

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
**As of February 28, 2013**

	Feb 28, 13
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Operating 4130 0.15%	58,925.76
1000.06 · Op CD FL 0639 1.01% 9/27/13	30,867.46
1000.09 · Due To/From Reserves	(20,285.17)
<b>Total Operating Fund</b>	69,508.05
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	3,257.42
1000.10 · Due To/From Operating	20,285.17
<b>Total Reserve Fund</b>	23,542.59
<b>Total Checking/Savings</b>	93,050.64
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	12,671.43
<b>Total Accounts Receivable</b>	12,671.43
<b>Other Current Assets</b>	
1499 · Undeposited Funds	(380.00)
<b>Total Other Current Assets</b>	(380.00)
<b>Total Current Assets</b>	105,342.07
<b>TOTAL ASSETS</b>	<b>105,342.07</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	806.82
<b>Total Accounts Payable</b>	806.82
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	58,108.34
<b>Total Other Current Liabilities</b>	58,108.34
<b>Total Current Liabilities</b>	58,915.16
<b>Total Liabilities</b>	58,915.16
<b>Equity</b>	
<b>3500 · Reserve Funds</b>	
3510 · Wall Reserves	13,542.59
3520 · Lake/Fountain Maint Reserve	10,000.00
<b>Total 3500 · Reserve Funds</b>	23,542.59
<b>3600 · Fund Bal - Operating</b>	24,694.85
<b>Net Income</b>	(1,810.53)

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**As of February 28, 2013**

	<u>Feb 28, 13</u>
Total Equity	<u>46,426.91</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>105,342.07</u></u></b>

**Gulf View Estates Owners Association, Inc.**  
**Statement of Revenue & Expenses: Actual to Budget**  
**January through February 2013**

	Jan - Feb 13	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4000 · Maint Fee Income	11,621.66	11,621.33	0.33
4240 · Interest Income	68.56	33.33	35.23
4260 · Lot Mowing Income	0.00	66.67	(66.67)
4265 · Lot Mowing Exp	(60.00)	(66.67)	6.67
4270 · Past Due Interest	0.00	33.33	(33.33)
<b>Total Income</b>	11,630.22	11,687.99	(57.77)
<b>Expense</b>			
<b>Administrative</b>			
5010 · Legal	575.50	1,333.33	(757.83)
5020 · Management Fees	2,580.00	2,373.33	206.67
5025 · Taxes & Fees	61.25	0.00	61.25
5100 · Office expense	1,204.84	758.33	446.51
5140 · Meeting Room Rental	275.00	116.67	158.33
5150 · Storage Rental	17.38	75.00	(57.62)
5160 · Newsletter/Website	279.67	208.33	71.34
5200 · Insurance Expense	1,764.91	833.33	931.58
7400 · Uncollectable Owner Funds	918.80	166.67	752.13
<b>Total Administrative</b>	7,677.35	5,864.99	1,812.36
<b>Grounds</b>			
6000 · Repairs & Replacements	239.78	333.33	(93.55)
6100 · Grounds Contract	2,654.06	2,916.67	(262.61)
6100.01 · Grounds Care	328.31	333.33	(5.02)
6100.02 · Abandoned House Mo...	0.00	166.67	(166.67)
6400 · Street Lighting	1,095.12	1,050.00	45.12
6600 · Lake Maintenance	565.00	466.67	98.33
7900 · Contingency	0.00	4.33	(4.33)
<b>Total Grounds</b>	4,882.27	5,271.00	(388.73)
<b>Utilities</b>			
7200 · Electric - Meter	739.44	541.67	197.77
<b>Total Utilities</b>	739.44	541.67	197.77
<b>Total Expense</b>	13,299.06	11,677.66	1,621.40
<b>Net Ordinary Income</b>	(1,668.84)	10.33	(1,679.17)
<b>Other Income/Expense</b>			
<b>Other Income</b>			
8050 · Reserve Investment Interest	0.93		
<b>Total Other Income</b>	0.93		
<b>Other Expense</b>			
9510 · Reserve Allocation	0.93		
<b>Total Other Expense</b>	0.93		
<b>Net Other Income</b>	0.00		
<b>Net Income</b>	<u>(1,668.84)</u>	<u>10.33</u>	<u>(1,679.17)</u>