

2020 Approved Budget
Gulf View Estates Owners Association, Inc.

January 1, 2020 to December 31, 2020

		2019 Approved Budget	Actuals at 8/31/19	Sept-Dec 2019 Projections	2019 Projected Totals	2020 Budget
INCOME						
4000	Maint Fee Income	\$75,204	\$50,136	\$25,068	\$75,204	\$75,206
4010	Reserve Income	\$3,700	\$3,700	\$0	\$3,700	\$3,700
4240	Interest Income	\$250	\$151	\$0	\$151	\$0
4270	Past Due Interest	\$0	\$112	\$0	\$112	\$0
4280	Miscellaneous	\$225	\$15,408	(\$1,230)	\$14,178	\$0
4300	Rollover of Surplus	\$0	\$0	\$0	\$0	\$0
Total Income:		\$79,379	\$69,507	\$23,838	\$93,345	\$78,906
EXPENSE						
ADMINISTRATIVE						
5010	Legal	\$3,000	\$628	\$314	\$941	\$3,000
5020	Management Fees	\$14,700	\$9,800	\$4,900	\$14,700	\$15,000
5025	Taxes & Fees	\$300	\$311	\$0	\$311	\$300
5100	Office Expense	\$3,100	\$1,282	\$641	\$1,923	\$1,900
5140	Events (& Holiday Lights)	\$5,000	\$1,572	\$1,500	\$3,072	\$3,000
5160	Newsletter/Web Site	\$1,500	\$995	\$497	\$1,492	\$1,500
5200	Insurance	\$4,562	\$4,460	\$0	\$4,460	\$4,860
7400	Uncollectable Owner Fees	\$370	\$0	\$0	\$0	\$400
Total Administrative:		\$32,532	\$19,047	\$7,852	\$26,899	\$29,960
GROUNDS						
6000	Repairs & Replacements	\$3,500	\$2,605	\$583	\$3,188	\$3,500
6100	Grounds Contract	\$21,500	\$13,164	\$6,582	\$19,746	\$22,250
6100.01	Grounds Care	\$3,000	\$4,108	\$579	\$4,688	\$4,500
6100.02	Lot Mowing	\$1,000	\$805	\$403	\$1,208	\$1,200
6400	Street Lighting	\$8,230	\$5,334	\$2,667	\$8,002	\$8,242
6600	Lake Maintenance	\$3,000	\$1,365	\$975	\$2,340	\$2,650
7900	Contingency	\$767	\$0	\$0	\$0	\$309
Total Grounds:		\$40,997	\$27,382	\$11,788	\$39,170	\$42,651
UTILITIES						
7200	Electric Meter	\$2,150	\$1,679	\$840	\$2,519	\$2,595
Total Utilities:		\$2,150	\$1,679	\$840	\$2,519	\$2,595
OTHER EXPENSE						
9510	Reserve Allocation	\$3,700	\$3,700	\$0	\$3,700	\$3,700
Total Utilities:		\$3,700	\$3,700	\$0	\$3,700	\$3,700
Total Expenses		\$79,379	\$51,809	\$20,480	\$72,289	\$78,906
2020 Annual Maintenance Fee:						\$215.00
367 Homes						

2020 Atlas proposal

5% 2020 Contract increase

3% increase

3% increase