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05/08/13  
Accrual Basis

**Grayson Place at Third Avenue HOA**  
**Balance Sheet**  
As of February 28, 2013

	<u>Feb 28, 13</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · Cash - Operating	5,896.33
1010 · Cash - Reserve	6,137.89
Total Checking/Savings	<u>12,034.22</u>
Total Current Assets	<u>12,034.22</u>
<b>TOTAL ASSETS</b>	<b><u>12,034.22</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,534.53
Total Accounts Payable	<u>1,534.53</u>
Total Current Liabilities	<u>1,534.53</u>
Total Liabilities	1,534.53
Equity	
3110 · Equity - Operating Fund	1,652.41
3130 · Equity - Reserve Fund	464.03
3150 · Equity - Working Capital	3,042.00
3200 · Unrestricted Net Assets	5,869.01
Net Income	<u>-527.76</u>
Total Equity	<u>10,499.69</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>12,034.22</u></b>

NOTE: A/R Homeowners is Prepaid Dues less Delinquencies

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## Grayson Place at Third Avenue HOA

## Income Statement

February 2013

05/08/13

Accrual Basis

	Feb 13	Feb 12	Jan - Feb 13
Ordinary Income/Expense			
Income			
4000 · Assessments - Homeowners	3,192.00	3,042.00	6,384.00
Total Income	<u>3,192.00</u>	<u>3,042.00</u>	<u>6,384.00</u>
Gross Profit	3,192.00	3,042.00	6,384.00
Expense			
5020 · Utilities	202.51	2,256.52	389.78
5080 · General Maintenance	0.00	252.00	0.00
5160 · Lighting Maintenance	168.00	0.00	168.00
5180 · Snow Removal	0.00	626.25	160.00
5220 · Water/Sewer	116.39	0.00	241.68
5240 · Security Monitoring	62.00	62.00	124.00
5280 · Building Repairs - Mechanical	0.00	35.61	1,496.66
5300 · Building Repairs - Structure	1,199.00	0.00	1,199.00
6120 · Insurance	0.00	2,584.17	621.66
6240 · Miscellaneous	185.86	0.00	185.86
6280 · Postage and Delivery	3.15	1.35	5.85
6300 · Property Management	500.00	500.00	1,000.00
6390 · Bank Fees	5.25	1.05	9.45
6400 · Telephone Expense	193.45	0.00	386.77
6420 · Transfer to Reserve	462.00	492.00	924.00
Total Expense	<u>3,097.61</u>	<u>6,810.95</u>	<u>6,912.71</u>
Net Ordinary Income	94.39	-3,768.95	-528.71
Other Income/Expense			
Other Income			
8000 · Transfer from Operating	0.00	492.00	0.00
8420 · Interest Reserve Fund	0.43	0.14	0.95
Total Other Income	<u>0.43</u>	<u>492.14</u>	<u>0.95</u>
Net Other Income	0.43	492.14	0.95
Net Income	<u><u>94.82</u></u>	<u><u>-3,276.81</u></u>	<u><u>-527.76</u></u>