

GULF VIEW ESTATES OWNERS ASSOCIATION INC
FINANCIAL REPORTS
November 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.

12/18/18

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

	Nov 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	9,097.40
1000.06 · Op CD 0639 9/27/19	31,879.24
Total Operating Fund	40,976.64
Reserve Fund	
1000.07 · Reserve 4148 0.30%	23,105.71
Total Reserve Fund	23,105.71
Total Checking/Savings	64,082.35
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	(233.89)
1230 · Violations Receivable	2,275.00
1260 · Misc Income Receivable	160.00
Total 1200 · Accounts Receivable	2,201.11
Total Accounts Receivable	2,201.11
Total Current Assets	66,283.46
TOTAL ASSETS	66,283.46
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,569.50
Total Accounts Payable	4,569.50
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	5,657.92
Total Other Current Liabilities	5,657.92
Total Current Liabilities	10,227.42
Total Liabilities	10,227.42
Equity	
3500 · Reserve Funds	
3510 · Wall Reserves	23,105.71
Total 3500 · Reserve Funds	23,105.71
3600 · Operating Fund Balance	24,694.85
3900 · Retained Earnings	8,095.22
Net Income	160.26
Total Equity	56,056.04
TOTAL LIABILITIES & EQUITY	66,283.46

12/18/18

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

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maint Fee Income	5,657.92	5,657.92	0.00	62,237.08	62,237.08	0.00	67,895.00
4240 · Interest Income	30.44	22.92	7.52	194.96	252.08	(57.12)	275.00
4270 · Past Due Interest	0.00	0.00	0.00	378.13	0.00	378.13	0.00
4280 · Misc. Income	75.00	18.75	56.25	921.00	206.25	714.75	225.00
Total Income	5,763.36	5,699.59	63.77	63,731.17	62,695.41	1,035.76	68,395.00
Gross Profit	5,763.36	5,699.59	63.77	63,731.17	62,695.41	1,035.76	68,395.00
Expense							
Administrative							
5010 · Legal	171.00	241.67	(70.67)	2,372.28	2,658.33	(286.05)	2,900.00
5020 · Management Fees	1,200.00	1,200.00	0.00	13,290.00	13,200.00	90.00	14,400.00
5025 · Taxes & Fees	0.00	25.00	(25.00)	291.25	275.00	16.25	300.00
5100 · Office expense	1,877.63	262.92	1,614.71	4,333.38	2,892.08	1,441.30	3,155.00
5140 · Events	352.90	416.67	(63.77)	1,718.40	4,583.33	(2,864.93)	5,000.00
5160 · Newsletter/Website	158.75	105.00	53.75	1,930.61	1,155.00	775.61	1,260.00
5200 · Insurance Expense	0.00	375.00	(375.00)	4,514.00	4,125.00	389.00	4,500.00
7400 · Uncollectable Owner Fu...	0.00	31.67	(31.67)	0.00	348.33	(348.33)	380.00
Total Administrative	3,760.28	2,657.93	1,102.35	28,449.92	29,237.07	(787.15)	31,895.00
Grounds							
6000 · Repairs & Replacements	131.50	208.33	(76.83)	2,342.40	2,291.67	50.73	2,500.00
6100 · Grounds Contract	1,845.50	1,500.00	345.50	17,126.00	16,500.00	626.00	18,000.00
6100.01 · Grounds Care	423.34	166.67	256.67	3,206.70	1,833.33	1,373.37	2,000.00
6100.02 · Lot Mowing	80.00	41.67	38.33	1,220.00	458.33	761.67	500.00
6400 · Street Lighting	653.79	650.00	3.79	7,256.45	7,150.00	106.45	7,800.00
6600 · Lake Maintenance	195.00	250.00	(55.00)	2,145.00	2,750.00	(605.00)	3,000.00
7900 · Contingency	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
Total Grounds	3,329.13	2,858.34	470.79	33,296.55	31,441.66	1,854.89	34,300.00
Utilities							
7200 · Electric - Meter	170.47	183.33	(12.86)	1,824.44	2,016.67	(192.23)	2,200.00
Total Utilities	170.47	183.33	(12.86)	1,824.44	2,016.67	(192.23)	2,200.00
Total Expense	7,259.88	5,699.60	1,560.28	63,570.91	62,695.40	875.51	68,395.00
Net Ordinary Income	(1,496.52)	(0.01)	(1,496.51)	160.26	0.01	160.25	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Investment Interest	14.44	0.00	14.44	142.93	0.00	142.93	0.00
Total Other Income	14.44	0.00	14.44	142.93	0.00	142.93	0.00
Other Expense							
9510 · Reserve Allocation	14.44	0.00	14.44	142.93	0.00	142.93	0.00
Total Other Expense	14.44	0.00	14.44	142.93	0.00	142.93	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(1,496.52)	(0.01)	(1,496.51)	160.26	0.01	160.25	0.00