

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

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

04/11/17

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

	Mar 31, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	53,380.84
1000.06 · Op CD 0639 9/27/17	31,611.48
Total Operating Fund	84,992.32
Reserve Fund	
1000.07 · Reserve 4148 0.30%	32,885.35
Total Reserve Fund	32,885.35
Total Checking/Savings	117,877.67
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	2,859.00
1230 · Violations Receivable	2,360.00
1260 · Misc Income Receivable	500.00
Total 1200 · Accounts Receivable	5,719.00
Total Accounts Receivable	5,719.00
Total Current Assets	123,596.67
<b>TOTAL ASSETS</b>	<b>123,596.67</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	1,489.26
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	52,297.47
Total Other Current Liabilities	52,297.47
Total Current Liabilities	53,786.73
Total Liabilities	53,786.73
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	22,885.35
3520 · Lake/Fountain Maint Reserve	10,000.00
Total 3500 · Reserve Funds	32,885.35
3600 · Operating Fund Balance	24,694.85
3900 · Retained Earnings	12,290.98
Net Income	(61.24)
Total Equity	69,809.94
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>123,596.67</b>

04/11/17

## Gulf View Estates Owners Association, Inc.

## Revenue &amp; Expense Budget Performance

March 2017

	Mar 17	Budget	\$ Over Budget	Jan - Mar 17	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
Income							
4000 · Maint Fee Income	5,810.83	5,810.83	0.00	17,432.53	17,432.53	0.00	69,730.00
4240 · Interest Income	16.64	20.42	(3.78)	48.45	61.25	(12.80)	245.00
4270 · Past Due Interest	0.00			96.55			
4280 · Misc. Income	0.00			800.00			
4300 · Rollover of Surplus	0.00	1,000.00	(1,000.00)	0.00	3,000.00	(3,000.00)	12,000.00
<b>Total Income</b>	<b>5,827.47</b>	<b>6,831.25</b>	<b>(1,003.78)</b>	<b>18,377.53</b>	<b>20,493.78</b>	<b>(2,116.25)</b>	<b>81,975.00</b>
<b>Gross Profit</b>	<b>5,827.47</b>	<b>6,831.25</b>	<b>(1,003.78)</b>	<b>18,377.53</b>	<b>20,493.78</b>	<b>(2,116.25)</b>	<b>81,975.00</b>
Expense							
Administrative							
5010 · Legal	467.50	333.33	134.17	522.50	1,000.00	(477.50)	4,000.00
5020 · Management Fees	1,200.00	1,200.00	0.00	3,600.00	3,600.00	0.00	14,400.00
5025 · Taxes & Fees	200.00	25.00	175.00	261.25	75.00	186.25	300.00
5100 · Office expense	96.18	288.33	(192.15)	689.23	865.00	(175.77)	3,460.00
5140 · Meeting Room Rental	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
5160 · Newsletter/Website	72.23	105.00	(32.77)	323.31	315.00	8.31	1,260.00
5200 · Insurance Expense	0.00	350.00	(350.00)	3,353.00	1,050.00	2,303.00	4,200.00
7400 · Uncollectable Owner Fu...	0.00	31.67	(31.67)	0.00	95.00	(95.00)	380.00
<b>Total Administrative</b>	<b>2,035.91</b>	<b>2,750.00</b>	<b>(714.09)</b>	<b>8,749.29</b>	<b>8,250.00</b>	<b>499.29</b>	<b>33,000.00</b>
Grounds							
6000 · Repairs & Replacements	0.00	208.33	(208.33)	1,789.00	625.00	1,164.00	2,500.00
6100 · Grounds Contract	1,222.03	1,500.00	(277.97)	4,868.12	4,500.00	368.12	18,000.00
6100.01 · Grounds Care	0.00	166.67	(166.67)	0.00	500.00	(500.00)	2,000.00
6100.02 · Lot Mowing	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
6400 · Street Lighting	648.80	625.00	23.80	1,926.67	1,875.00	51.67	7,500.00
6600 · Lake Maintenance	390.00	250.00	140.00	585.00	750.00	(165.00)	3,000.00
7900 · Contingency	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
<b>Total Grounds</b>	<b>2,260.83</b>	<b>2,916.66</b>	<b>(655.83)</b>	<b>9,168.79</b>	<b>8,750.00</b>	<b>418.79</b>	<b>35,000.00</b>
Utilities							
7200 · Electric - Meter	139.02	183.33	(44.31)	520.69	550.00	(29.31)	2,200.00
<b>Total Utilities</b>	<b>139.02</b>	<b>183.33</b>	<b>(44.31)</b>	<b>520.69</b>	<b>550.00</b>	<b>(29.31)</b>	<b>2,200.00</b>
<b>Total Expense</b>	<b>4,435.76</b>	<b>5,849.99</b>	<b>(1,414.23)</b>	<b>18,438.77</b>	<b>17,550.00</b>	<b>888.77</b>	<b>70,200.00</b>
<b>Net Ordinary Income</b>	<b>1,391.71</b>	<b>981.26</b>	<b>410.45</b>	<b>(61.24)</b>	<b>2,943.78</b>	<b>(3,005.02)</b>	<b>11,775.00</b>
<b>Other Income/Expense</b>							
Other Income							
8050 · Reserve Investment Interest	6.99			20.01			
<b>Total Other Income</b>	<b>6.99</b>			<b>20.01</b>			
Other Expense							
9510 · Reserve Allocation	6.99			20.01			
9520 · Surplus Allocation	0.00	1,000.00	(1,000.00)	0.00	3,000.00	(3,000.00)	12,000.00
<b>Total Other Expense</b>	<b>6.99</b>	<b>1,000.00</b>	<b>(993.01)</b>	<b>20.01</b>	<b>3,000.00</b>	<b>(2,979.99)</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>(3,000.00)</b>	<b>3,000.00</b>	<b>(12,000.00)</b>
<b>Net Income</b>	<b>1,391.71</b>	<b>(18.74)</b>	<b>1,410.45</b>	<b>(61.24)</b>	<b>(56.22)</b>	<b>(5.02)</b>	<b>(225.00)</b>