

Grayson Place at Third Avenue HOA
Balance Sheet
As of August 31, 2013

	Aug 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Cash - Operating	4,470.06
1010 · Cash - Reserve	9,836.01
Total Checking/Savings	14,306.07
Total Current Assets	14,306.07
TOTAL ASSETS	14,306.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,009.77
Total Accounts Payable	1,009.77
Total Current Liabilities	1,009.77
Total Liabilities	1,009.77
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	2,268.85
Total Equity	13,296.30
TOTAL LIABILITIES & EQUITY	14,306.07

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 Accrual Basis

Grayson Place at Third Avenue HOA Income Statement August 2013

	Aug 13	Aug 12	Jan - Aug 13
Ordinary Income/Expense			
Income			
4000 · Assessments - Homeowners	3,192.00	3,042.00	29,532.96
4050 · Working Capital	0.00	1,014.00	0.00
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	4,056.00	29,418.09
Gross Profit	3,192.00	4,056.00	29,418.09
Expense			
5020 · Utilities	231.25	156.65	1,281.67
5100 · Grounds Improvements	0.00	0.00	3,575.04
5120 · Grounds Maintenance	538.83	368.50	2,003.83
5160 · Lighting Maintenance	0.00	0.00	422.00
5180 · Snow Removal	0.00	0.00	665.00
5220 · Water/Sewer	520.75	596.46	4,243.60
5240 · Security Monitoring	62.00	62.00	434.00
5260 · Back Flow Testing	0.00	0.00	70.00
5280 · Building Repairs - Mechanical	0.00	347.00	1,496.66
5300 · Building Repairs - Structure	0.00	328.00	1,418.71
6020 · Administrative	140.00	0.00	140.45
6040 · Audit Tax	275.00	0.00	275.00
6120 · Insurance	953.83	2,419.50	5,305.51
6240 · Miscellaneous	0.00	0.00	185.86
6280 · Postage and Delivery	2.76	0.00	22.41
6300 · Property Management	500.00	502.25	4,000.00
6390 · Bank Fees	8.25	30.10	48.15
6400 · Telephone Expense	200.69	193.33	1,564.42
6420 · Transfer to Reserve	462.00	420.00	3,696.00
Total Expense	3,895.36	5,423.79	30,848.31
Net Ordinary Income	-703.36	-1,367.79	-1,430.22
Other Income/Expense			
Other Income			
8000 · Transfer from Operating	462.00	2,520.00	3,696.00
8420 · Interest Reserve Fund	0.40	0.17	3.07
Total Other Income	462.40	2,520.17	3,699.07
Net Other Income	462.40	2,520.17	3,699.07
Net Income	<u>-240.96</u>	<u>1,152.38</u>	<u>2,268.85</u>