

Gulf View Estates Owners Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of June 30, 2013

	Jun 30, 13
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	32,193.35
1000.06 · Op CD FL 0639 1.01% 9/27/13	30,969.11
Total Operating Fund	63,162.46
Reserve Fund	
1000.07 · Reserve 4148 0.30%	23,553.93
Total Reserve Fund	23,553.93
Total Checking/Savings	86,716.39
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	190.00
1230 · Violations Receivable	1,085.00
1240 · Attorney Related Receivable	4,912.05
1250 · Lot Mowing Receivable	180.00
Total 1200 · Accounts Receivable	6,367.05
Total Accounts Receivable	6,367.05
Total Current Assets	93,083.44
TOTAL ASSETS	93,083.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	175.00
Total Accounts Payable	175.00
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	34,865.02
Total Other Current Liabilities	34,865.02
Total Current Liabilities	35,040.02
Total Liabilities	35,040.02
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	13,553.93
3520 · Lake/Fountain Maint Reserve	10,000.00
Total 3500 · Reserve Funds	23,553.93
3600 · Fund Bal - Operating	24,694.85
Net Income	9,794.64

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	<u>Jun 30, 13</u>
Total Equity	<u>58,043.42</u>
TOTAL LIABILITIES & EQUITY	<u><u>93,083.44</u></u>

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

	Jan - Jun 13	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	34,864.98	34,864.00	0.98
4240 · Interest Income	197.01	100.00	97.01
4260 · Lot Mowing Income	280.00	200.00	80.00
4265 · Lot Mowing Exp	(320.00)	(200.00)	(120.00)
4270 · Past Due Interest	0.00	100.00	(100.00)
4280 · Misc. Income	50.00		
Total Income	35,071.99	35,064.00	7.99
Expense			
Administrative			
5010 · Legal	1,926.50	4,000.00	(2,073.50)
5020 · Management Fees	7,380.00	7,120.00	260.00
5025 · Taxes & Fees	61.25	62.00	(0.75)
5100 · Office expense	1,474.74	2,275.00	(800.26)
5140 · Meeting Room Rental	275.00	350.00	(75.00)
5150 · Storage Rental	17.38	225.00	(207.62)
5160 · Newsletter/Website	684.18	625.00	59.18
5200 · Insurance Expense	1,764.91	2,500.00	(735.09)
7400 · Uncollectable Owner Funds	918.80	500.00	418.80
Total Administrative	14,502.76	17,657.00	(3,154.24)
Grounds			
6000 · Repairs & Replacements	392.35	1,000.00	(607.65)
6100 · Grounds Contract	9,037.18	8,750.00	287.18
6100.01 · Grounds Care	328.31	1,000.00	(671.69)
6100.02 · Abandoned House Mo...	0.00	500.00	(500.00)
6400 · Street Lighting	3,510.52	3,150.00	360.52
6600 · Lake Maintenance	8,120.00	1,400.00	6,720.00
7900 · Contingency	0.00	13.00	(13.00)
Total Grounds	21,388.36	15,813.00	5,575.36
Utilities			
7200 · Electric - Meter	1,471.23	1,625.00	(153.77)
Total Utilities	1,471.23	1,625.00	(153.77)
Total Expense	37,362.35	35,095.00	2,267.35
Net Ordinary Income	(2,290.36)	(31.00)	(2,259.36)
Other Income/Expense			
Other Income			
8100 · Violations Revenue	12,085.00		
8050 · Reserve Investment Interest	12.27		
Total Other Income	12,097.27		
Other Expense			
9510 · Reserve Allocation	12.27		
Total Other Expense	12.27		
Net Other Income	12,085.00		
Net Income	9,794.64	(31.00)	9,825.64