

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
**As of May 31, 2013**

	<b>May 31, 13</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Operating 4130 0.15%	26,657.69
1000.06 · Op CD FL 0639 1.01% 9/27/13	30,942.82
<b>Total Operating Fund</b>	57,600.51
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	23,548.51
<b>Total Reserve Fund</b>	23,548.51
<b>Total Checking/Savings</b>	81,149.02
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	190.00
1230 · Violations Receivable	13,085.00
1240 · Attorney Related Receivable	5,212.05
1250 · Lot Mowing Receivable	180.00
<b>Total 1200 · Accounts Receivable</b>	18,667.05
<b>Total Accounts Receivable</b>	18,667.05
<b>Other Current Assets</b>	
1499 · Undeposited Funds	100.00
<b>Total Other Current Assets</b>	100.00
<b>Total Current Assets</b>	99,916.07
<b>TOTAL ASSETS</b>	<b>99,916.07</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	808.50
<b>Total Accounts Payable</b>	808.50
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	40,675.85
2150 · Due To Sunstate	45.00
<b>Total Other Current Liabilities</b>	40,720.85
<b>Total Current Liabilities</b>	41,529.35
<b>Total Liabilities</b>	41,529.35
<b>Equity</b>	
3500 · Reserve Funds	
3510 · Wall Reserves	13,548.51
3520 · Lake/Fountain Maint Reserve	10,000.00

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	<u>May 31, 13</u>
Total 3500 · Reserve Funds	23,548.51
3600 · Fund Bal - Operating	24,694.85
Net Income	<u>10,143.36</u>
Total Equity	<u>58,386.72</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>99,916.07</u></u></b>

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

	Jan - May 13	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4000 · Maint Fee Income	29,054.15	29,053.33	0.82
4240 · Interest Income	167.63	83.33	84.30
4260 · Lot Mowing Income	280.00	166.67	113.33
4265 · Lot Mowing Exp	(240.00)	(166.67)	(73.33)
4270 · Past Due Interest	0.00	83.33	(83.33)
4280 · Misc. Income	50.00		
<b>Total Income</b>	<b>29,311.78</b>	<b>29,219.99</b>	<b>91.79</b>
<b>Expense</b>			
<b>Administrative</b>			
5010 · Legal	1,944.50	3,333.33	(1,388.83)
5020 · Management Fees	6,180.00	5,933.33	246.67
5025 · Taxes & Fees	61.25	62.00	(0.75)
5100 · Office expense	1,442.66	1,895.83	(453.17)
5140 · Meeting Room Rental	275.00	291.67	(16.67)
5150 · Storage Rental	17.38	187.50	(170.12)
5160 · Newsletter/Website	624.18	520.83	103.35
5200 · Insurance Expense	1,764.91	2,083.33	(318.42)
7400 · Uncollectable Owner Funds	918.80	416.67	502.13
<b>Total Administrative</b>	<b>13,228.68</b>	<b>14,724.49</b>	<b>(1,495.81)</b>
<b>Grounds</b>			
6000 · Repairs & Replacements	362.35	833.33	(470.98)
6100 · Grounds Contract	7,575.15	7,291.67	283.48
6100.01 · Grounds Care	328.31	833.33	(505.02)
6100.02 · Abandoned House Mo...	0.00	416.67	(416.67)
6400 · Street Lighting	2,891.82	2,625.00	266.82
6600 · Lake Maintenance	5,575.00	1,166.67	4,408.33
7900 · Contingency	0.00	10.83	(10.83)
<b>Total Grounds</b>	<b>16,732.63</b>	<b>13,177.50</b>	<b>3,555.13</b>
<b>Utilities</b>			
7200 · Electric - Meter	1,292.11	1,354.17	(62.06)
<b>Total Utilities</b>	<b>1,292.11</b>	<b>1,354.17</b>	<b>(62.06)</b>
<b>Total Expense</b>	<b>31,253.42</b>	<b>29,256.16</b>	<b>1,997.26</b>
<b>Net Ordinary Income</b>	<b>(1,941.64)</b>	<b>(36.17)</b>	<b>(1,905.47)</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
8100 · Violations Revenue	12,085.00		
8050 · Reserve Investment Interest	6.85		
<b>Total Other Income</b>	<b>12,091.85</b>		
<b>Other Expense</b>			
9510 · Reserve Allocation	6.85		
<b>Total Other Expense</b>	<b>6.85</b>		
<b>Net Other Income</b>	<b>12,085.00</b>		
<b>Net Income</b>	<b>10,143.36</b>	<b>(36.17)</b>	<b>10,179.53</b>