

Gulf View Estates Owners Association, Inc.

Statement of Assets, Liabilities & Fund Balance

As of April 30, 2013

Apr 30, 13

ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	50,688.14
1000.06 · Op CD FL 0639 1.01% 9/27/13	30,917.40
1000.09 · Due To/From Reserves	<u>(20,285.17)</u>
Total Operating Fund	61,320.37
Reserve Fund	
1000.07 · Reserve 4148 0.30%	3,258.24
1000.10 · Due To/From Operating	20,285.17
Total Reserve Fund	<u>23,543.41</u>
Total Checking/Savings	84,863.78
Accounts Receivable	
1200 · Accounts Receivable	<u>17,908.12</u>
Total Accounts Receivable	17,908.12
Other Current Assets	
1499 · Undeposited Funds	<u>575.00</u>
Total Other Current Assets	<u>575.00</u>
Total Current Assets	<u>103,346.90</u>
TOTAL ASSETS	<u>103,346.90</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>248.32</u>
Total Accounts Payable	248.32
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	46,486.68
2150 · Due To Sunstate	<u>45.00</u>
Total Other Current Liabilities	<u>46,531.68</u>
Total Current Liabilities	<u>46,780.00</u>
Total Liabilities	46,780.00
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	13,543.41
3520 · Lake/Fountain Maint Reserve	<u>10,000.00</u>
Total 3500 · Reserve Funds	23,543.41
3600 · Fund Bal - Operating	24,694.85
Net Income	<u>8,328.64</u>
Total Equity	<u>56,566.90</u>
TOTAL LIABILITIES & EQUITY	<u>103,346.90</u>

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

	Jan - Apr 13	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	23,243.32	23,242.66	0.66
4240 · Interest Income	137.59	66.67	70.92
4260 · Lot Mowing Income	0.00	133.34	(133.34)
4265 · Lot Mowing Exp	(240.00)	(133.34)	(106.66)
4270 · Past Due Interest	0.00	66.66	(66.66)
4280 · Misc. Income	12,135.00		
Total Income	35,275.91	23,375.99	11,899.92
Expense			
Administrative			
5010 · Legal	2,279.00	2,666.66	(387.66)
5020 · Management Fees	4,980.00	4,746.67	233.33
5025 · Taxes & Fees	61.25	62.00	(0.75)
5100 · Office expense	1,479.48	1,516.66	(37.18)
5140 · Meeting Room Rental	275.00	233.34	41.66
5150 · Storage Rental	17.38	150.00	(132.62)
5160 · Newsletter/Website	517.37	416.66	100.71
5200 · Insurance Expense	1,764.91	1,666.67	98.24
7400 · Uncollectable Owner Funds	918.80	333.34	585.46
Total Administrative	12,293.19	11,792.00	501.19
Grounds			
6000 · Repairs & Replacements	283.67	666.66	(382.99)
6100 · Grounds Contract	5,253.12	5,833.34	(580.22)
6100.01 · Grounds Care	328.31	666.67	(338.36)
6100.02 · Abandoned House Mo...	0.00	333.34	(333.34)
6400 · Street Lighting	2,287.75	2,100.00	187.75
6600 · Lake Maintenance	5,380.00	933.33	4,446.67
7900 · Contingency	0.00	8.66	(8.66)
Total Grounds	13,532.85	10,542.00	2,990.85
Utilities			
7200 · Electric - Meter	1,121.23	1,083.34	37.89
Total Utilities	1,121.23	1,083.34	37.89
Total Expense	26,947.27	23,417.34	3,529.93
Net Ordinary Income	8,328.64	(41.35)	8,369.99
Other Income/Expense			
Other Income			
8050 · Reserve Investment Interest	1.75		
Total Other Income	1.75		
Other Expense			
9510 · Reserve Allocation	1.75		
Total Other Expense	1.75		
Net Other Income	0.00		
Net Income	8,328.64	(41.35)	8,369.99