

GULF VIEW ESTATES OWNERS ASSOCIATION INC
FINANCIAL REPORTS
January 31, 2016

Prepared By: Sunstate Association Management Group, Inc.

02/15/16

Gulf View Estates Owners Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of January 31, 2016

	Jan 31, 16
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	52,504.41
1000.06 · Op CD FL 0639	31,464.60
Total Operating Fund	83,969.01
Reserve Fund	
1000.07 · Reserve 4148 0.30%	29,586.36
Total Reserve Fund	29,586.36
Total Checking/Savings	113,555.37
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	9,020.00
1230 · Violations Receivable	1,085.00
1250 · Lot Mowing Receivable	200.00
1260 · Misc Income Receivable	325.00
Total 1200 · Accounts Receivable	10,630.00
Total Accounts Receivable	10,630.00
Other Current Assets	
1499 · Undeposited Funds	840.00
Total Other Current Assets	840.00
Total Current Assets	125,025.37
TOTAL ASSETS	125,025.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,242.03
Total Accounts Payable	1,242.03
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	63,919.13
Total Other Current Liabilities	63,919.13
Total Current Liabilities	65,161.16
Total Liabilities	65,161.16
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	19,586.36
3520 · Lake/Fountain Maint Reserve	10,000.00
Total 3500 · Reserve Funds	29,586.36
3600 · Operating Fund Balance	24,694.85
3900 · Retained Earnings	7,137.15
Net Income	(1,554.15)
Total Equity	59,864.21
TOTAL LIABILITIES & EQUITY	125,025.37

02/15/16

Gulf View Estates Owners Association, Inc.
Revenue & Expense Budget Performance
 January 2016

	Jan 16	Budget	\$ Over Budget	Jan 16	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maint Fee Income	5,810.87	5,810.87	0.00	5,810.87	5,810.87	0.00	69,730.00
4240 · Interest Income	15.73	20.41	(4.68)	15.73	20.41	(4.68)	245.00
4260 · Lot Mowing Income	20.00			20.00			
4265 · Lot Mowing Exp	(20.00)			(20.00)			
4280 · Misc. Income	50.00	25.00	25.00	50.00	25.00	25.00	300.00
4300 · Rollover of Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	5,876.60	5,856.28	20.32	5,876.60	5,856.28	20.32	70,275.00
Gross Profit	5,876.60	5,856.28	20.32	5,876.60	5,856.28	20.32	70,275.00
Expense							
Administrative							
5010 · Legal	0.00	333.34	(333.34)	0.00	333.34	(333.34)	4,000.00
5015 · Legal - Collections	191.00			191.00			
5020 · Management Fees	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	14,400.00
5025 · Taxes & Fees	0.00	61.25	(61.25)	0.00	61.25	(61.25)	300.00
5100 · Office expense	170.35	312.50	(142.15)	170.35	312.50	(142.15)	3,750.00
5140 · Meeting Room Rental	0.00	40.00	(40.00)	0.00	40.00	(40.00)	480.00
5150 · Storage Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5160 · Newsletter/Website	120.03	113.34	6.69	120.03	113.34	6.69	1,360.00
5200 · Insurance Expense	4,071.00	4,400.00	(329.00)	4,071.00	4,400.00	(329.00)	4,400.00
7400 · Uncollectable Owner Fu...	(1,455.00)	31.66	(1,486.66)	(1,455.00)	31.66	(1,486.66)	380.00
Total Administrative	4,297.38	6,492.09	(2,194.71)	4,297.38	6,492.09	(2,194.71)	29,070.00
Grounds							
6000 · Repairs & Replacements	31.63	166.66	(135.03)	31.63	166.66	(135.03)	2,000.00
6100 · Grounds Contract	1,222.03	1,500.00	(277.97)	1,222.03	1,500.00	(277.97)	18,000.00
6100.01 · Grounds Care	835.00	541.66	293.34	835.00	541.66	293.34	8,500.00
6400 · Street Lighting	617.22	630.00	(12.78)	617.22	630.00	(12.78)	7,560.00
6600 · Lake Maintenance	195.00	228.34	(33.34)	195.00	228.34	(33.34)	2,740.00
7900 · Contingency	0.00	133.34	(133.34)	0.00	133.34	(133.34)	1,600.00
Total Grounds	2,900.88	3,200.00	(299.12)	2,900.88	3,200.00	(299.12)	38,400.00
Utilities							
7200 · Electric - Meter	232.49	233.34	(0.85)	232.49	233.34	(0.85)	2,800.00
Total Utilities	232.49	233.34	(0.85)	232.49	233.34	(0.85)	2,800.00
Total Expense	7,430.75	9,925.43	(2,494.68)	7,430.75	9,925.43	(2,494.68)	70,270.00
Net Ordinary Income	(1,554.15)	(4,069.15)	2,515.00	(1,554.15)	(4,069.15)	2,515.00	5.00
Other Income/Expense							
Other Income							
8050 · Reserve Investment Interest	5.03			5.03			
Total Other Income	5.03			5.03			
Other Expense							
9510 · Reserve Allocation	5.03			5.03			
Total Other Expense	5.03			5.03			
Net Other Income	0.00			0.00			
Net Income	(1,554.15)	(4,069.15)	2,515.00	(1,554.15)	(4,069.15)	2,515.00	5.00