

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**April 30, 2018**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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

05/03/18

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of April 30, 2018

	Apr 30, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	41,679.54
1000.06 · Op CD 0639 9/27/19	31,776.64
Total Operating Fund	73,456.18
Reserve Fund	
1000.07 · Reserve 4148 0.30%	33,011.59
Total Reserve Fund	33,011.59
Total Checking/Savings	106,467.77
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	2,304.00
1230 · Violations Receivable	2,360.00
1260 · Misc Income Receivable	435.00
Total 1200 · Accounts Receivable	5,099.00
Total Accounts Receivable	5,099.00
Total Current Assets	111,566.77
<b>TOTAL ASSETS</b>	<b>111,566.77</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,161.62
Total Accounts Payable	2,161.62
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	45,263.36
Total Other Current Liabilities	45,263.36
Total Current Liabilities	47,424.98
Total Liabilities	47,424.98
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	23,011.59
3520 · Lake/Fountain Maint Reserve	10,000.00
Total 3500 · Reserve Funds	33,011.59
3600 · Operating Fund Balance	24,694.85
3900 · Retained Earnings	8,095.22
Net Income	(1,659.87)
Total Equity	64,141.79
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>111,566.77</b>

05/03/18

**Gulf View Estates Owners Association, Inc.**  
**Revenue & Expense Budget Performance**  
 April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	5,657.92	5,657.92	0.00	22,631.64	22,631.64	0.00	67,895.00
4240 · Interest Income	18.48	22.91	(4.43)	76.61	91.64	(15.03)	275.00
4280 · Misc. Income	0.00	18.75	(18.75)	756.00	75.00	681.00	225.00
<b>Total Income</b>	<u>5,676.40</u>	<u>5,699.58</u>	<u>(23.18)</u>	<u>23,464.25</u>	<u>22,798.28</u>	<u>665.97</u>	<u>68,395.00</u>
<b>Gross Profit</b>	5,676.40	5,699.58	(23.18)	23,464.25	22,798.28	665.97	68,395.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	0.00	241.67	(241.67)	(605.00)	966.64	(1,571.64)	2,900.00
5020 · Management Fees	1,200.00	1,200.00	0.00	4,800.00	4,800.00	0.00	14,400.00
5025 · Taxes & Fees	0.00	25.00	(25.00)	61.25	100.00	(38.75)	300.00
5100 · Office expense	213.82	262.92	(49.10)	1,081.98	1,051.64	30.34	3,155.00
5140 · Events	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
5160 · Newsletter/Website	773.28	105.00	668.28	1,157.59	420.00	737.59	1,260.00
5200 · Insurance Expense	0.00	375.00	(375.00)	4,514.00	1,500.00	3,014.00	4,500.00
7400 · Uncollectable Owner Fu...	0.00	31.67	(31.67)	0.00	126.64	(126.64)	380.00
<b>Total Administrative</b>	<u>2,187.10</u>	<u>2,657.93</u>	<u>(470.83)</u>	<u>11,009.82</u>	<u>10,631.56</u>	<u>378.26</u>	<u>31,895.00</u>
<b>Grounds</b>							
6000 · Repairs & Replacements	210.00	208.33	1.67	2,435.90	833.36	1,602.54	2,500.00
6100 · Grounds Contract	1,575.00	1,500.00	75.00	5,960.00	6,000.00	(40.00)	18,000.00
6100.01 · Grounds Care	173.34	166.67	6.67	1,286.68	666.64	620.04	2,000.00
6100.02 · Lot Mowing	130.00	41.67	88.33	320.00	166.64	153.36	500.00
6400 · Street Lighting	655.87	650.00	5.87	2,704.25	2,600.00	104.25	7,800.00
6600 · Lake Maintenance	390.00	250.00	140.00	780.00	1,000.00	(220.00)	3,000.00
7900 · Contingency	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
<b>Total Grounds</b>	<u>3,134.21</u>	<u>2,858.34</u>	<u>275.87</u>	<u>13,486.83</u>	<u>11,433.28</u>	<u>2,053.55</u>	<u>34,300.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	170.88	183.33	(12.45)	627.47	733.36	(105.89)	2,200.00
<b>Total Utilities</b>	<u>170.88</u>	<u>183.33</u>	<u>(12.45)</u>	<u>627.47</u>	<u>733.36</u>	<u>(105.89)</u>	<u>2,200.00</u>
<b>Total Expense</b>	<u>5,492.19</u>	<u>5,699.60</u>	<u>(207.41)</u>	<u>25,124.12</u>	<u>22,798.20</u>	<u>2,325.92</u>	<u>68,395.00</u>
<b>Net Ordinary Income</b>	184.21	(0.02)	184.23	(1,659.87)	0.08	(1,659.95)	0.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	12.21	0.00	12.21	48.81	0.00	48.81	0.00
<b>Total Other Income</b>	<u>12.21</u>	<u>0.00</u>	<u>12.21</u>	<u>48.81</u>	<u>0.00</u>	<u>48.81</u>	<u>0.00</u>
<b>Other Expense</b>							
9510 · Reserve Allocation	12.21	0.00	12.21	48.81	0.00	48.81	0.00
<b>Total Other Expense</b>	<u>12.21</u>	<u>0.00</u>	<u>12.21</u>	<u>48.81</u>	<u>0.00</u>	<u>48.81</u>	<u>0.00</u>
<b>Net Other Income</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>	<u>184.21</u>	<u>(0.02)</u>	<u>184.23</u>	<u>(1,659.87)</u>	<u>0.08</u>	<u>(1,659.95)</u>	<u>0.00</u>