	$87.19	$0.00	$104.63	$0.00	$104.81	$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	$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	$24,736.73
7300 - GAS	$0.00	$0.00	$658.97	$464.28	$0.00	$90.19	$1,882.36	$698.05	$828.94	$4,622.79
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	$10,208.93
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	$228,707.32
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	$268,275.77
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	$645,792.56
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	$12,816.58

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	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
Total INCOME	$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
Expense										
Total Expense	$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
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	$2.56
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	$1,035.67
Total INCOME	$298.30	$287.14	$19.36	$46.67	$263.03	$93.81	($7,357.07)	($1,172.11)	$8,559.10	$1,038.23
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	$89,175.96
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	$89,175.96
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	$90,214.19
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

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	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	$90,214.19

TOWNE PARK HOMEOWNERS ASSOCIATION INC
Income Statement - Ground Lease
1/1/2017 - 9/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	YTD
Income										
INCOME										
4110 - GROUND LEASE ASSESSMENT	$0.00	$0.00	$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	$0.00	$0.00
4615 - UNREALIZED GAIN/LOSS	$169.99	$68.04	($88.19)	$664.89	$41.62	($73.54)	$36.69	$40.67	($62.95)	$797.22
4750 - LAND LEASE ESTOPPEL FEES	$0.00	$0.00	$0.00	$150.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150.00
Total INCOME	$169.99	$68.04	($88.19)	$814.89	$41.62	($73.54)	$36.69	$40.67	($62.95)	$947.22
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	$30,179.00	$29,808.76	$276,677.13
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	$30,179.00	$29,808.76	$276,677.13
Total Income	$31,481.99	$31,330.71	$31,465.51	$31,508.89	$30,735.62	$30,517.46	$30,618.69	$30,219.67	$29,745.81	$277,624.35
Expense										
ADMINISTRATIVE										
5250 - BANK CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300.00	$5.00	$5.00	$310.00
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	$23,910.34	$23,323.16	$220,936.48
Total ADMINISTRATIVE	$25,431.40	$25,221.74	$25,070.18	$24,768.94	$24,612.10	$24,451.17	$24,447.45	$23,915.34	$23,328.16	$221,246.48
GROUNDS MAINTENANCE										
6155 - GATE TRANSMITTERS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total GROUNDS MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Expense	$25,431.40	$25,221.74	$25,070.18	$24,768.94	$24,612.10	$24,451.17	$24,447.45	$23,915.34	$23,328.16	$221,246.48
Operating Net Income	$6,050.59	$6,108.97	$6,395.33	$6,739.95	$6,123.52	$6,066.29	$6,171.24	$6,304.33	$6,417.65	$56,377.87