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05/08/13
Accrual Basis

Grayson Place at Third Avenue HOA
Balance Sheet
As of April 30, 2013

	<u>Apr 30, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Cash - Operating	4,400.78
1010 · Cash - Reserve	<u>7,986.51</u>
Total Checking/Savings	12,387.29
Accounts Receivable	
1100 · A/R Homeowners	<u>1,114.00</u>
Total Accounts Receivable	<u>1,114.00</u>
Total Current Assets	<u>13,501.29</u>
TOTAL ASSETS	<u>13,501.29</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>192.66</u>
Total Accounts Payable	<u>192.66</u>
Total Current Liabilities	<u>192.66</u>
Total Liabilities	192.66
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>2,281.18</u>
Total Equity	<u>13,308.63</u>
TOTAL LIABILITIES & EQUITY	<u>13,501.29</u>

NOTE: A/R Homeowners is Prepaid Dues less Delinquencies

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 Accrual Basis

Grayson Place at Third Avenue HOA Income Statement April 2013

	Apr 13	Apr 12	Jan - Apr 13
Ordinary Income/Expense			
Income			
4000 · Assessments - Homeowners	3,192.00	3,042.00	12,768.00
4200 · Late Fees	0.00	0.00	25.00
4400 · Fines	0.00	0.00	25.00
4500 · Miscellaneous Income	0.00	0.00	-164.87
Total Income	3,192.00	3,042.00	12,653.13
Gross Profit	3,192.00	3,042.00	12,653.13
Expense			
5020 · Utilities	149.83	125.18	735.30
5120 · Grounds Maintenance	0.00	368.50	0.00
5160 · Lighting Maintenance	0.00	0.00	168.00
5180 · Snow Removal	135.00	0.00	500.00
5220 · Water/Sewer	112.24	125.00	467.94
5240 · Security Monitoring	62.00	62.00	248.00
5280 · Building Repairs - Mechanical	0.00	0.00	1,496.66
5300 · Building Repairs - Structure	0.00	0.00	1,283.00
6020 · Administrative	0.00	0.00	0.45
6120 · Insurance	621.67	0.00	2,486.67
6240 · Miscellaneous	0.00	0.00	185.86
6280 · Postage and Delivery	2.76	2.25	10.91
6300 · Property Management	500.00	500.00	2,000.00
6390 · Bank Fees	4.20	2.10	17.85
6400 · Telephone Expense	192.66	0.00	772.88
6420 · Transfer to Reserve	462.00	420.00	1,848.00
Total Expense	2,242.36	1,605.03	12,221.52
Net Ordinary Income	949.64	1,436.97	431.61
Other Income/Expense			
Other Income			
8000 · Transfer from Operating	462.00	0.00	1,848.00
8420 · Interest Reserve Fund	0.32	0.16	1.57
Total Other Income	462.32	0.16	1,849.57
Net Other Income	462.32	0.16	1,849.57
Net Income	1,411.96	1,437.13	2,281.18