

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

	<b>Nov 30, 13</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Operating 4130 0.15%	12,557.98
1000.06 · Op CD FL 0639 1.01% 9/27/13	31,078.40
<b>Total Operating Fund</b>	43,636.38
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	23,583.77
<b>Total Reserve Fund</b>	23,583.77
<b>Total Checking/Savings</b>	67,220.15
<b>Accounts Receivable</b>	
<b>1200 · Accounts Receivable</b>	
1220 · Maintenance Fees Receivable	2,120.00
1230 · Violations Receivable	1,085.00
1240 · Attorney Related Receivable	1,290.68
1250 · Lot Mowing Receivable	1,210.00
1260 · Misc Income Receivable	13.41
<b>Total 1200 · Accounts Receivable</b>	5,719.09
<b>Total Accounts Receivable</b>	5,719.09
<b>Other Current Assets</b>	
1460 · Allowance for Doubtful Accounts	(4,461.09)
<b>Total Other Current Assets</b>	(4,461.09)
<b>Total Current Assets</b>	68,478.15
<b>TOTAL ASSETS</b>	<b>68,478.15</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	5,810.87
<b>Total Other Current Liabilities</b>	5,810.87
<b>Total Current Liabilities</b>	5,810.87
<b>Total Liabilities</b>	5,810.87
<b>Equity</b>	
<b>3500 · Reserve Funds</b>	
3510 · Wall Reserves	13,583.77
3520 · Lake/Fountain Maint Reserve	10,000.00
<b>Total 3500 · Reserve Funds</b>	23,583.77
3600 · Fund Bal - Operating	24,694.85
Net Income	14,388.66
<b>Total Equity</b>	62,667.28
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>68,478.15</b>

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

	<u>Jan - Nov 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4000 · Maint Fee Income	63,919.13	63,917.33	1.80
4240 · Interest Income	322.90	183.33	139.57
4260 · Lot Mowing Income	725.00	366.67	358.33
4265 · Lot Mowing Exp	(685.00)	(366.67)	(318.33)
4270 · Past Due Interest	0.00	183.33	(183.33)
4280 · Misc. Income	238.41		
<b>Total Income</b>	<u>64,520.44</u>	<u>64,283.99</u>	<u>236.45</u>
<b>Gross Profit</b>	64,520.44	64,283.99	236.45
<b>Expense</b>			
<b>Administrative</b>			
5010 · Legal	1,968.91	7,333.33	(5,364.42)
5020 · Management Fees	13,380.00	13,053.33	326.67
5025 · Taxes & Fees	584.25	62.00	522.25
5100 · Office expense	3,565.45	4,170.83	(605.38)
5140 · Meeting Room Rental	275.00	641.67	(366.67)
5150 · Storage Rental	465.64	412.50	53.14
5160 · Newsletter/Website	1,101.88	1,145.83	(43.95)
5200 · Insurance Expense	4,479.91	4,583.33	(103.42)
7400 · Uncollectable Owner Funds	5,409.85	916.67	4,493.18
<b>Total Administrative</b>	<u>31,230.89</u>	<u>32,319.49</u>	<u>(1,088.60)</u>
<b>Grounds</b>			
6000 · Repairs & Replacements	538.16	1,833.33	(1,295.17)
6100 · Grounds Contract	16,007.33	16,041.67	(34.34)
6100.01 · Grounds Care	328.31	1,833.33	(1,505.02)
6100.02 · Abandoned House Mo...	425.00	916.67	(491.67)
6400 · Street Lighting	6,590.61	5,775.00	815.61
6600 · Lake Maintenance	4,823.49	2,566.67	2,256.82
7900 · Contingency	0.00	23.83	(23.83)
<b>Total Grounds</b>	<u>28,712.90</u>	<u>28,990.50</u>	<u>(277.60)</u>
<b>Utilities</b>			
7200 · Electric - Meter	2,272.99	2,979.17	(706.18)
<b>Total Utilities</b>	<u>2,272.99</u>	<u>2,979.17</u>	<u>(706.18)</u>
<b>Total Expense</b>	<u>62,216.78</u>	<u>64,289.16</u>	<u>(2,072.38)</u>
<b>Net Ordinary Income</b>	2,303.66	(5.17)	2,308.83
<b>Other Income/Expense</b>			
<b>Other Income</b>			
8100 · Violations Revenue	12,085.00		
8050 · Reserve Investment Interest	42.11		
<b>Total Other Income</b>	<u>12,127.11</u>		
<b>Other Expense</b>			
9510 · Reserve Allocation	42.11		
<b>Total Other Expense</b>	<u>42.11</u>		
<b>Net Other Income</b>	<u>12,085.00</u>		
<b>Net Income</b>	<u>14,388.66</u>	<u>(5.17)</u>	<u>14,393.83</u>