

Gulf View Estates Owners Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of January 31, 2014

	Jan 31, 14
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	63,713.13
1000.06 · Op CD FL 0639 1.01% 9/27/13	31,109.58
1000.09 · Due To/From Reserves	(5,839.00)
Total Operating Fund	88,983.71
Reserve Fund	
1000.07 · Reserve 4148 0.30%	23,595.98
1000.10 · Due To/From Operating	5,839.00
Total Reserve Fund	29,434.98
Total Checking/Savings	118,418.69
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	10,100.00
1230 · Violations Receivable	1,085.00
1240 · Attorney Related Receivable	972.68
1250 · Lot Mowing Receivable	980.00
1260 · Misc Income Receivable	713.41
Total 1200 · Accounts Receivable	13,851.09
Total Accounts Receivable	13,851.09
Other Current Assets	
1460 · Allowance for Doubtful Accounts	(4,461.09)
Total Other Current Assets	(4,461.09)
Total Current Assets	127,808.69
TOTAL ASSETS	127,808.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,437.03
Total Accounts Payable	1,437.03
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	63,919.16
Total Other Current Liabilities	63,919.16
Total Current Liabilities	65,356.19
Total Liabilities	65,356.19
Equity	
3500 · Reserve Funds	

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	<u>Jan 31, 14</u>
3510 · Wall Reserves	19,434.98
3520 · Lake/Fountain Maint Reserve	<u>10,000.00</u>
Total 3500 · Reserve Funds	29,434.98
3600 · Fund Bal - Operating	9,355.27
3900 · Retained Earnings	15,339.58
Net Income	<u>8,322.67</u>
Total Equity	<u>62,452.50</u>
TOTAL LIABILITIES & EQUITY	<u><u>127,808.69</u></u>

Gulf View Estates Owners Association, Inc.
Statement of Revenue & Expenses: Actual to Budget
January 2014

	Jan 14	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	5,810.84	5,810.84	0.00
4240 · Interest Income	25.45	29.41	(3.96)
4260 · Lot Mowing Income	40.00	80.00	(40.00)
4265 · Lot Mowing Exp	(40.00)	(80.00)	40.00
4280 · Misc. Income	750.00	25.00	725.00
4300 · Rollover of Surplus	15,339.58	16,028.00	(688.42)
Total Income	<u>21,925.87</u>	<u>21,893.25</u>	<u>32.62</u>
Gross Profit	21,925.87	21,893.25	32.62
Expense			
Administrative			
5010 · Legal	159.00	500.00	(341.00)
5020 · Management Fees	1,200.00	1,200.00	0.00
5025 · Taxes & Fees	61.25	0.00	61.25
5100 · Office expense	145.92	126.19	19.73
5140 · Meeting Room Rental	275.00	0.00	275.00
5160 · Newsletter/Website	105.88	113.34	(7.46)
5200 · Insurance Expense	3,293.00	4,004.00	(711.00)
7400 · Uncollectable Owner Funds	0.00	166.66	(166.66)
Total Administrative	<u>5,240.05</u>	<u>6,110.19</u>	<u>(870.14)</u>
Grounds			
6000 · Repairs & Replacements	159.87	166.67	(6.80)
6100 · Grounds Contract	1,222.03	1,458.33	(236.30)
6100.02 · Abandoned House Mo...	0.00	83.34	(83.34)
6400 · Street Lighting	612.13	605.00	7.13
6600 · Lake Maintenance	195.00	249.10	(54.10)
7900 · Contingency	0.00	150.00	(150.00)
Total Grounds	<u>2,189.03</u>	<u>2,712.44</u>	<u>(523.41)</u>
Utilities			
7200 · Electric - Meter	335.12	275.00	60.12
Total Utilities	<u>335.12</u>	<u>275.00</u>	<u>60.12</u>
Total Expense	<u>7,764.20</u>	<u>9,097.63</u>	<u>(1,333.43)</u>
Net Ordinary Income	14,161.67	12,795.62	1,366.05
Other Income/Expense			
Other Income			
8050 · Reserve Investment Interest	6.01		
Total Other Income	6.01		
Other Expense			
9510 · Reserve Allocation	5,845.01	5,839.00	6.01
Total Other Expense	<u>5,845.01</u>	<u>5,839.00</u>	<u>6.01</u>
Net Other Income	<u>(5,839.00)</u>	<u>(5,839.00)</u>	<u>0.00</u>
Net Income	<u><u>8,322.67</u></u>	<u><u>6,956.62</u></u>	<u><u>1,366.05</u></u>