

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

	Sep 30, 13
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	22,836.41
1000.06 · Op CD FL 0639 1.01% 9/27/13	31,047.26
Total Operating Fund	53,883.67
Reserve Fund	
1000.07 · Reserve 4148 0.30%	23,572.14
Total Reserve Fund	23,572.14
Total Checking/Savings	77,455.81
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	2,120.00
1230 · Violations Receivable	1,085.00
1240 · Attorney Related Receivable	1,320.64
1250 · Lot Mowing Receivable	1,125.00
1260 · Misc Income Receivable	13.41
Total 1200 · Accounts Receivable	5,664.05
Total Accounts Receivable	5,664.05
Total Current Assets	83,119.86
TOTAL ASSETS	83,119.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	(2,116.98)
Total Accounts Payable	(2,116.98)
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	17,432.53
Total Other Current Liabilities	17,432.53
Total Current Liabilities	15,315.55
Total Liabilities	15,315.55
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	13,572.14
3520 · Lake/Fountain Maint Reserve	10,000.00
Total 3500 · Reserve Funds	23,572.14
3600 · Fund Bal - Operating	24,694.85
Net Income	19,537.32

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	<u>Sep 30, 13</u>
Total Equity	<u>67,804.31</u>
TOTAL LIABILITIES & EQUITY	<u><u>83,119.86</u></u>

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

	<u>Jan - Sep 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	52,297.47	52,296.00	1.47
4240 · Interest Income	286.84	150.00	136.84
4260 · Lot Mowing Income	600.00	300.00	300.00
4265 · Lot Mowing Exp	(560.00)	(300.00)	(260.00)
4270 · Past Due Interest	0.00	150.00	(150.00)
4280 · Misc. Income	238.41		
Total Income	<u>52,862.72</u>	<u>52,596.00</u>	<u>266.72</u>
Gross Profit	52,862.72	52,596.00	266.72
Expense			
Administrative			
5010 · Legal	1,809.91	6,000.00	(4,190.09)
5020 · Management Fees	10,980.00	10,680.00	300.00
5025 · Taxes & Fees	61.25	62.00	(0.75)
5100 · Office expense	1,585.19	3,412.50	(1,827.31)
5140 · Meeting Room Rental	275.00	525.00	(250.00)
5150 · Storage Rental	465.64	337.50	128.14
5160 · Newsletter/Website	864.18	937.50	(73.32)
5200 · Insurance Expense	2,354.91	3,750.00	(1,395.09)
7400 · Uncollectable Owner Funds	918.80	750.00	168.80
Total Administrative	<u>19,314.88</u>	<u>26,454.50</u>	<u>(7,139.62)</u>
Grounds			
6000 · Repairs & Replacements	538.16	1,500.00	(961.84)
6100 · Grounds Contract	13,348.27	13,125.00	223.27
6100.01 · Grounds Care	328.31	1,500.00	(1,171.69)
6100.02 · Abandoned House Mo...	125.00	750.00	(625.00)
6400 · Street Lighting	5,366.35	4,725.00	641.35
6600 · Lake Maintenance	4,433.49	2,100.00	2,333.49
7900 · Contingency	0.00	19.50	(19.50)
Total Grounds	<u>24,139.58</u>	<u>23,719.50</u>	<u>420.08</u>
Utilities			
7200 · Electric - Meter	1,955.94	2,437.50	(481.56)
Total Utilities	<u>1,955.94</u>	<u>2,437.50</u>	<u>(481.56)</u>
Total Expense	<u>45,410.40</u>	<u>52,611.50</u>	<u>(7,201.10)</u>
Net Ordinary Income	7,452.32	(15.50)	7,467.82
Other Income/Expense			
Other Income			
8100 · Violations Revenue	12,085.00		
8050 · Reserve Investment Interest	30.48		
Total Other Income	<u>12,115.48</u>		
Other Expense			
9510 · Reserve Allocation	30.48		
Total Other Expense	<u>30.48</u>		
Net Other Income	<u>12,085.00</u>		
Net Income	<u>19,537.32</u>	<u>(15.50)</u>	<u>19,552.82</u>