

GULF VIEW ESTATES OWNERS ASSOCIATION INC
FINANCIAL REPORTS
November 30, 2016

Prepared By: Sunstate Association Management Group, Inc.

12/13/16

Gulf View Estates Owners Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of November 30, 2016

	Nov 30, 16
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	14,020.36
1000.06 · Op CD FL 0639	31,569.94
Total Operating Fund	45,590.30
Reserve Fund	
1000.07 · Reserve 4148 0.30%	29,636.90
Total Reserve Fund	29,636.90
Total Checking/Savings	75,227.20
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	375.00
1230 · Violations Receivable	3,360.00
1250 · Lot Mowing Receivable	(410.00)
1260 · Misc Income Receivable	667.00
Total 1200 · Accounts Receivable	3,992.00
Total Accounts Receivable	3,992.00
Other Current Assets	
1499 · Undeposited Funds	190.00
Total Other Current Assets	190.00
Total Current Assets	79,409.20
TOTAL ASSETS	79,409.20
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,162.03
Total Accounts Payable	2,162.03
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	5,810.83
Total Other Current Liabilities	5,810.83
Total Current Liabilities	7,972.86
Total Liabilities	7,972.86
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	19,636.90
3520 · Lake/Fountain Maint Reserve	10,000.00
Total 3500 · Reserve Funds	29,636.90
3600 · Operating Fund Balance	24,694.85
3900 · Retained Earnings	7,137.15
Net Income	9,967.44
Total Equity	71,436.34
TOTAL LIABILITIES & EQUITY	79,409.20

12/13/16

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

	Nov 16	Budget	\$ Over Budget	Jan - Nov 16	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maint Fee Income	5,810.83	5,810.83	0.00	63,919.17	63,919.17	0.00	69,730.00
4240 · Interest Income	12.04	20.42	(8.38)	156.27	224.58	(68.31)	245.00
4260 · Lot Mowing Income	0.00			20.00			
4265 · Lot Mowing Exp	0.00			(480.00)			
4280 · Misc. Income	25.00	25.00	0.00	3,470.00	275.00	3,195.00	300.00
4300 · Rollover of Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	5,847.87	5,856.25	(8.38)	67,085.44	64,418.75	2,666.69	70,275.00
Gross Profit	5,847.87	5,856.25	(8.38)	67,085.44	64,418.75	2,666.69	70,275.00
Expense							
Administrative							
5010 · Legal	110.00	333.33	(223.33)	1,299.00	3,666.67	(2,367.67)	4,000.00
5020 · Management Fees	1,200.00	1,200.00	0.00	13,200.00	13,200.00	0.00	14,400.00
5025 · Taxes & Fees	0.00	0.00	0.00	261.25	300.00	(38.75)	300.00
5100 · Office expense	1,305.06	312.50	992.56	2,763.00	3,437.50	(674.50)	3,750.00
5140 · Meeting Room Rental	200.00	40.00	160.00	300.00	440.00	(140.00)	480.00
5150 · Storage Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5160 · Newsletter/Website	144.26	113.33	30.93	1,134.07	1,246.67	(112.60)	1,360.00
5200 · Insurance Expense	0.00	0.00	0.00	4,071.00	4,400.00	(329.00)	4,400.00
7400 · Uncollectable Owner Fu...	0.00	31.67	(31.67)	(1,455.00)	348.33	(1,803.33)	380.00
Total Administrative	2,959.32	2,030.83	928.49	21,573.32	27,039.17	(5,465.85)	29,070.00
Grounds							
6000 · Repairs & Replacements	0.00	166.67	(166.67)	2,573.02	1,833.33	739.69	2,000.00
6100 · Grounds Contract	1,357.03	1,500.00	(142.97)	14,617.33	16,500.00	(1,882.67)	18,000.00
6100.01 · Grounds Care	805.00	541.67	263.33	6,882.50	5,958.33	924.17	6,500.00
6400 · Street Lighting	629.07	630.00	(0.93)	6,874.68	6,930.00	(55.32)	7,560.00
6600 · Lake Maintenance	0.00	228.33	(228.33)	2,745.00	2,511.67	233.33	2,740.00
7900 · Contingency	0.00	133.33	(133.33)	0.00	1,466.67	(1,466.67)	1,600.00
Total Grounds	2,791.10	3,200.00	(408.90)	33,692.53	35,200.00	(1,507.47)	38,400.00
Utilities							
7200 · Electric - Meter	156.78	233.33	(76.55)	1,852.15	2,566.67	(714.52)	2,800.00
Total Utilities	156.78	233.33	(76.55)	1,852.15	2,566.67	(714.52)	2,800.00
Total Expense	5,907.20	5,464.16	443.04	57,118.00	64,805.84	(7,687.84)	70,270.00
Net Ordinary Income	(59.33)	392.09	(451.42)	9,967.44	(387.09)	10,354.53	5.00
Other Income/Expense							
Other Income							
8050 · Reserve Investment Interest	6.09			55.57			
Total Other Income	6.09			55.57			
Other Expense							
9510 · Reserve Allocation	6.09			55.57			
Total Other Expense	6.09			55.57			
Net Other Income	0.00			0.00			
Net Income	(59.33)	392.09	(451.42)	9,967.44	(387.09)	10,354.53	5.00