

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

	Jul 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	30,781.01
1000.06 · Op CD FL 0639 1.01% 9/27/13	30,994.57
Total Operating Fund	61,775.58
Reserve Fund	
1000.07 · Reserve 4148 0.30%	23,560.32
Total Reserve Fund	23,560.32
Total Checking/Savings	85,335.90
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	2,120.00
1230 · Violations Receivable	1,085.00
1240 · Attorney Related Receivable	1,178.14
1250 · Lot Mowing Receivable	1,045.00
1260 · Misc Income Receivable	13.41
Total 1200 · Accounts Receivable	5,441.55
Total Accounts Receivable	5,441.55
Total Current Assets	90,777.45
TOTAL ASSETS	90,777.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,937.03
Total Accounts Payable	1,937.03
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	29,054.19
Total Other Current Liabilities	29,054.19
Total Current Liabilities	30,991.22
Total Liabilities	30,991.22
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	13,560.32
3520 · Lake/Fountain Maint Reserve	10,000.00
Total 3500 · Reserve Funds	23,560.32
3600 · Fund Bal - Operating	24,694.85
Net Income	11,531.06
	39,786.23

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	<u>Jul 31, 13</u>
Total Equity	<u>59,786.23</u>
TOTAL LIABILITIES & EQUITY	<u><u>90,777.45</u></u>

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

	Jan - Jul 13	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	40,675.81	40,674.66	1.15
4240 · Interest Income	227.12	116.67	110.45
4260 · Lot Mowing Income	440.00	233.34	206.66
4265 · Lot Mowing Exp	(400.00)	(233.34)	(166.66)
4270 · Past Due Interest	0.00	116.66	(116.66)
4280 · Misc. Income	138.41		
Total Income	<u>41,081.34</u>	<u>40,907.99</u>	<u>173.35</u>
Gross Profit	41,081.34	40,907.99	173.35
Expense			
Administrative			
5010 · Legal	1,799.91	4,666.66	(2,866.75)
5020 · Management Fees	8,580.00	8,306.67	273.33
5025 · Taxes & Fees	61.25	62.00	(0.75)
5100 · Office expense	1,525.40	2,654.16	(1,128.76)
5140 · Meeting Room Rental	275.00	408.34	(133.34)
5150 · Storage Rental	465.64	262.50	203.14
5160 · Newsletter/Website	744.18	729.16	15.02
5200 · Insurance Expense	1,764.91	2,916.67	(1,151.76)
7400 · Uncollectable Owner Funds	918.80	583.34	335.46
Total Administrative	<u>16,135.09</u>	<u>20,589.50</u>	<u>(4,454.41)</u>
Grounds			
6000 · Repairs & Replacements	538.16	1,166.66	(628.50)
6100 · Grounds Contract	10,474.21	10,208.34	265.87
6100.01 · Grounds Care	328.31	1,166.67	(838.36)
6100.02 · Abandoned House Mo...	50.00	583.34	(533.34)
6400 · Street Lighting	4,129.13	3,675.00	454.13
6600 · Lake Maintenance	8,353.49	1,633.33	6,720.16
7900 · Contingency	0.00	15.16	(15.16)
Total Grounds	<u>23,873.30</u>	<u>18,448.50</u>	<u>5,424.80</u>
Utilities			
7200 · Electric - Meter	1,626.89	1,895.84	(268.95)
Total Utilities	<u>1,626.89</u>	<u>1,895.84</u>	<u>(268.95)</u>
Total Expense	<u>41,635.28</u>	<u>40,933.84</u>	<u>701.44</u>
Net Ordinary Income	(553.94)	(25.85)	(528.09)
Other Income/Expense			
Other Income			
8100 · Violations Revenue	12,085.00		
8050 · Reserve Investment Interest	18.66		
Total Other Income	<u>12,103.66</u>		
Other Expense			
9510 · Reserve Allocation	18.66		
Total Other Expense	<u>18.66</u>		
Net Other Income	<u>12,085.00</u>		
Net Income	<u><u>11,531.06</u></u>	<u><u>(25.85)</u></u>	<u><u>11,556.91</u></u>