

05/06/14

Gulf View Estates Owners Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of April 30, 2014

	Apr 30, 14
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	42,703.42
1000.06 · Op CD FL 0639 1.01% 9/27/13	31,155.64
Total Operating Fund	73,859.06
Reserve Fund	
1000.07 · Reserve 4148 0.30%	29,459.21
Total Reserve Fund	29,459.21
Total Checking/Savings	103,318.27
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	2,880.00
1230 · Violations Receivable	1,085.00
1240 · Attorney Related Receivable	972.68
1250 · Lot Mowing Receivable	1,100.00
1260 · Misc Income Receivable	388.41
Total 1200 · Accounts Receivable	6,426.09
Total Accounts Receivable	6,426.09
Other Current Assets	
1460 · Allowance for Doubtful Accounts	(4,461.09)
Total Other Current Assets	(4,461.09)
Total Current Assets	105,283.27
TOTAL ASSETS	105,283.27
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,657.03
Total Accounts Payable	1,657.03
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	46,486.66
Total Other Current Liabilities	46,486.66
Total Current Liabilities	48,143.69
Total Liabilities	48,143.69
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	19,459.21
3520 · Lake/Fountain Maint Reserve	10,000.00

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Statement of Assets, Liabilities & Fund Balance
As of April 30, 2014

	<u>Apr 30, 14</u>
Total 3500 - Reserve Funds	29,459.21
3600 - Operating Fund Balance	24,694.85
Net Income	<u>2,985.52</u>
Total Equity	<u>57,139.58</u>
TOTAL LIABILITIES & EQUITY	<u><u>105,283.27</u></u>

05/06/14

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

	Jan - Apr 14	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	23,243.34	23,243.34	0.00
4240 · Interest Income	90.96	117.66	(26.70)
4260 · Lot Mowing Income	160.00	320.00	(160.00)
4265 · Lot Mowing Exp	(160.00)	(320.00)	160.00
4280 · Misc. Income	764.00	100.00	664.00
4300 · Rollover of Surplus	15,339.58	16,028.00	(688.42)
Total Income	<u>39,437.88</u>	<u>39,489.00</u>	<u>(51.12)</u>
Gross Profit	39,437.88	39,489.00	(51.12)
Expense			
Administrative			
5010 · Legal	265.00	2,000.00	(1,735.00)
5020 · Management Fees	4,800.00	4,800.00	0.00
5025 · Taxes & Fees	61.25	62.00	(0.75)
5100 · Office expense	416.31	504.74	(88.43)
5140 · Meeting Room Rental	275.00	300.00	(25.00)
5160 · Newsletter/Website	400.71	453.34	(52.63)
5200 · Insurance Expense	4,005.00	4,716.00	(711.00)
7400 · Uncollectable Owner Funds	0.00	666.66	(666.66)
Total Administrative	<u>10,223.27</u>	<u>13,502.74</u>	<u>(3,279.47)</u>
Grounds			
6000 · Repairs & Replacements	283.68	666.67	(382.99)
6100 · Grounds Contract	4,888.12	5,833.33	(945.21)
6100.01 · Grounds Care	11,420.73	7,000.00	4,420.73
6100.02 · Abandoned House Mo...	25.00	333.34	(308.34)
6400 · Street Lighting	1,845.31	2,420.00	(574.69)
6600 · Lake Maintenance	780.00	996.37	(216.37)
7900 · Contingency	0.00	600.00	(600.00)
Total Grounds	<u>19,242.84</u>	<u>17,849.71</u>	<u>1,393.13</u>
Utilities			
7200 · Electric - Meter	1,147.25	1,100.00	47.25
Total Utilities	<u>1,147.25</u>	<u>1,100.00</u>	<u>47.25</u>
Total Expense	<u>30,613.36</u>	<u>32,452.45</u>	<u>(1,839.09)</u>
Net Ordinary Income	8,824.52	7,036.55	1,787.97
Other Income/Expense			
Other Income			
8050 · Reserve Investment Interest	30.24		
Total Other Income	<u>30.24</u>		
Other Expense			
9510 · Reserve Allocation	5,869.24	5,839.00	30.24
Total Other Expense	<u>5,869.24</u>	<u>5,839.00</u>	<u>30.24</u>
Net Other Income	<u>(5,839.00)</u>	<u>(5,839.00)</u>	<u>0.00</u>
Net Income	<u><u>2,985.52</u></u>	<u><u>1,197.55</u></u>	<u><u>1,787.97</u></u>