

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

	Oct 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	18,073.63
1000.06 · Op CD FL 0639 1.01% 9/27/13	31,062.57
Total Operating Fund	49,136.20
Reserve Fund	
1000.07 · Reserve 4148 0.30%	23,578.15
Total Reserve Fund	23,578.15
Total Checking/Savings	72,714.35
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	2,120.00
1230 · Violations Receivable	1,085.00
1240 · Attorney Related Receivable	1,290.68
1250 · Lot Mowing Receivable	1,165.00
1260 · Misc Income Receivable	13.41
Total 1200 · Accounts Receivable	5,674.09
Total Accounts Receivable	5,674.09
Other Current Assets	
1460 · Allowance for Doubtful Accounts	(4,461.09)
Total Other Current Assets	(4,461.09)
Total Current Assets	73,927.35
TOTAL ASSETS	73,927.35
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	11,621.70
Total Other Current Liabilities	11,621.70
Total Current Liabilities	11,796.70
Total Liabilities	11,796.70
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	13,578.15
3520 · Lake/Fountain Maint Reserve	10,000.00
	23,578.15

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	<u>Oct 31, 13</u>
Total 3500 · Reserve Funds	23,578.15
3600 · Fund Bal - Operating	24,694.85
Net Income	13,857.65
Total Equity	<u>62,130.65</u>
TOTAL LIABILITIES & EQUITY	<u><u>73,927.35</u></u>

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

	Jan - Oct 13	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	58,108.30	58,106.66	1.64
4240 · Interest Income	305.09	166.67	138.42
4260 · Lot Mowing Income	680.00	333.34	346.66
4265 · Lot Mowing Exp	(640.00)	(333.34)	(306.66)
4270 · Past Due Interest	0.00	166.66	(166.66)
4280 · Misc. Income	238.41		
Total Income	58,691.80	58,439.99	251.81
Gross Profit	58,691.80	58,439.99	251.81
Expense			
Administrative			
5010 · Legal	1,809.91	6,666.66	(4,856.75)
5020 · Management Fees	12,180.00	11,866.67	313.33
5025 · Taxes & Fees	584.25	62.00	522.25
5100 · Office expense	2,228.91	3,791.66	(1,562.75)
5140 · Meeting Room Rental	275.00	583.34	(308.34)
5150 · Storage Rental	465.64	375.00	90.64
5160 · Newsletter/Website	983.03	1,041.66	(58.63)
5200 · Insurance Expense	4,479.91	4,166.67	313.24
7400 · Uncollectable Owner Funds	5,409.85	833.34	4,576.51
Total Administrative	28,416.50	29,387.00	(970.50)
Grounds			
6000 · Repairs & Replacements	538.16	1,666.66	(1,128.50)
6100 · Grounds Contract	14,785.30	14,583.34	201.96
6100.01 · Grounds Care	328.31	1,666.67	(1,338.36)
6100.02 · Abandoned House Mo...	125.00	833.34	(708.34)
6400 · Street Lighting	5,978.48	5,250.00	728.48
6600 · Lake Maintenance	4,628.49	2,333.33	2,295.16
7900 · Contingency	0.00	21.66	(21.66)
Total Grounds	26,383.74	26,355.00	28.74
Utilities			
7200 · Electric - Meter	2,118.91	2,708.34	(589.43)
Total Utilities	2,118.91	2,708.34	(589.43)
Total Expense	56,919.15	58,450.34	(1,531.19)
Net Ordinary Income	1,772.65	(10.35)	1,783.00
Other Income/Expense			
Other Income			
8100 · Violations Revenue	12,085.00		
8050 · Reserve Investment Interest	36.49		
Total Other Income	12,121.49		
Other Expense			
9510 · Reserve Allocation	36.49		
Total Other Expense	36.49		
Net Other Income	12,085.00		
Net Income	13,857.65	(10.35)	13,868.00