

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**January 31, 2017**

**Prepared By: Sunstate Association Management Group, Inc.**

02/08/17

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of January 31, 2017

	Jan 31, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Operating 4130 0.15%	46,528.16
1000.06 · Op CD 0639 9/27/17	31,591.05
<b>Total Operating Fund</b>	78,119.21
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	32,872.06
<b>Total Reserve Fund</b>	32,872.06
<b>Total Checking/Savings</b>	110,991.27
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	9,560.00
1230 · Violations Receivable	2,360.00
1260 · Misc Income Receivable	317.00
<b>Total 1200 · Accounts Receivable</b>	12,237.00
<b>Total Accounts Receivable</b>	12,237.00
<b>Other Current Assets</b>	
1499 · Undeposited Funds	7,681.00
<b>Total Other Current Assets</b>	7,681.00
<b>Total Current Assets</b>	130,909.27
<b>TOTAL ASSETS</b>	<b>130,909.27</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	1,411.30
<b>Total Accounts Payable</b>	1,411.30
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	63,919.13
<b>Total Other Current Liabilities</b>	63,919.13
<b>Total Current Liabilities</b>	65,330.43
<b>Total Liabilities</b>	65,330.43
<b>Equity</b>	
<b>3500 · Reserve Funds</b>	
3510 · Wall Reserves	22,872.06
3520 · Lake/Fountain Maint Reserve	10,000.00
<b>Total 3500 · Reserve Funds</b>	32,872.06
3600 · Operating Fund Balance	24,694.85
3900 · Retained Earnings	12,290.98
Net Income	(4,279.05)
<b>Total Equity</b>	65,578.84
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>130,909.27</b>

02/08/17

**Gulf View Estates Owners Association, Inc.**  
**Revenue & Expense Budget Performance**  
**January 2017**

	Jan 17	Budget	\$ Over Budget	Jan 17	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
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	15.08	20.41	(5.33)	15.08	20.41	(5.33)	245.00
4280 · Misc. Income	(50.00)			(50.00)			
4300 · Rollover of Surplus	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00
<b>Total Income</b>	<b>5,775.95</b>	<b>6,831.28</b>	<b>(1,055.33)</b>	<b>5,775.95</b>	<b>6,831.28</b>	<b>(1,055.33)</b>	<b>81,975.00</b>
<b>Gross Profit</b>	<b>5,775.95</b>	<b>6,831.28</b>	<b>(1,055.33)</b>	<b>5,775.95</b>	<b>6,831.28</b>	<b>(1,055.33)</b>	<b>81,975.00</b>
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	55.00	333.34	(278.34)	55.00	333.34	(278.34)	4,000.00
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	61.25	25.00	36.25	61.25	25.00	36.25	300.00
5100 · Office expense	234.15	288.34	(54.19)	234.15	288.34	(54.19)	3,460.00
5140 · Meeting Room Rental	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
5160 · Newsletter/Website	132.23	105.00	27.23	132.23	105.00	27.23	1,260.00
5200 · Insurance Expense	3,353.00	350.00	3,003.00	3,353.00	350.00	3,003.00	4,200.00
7400 · Uncollectable Owner Fu...	0.00	31.66	(31.66)	0.00	31.66	(31.66)	380.00
<b>Total Administrative</b>	<b>5,035.63</b>	<b>2,750.00</b>	<b>2,285.63</b>	<b>5,035.63</b>	<b>2,750.00</b>	<b>2,285.63</b>	<b>33,000.00</b>
<b>Grounds</b>							
6000 · Repairs & Replacements	1,789.00	208.34	1,580.66	1,789.00	208.34	1,580.66	2,500.00
6100 · Grounds Contract	2,424.06	1,500.00	924.06	2,424.06	1,500.00	924.06	18,000.00
6100.01 · Grounds Care	0.00	166.66	(166.66)	0.00	166.66	(166.66)	2,000.00
6100.02 · Lot Mowing	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
6400 · Street Lighting	629.07	625.00	4.07	629.07	625.00	4.07	7,500.00
6600 · Lake Maintenance	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7900 · Contingency	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
<b>Total Grounds</b>	<b>4,842.13</b>	<b>2,916.68</b>	<b>1,925.45</b>	<b>4,842.13</b>	<b>2,916.68</b>	<b>1,925.45</b>	<b>35,000.00</b>
<b>Utilities</b>							
7200 · Electric - Meter	177.24	183.34	(6.10)	177.24	183.34	(6.10)	2,200.00
<b>Total Utilities</b>	<b>177.24</b>	<b>183.34</b>	<b>(6.10)</b>	<b>177.24</b>	<b>183.34</b>	<b>(6.10)</b>	<b>2,200.00</b>
<b>Total Expense</b>	<b>10,055.00</b>	<b>5,850.02</b>	<b>4,204.98</b>	<b>10,055.00</b>	<b>5,850.02</b>	<b>4,204.98</b>	<b>70,200.00</b>
<b>Net Ordinary Income</b>	<b>(4,279.05)</b>	<b>981.26</b>	<b>(5,260.31)</b>	<b>(4,279.05)</b>	<b>981.26</b>	<b>(5,260.31)</b>	<b>11,775.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	6.72			6.72			
<b>Total Other Income</b>	<b>6.72</b>			<b>6.72</b>			
<b>Other Expense</b>							
9510 · Reserve Allocation	6.72			6.72			
9520 · Surplus Allocation	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00
<b>Total Other Expense</b>	<b>6.72</b>	<b>1,000.00</b>	<b>(993.28)</b>	<b>6.72</b>	<b>1,000.00</b>	<b>(993.28)</b>	<b>12,000.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>(1,000.00)</b>	<b>1,000.00</b>	<b>0.00</b>	<b>(1,000.00)</b>	<b>1,000.00</b>	<b>(12,000.00)</b>
<b>Net Income</b>	<b>(4,279.05)</b>	<b>(18.74)</b>	<b>(4,260.31)</b>	<b>(4,279.05)</b>	<b>(18.74)</b>	<b>(4,260.31)</b>	<b>(225.00)</b>