

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**January 31, 2019**

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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.**

02/15/19

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of January 31, 2019

	Jan 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Operating 4130 0.15%	62,290.43
1000.06 · Op CD 0639 9/27/19	31,908.55
1000.09 · Due To/From Reserves	(3,700.00)
<b>Total Operating Fund</b>	90,498.98
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	23,133.19
1000.10 · Due To/From Operating	3,700.00
<b>Total Reserve Fund</b>	26,833.19
<b>Total Checking/Savings</b>	117,332.17
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	9,283.78
1260 · Misc Income Receivable	75.00
<b>Total 1200 · Accounts Receivable</b>	9,358.78
<b>Total Accounts Receivable</b>	9,358.78
<b>Other Current Assets</b>	
1499 · Undeposited Funds	645.00
<b>Total Other Current Assets</b>	645.00
<b>Total Current Assets</b>	127,335.95
<b>TOTAL ASSETS</b>	<b>127,335.95</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	6,074.50
<b>Total Accounts Payable</b>	6,074.50
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	68,938.00
<b>Total Other Current Liabilities</b>	68,938.00
<b>Total Current Liabilities</b>	75,012.50
<b>Total Liabilities</b>	75,012.50
<b>Equity</b>	
3910 · Prior Period Adjustment	(2,275.00)
<b>3500 · Reserve Funds</b>	
3510 · Wall Reserves	24,983.19
3520 · Lake/Fountain Maint Reserve	1,850.00
<b>Total 3500 · Reserve Funds</b>	26,833.19
3600 · Operating Fund Balance	24,694.85
3900 · Retained Earnings	6,518.61
Net Income	(3,448.20)
<b>Total Equity</b>	52,323.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>127,335.95</b>

02/13/19

**Gulf View Estates Owners Association, Inc.**  
**Statement of Revenue & Expenses: Actual to Budget**  
**January 2019**

	Jan 19	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4000 · Maint Fee Income	6,267.00	6,267.00	0.00
4010 · Reserve Income	3,700.00	3,700.00	0.00
4240 · Interest Income	20.20	20.87	(0.67)
4280 · Misc. Income	0.00	18.75	(18.75)
<b>Total Income</b>	<u>9,987.20</u>	<u>10,006.62</u>	<u>(19.42)</u>
<b>Gross Profit</b>	9,987.20	10,006.62	(19.42)
<b>Expense</b>			
<b>Administrative</b>			
5010 · Legal	383.50	250.00	133.50
5020 · Management Fees	1,225.00	1,225.00	0.00
5025 · Taxes & Fees	0.00	25.00	(25.00)
5100 · Office expense	148.40	258.37	(109.97)
5140 · Events	0.00	416.63	(416.63)
5160 · Newsletter/Website	158.75	125.00	33.75
5200 · Insurance Expense	4,460.00	380.13	4,079.87
7400 · Uncollectable Owner Fu...	0.00	30.87	(30.87)
<b>Total Administrative</b>	<u>6,375.65</u>	<u>2,711.00</u>	<u>3,664.65</u>
<b>Grounds</b>			
6000 · Repairs & Replacements	252.95	291.63	(38.68)
6100 · Grounds Contract	1,645.50	1,791.63	(146.13)
6100.01 · Grounds Care	173.34	250.00	(76.66)
6100.02 · Lot Mowing	205.00	83.37	121.63
6400 · Street Lighting	654.69	685.87	(31.18)
6600 · Lake Maintenance	195.00	250.00	(55.00)
7900 · Contingency	0.00	63.88	(63.88)
<b>Total Grounds</b>	<u>3,126.48</u>	<u>3,416.38</u>	<u>(289.90)</u>
<b>Utilities</b>			
7200 · Electric - Meter	233.27	179.13	54.14
<b>Total Utilities</b>	<u>233.27</u>	<u>179.13</u>	<u>54.14</u>
<b>Total Expense</b>	<u>9,735.40</u>	<u>6,306.51</u>	<u>3,428.89</u>
<b>Net Ordinary Income</b>	251.80	3,700.11	(3,448.31)
<b>Other Income/Expense</b>			
<b>Other Income</b>			
8050 · Reserve Investment Interest	13.74		
<b>Total Other Income</b>	13.74		
<b>Other Expense</b>			
9510 · Reserve Allocation	3,713.74	3,700.00	13.74
<b>Total Other Expense</b>	<u>3,713.74</u>	<u>3,700.00</u>	<u>13.74</u>
<b>Net Other Income</b>	<u>(3,700.00)</u>	<u>(3,700.00)</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>(3,448.20)</u></u>	<u><u>0.11</u></u>	<u><u>(3,448.31)</u></u>

02/13/19

**Gulf View Estates Owners Association, Inc.**  
**Revenue & Expense Budget Performance**  
 January 2019

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	6,267.00	6,267.00	0.00	6,267.00	6,267.00	0.00	75,204.00
4010 · Reserve Income	3,700.00	3,700.00	0.00	3,700.00	3,700.00	0.00	3,700.00
4240 · Interest Income	20.20	20.87	(0.67)	20.20	20.87	(0.67)	250.00
4280 · Misc. Income	0.00	18.75	(18.75)	0.00	18.75	(18.75)	225.00
<b>Total Income</b>	<b>9,987.20</b>	<b>10,006.62</b>	<b>(19.42)</b>	<b>9,987.20</b>	<b>10,006.62</b>	<b>(19.42)</b>	<b>79,379.00</b>
<b>Gross Profit</b>	<b>9,987.20</b>	<b>10,006.62</b>	<b>(19.42)</b>	<b>9,987.20</b>	<b>10,006.62</b>	<b>(19.42)</b>	<b>79,379.00</b>
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	383.50	250.00	133.50	383.50	250.00	133.50	3,000.00
5020 · Management Fees	1,225.00	1,225.00	0.00	1,225.00	1,225.00	0.00	14,700.00
5025 · Taxes & Fees	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
5100 · Office expense	148.40	258.37	(109.97)	148.40	258.37	(109.97)	3,100.00
5140 · Events	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
5160 · Newsletter/Website	158.75	125.00	33.75	158.75	125.00	33.75	1,500.00
5200 · Insurance Expense	4,460.00	380.13	4,079.87	4,460.00	380.13	4,079.87	4,562.00
7400 · Uncollectable Owner Fu...	0.00	30.87	(30.87)	0.00	30.87	(30.87)	370.00
<b>Total Administrative</b>	<b>6,375.65</b>	<b>2,711.00</b>	<b>3,664.65</b>	<b>6,375.65</b>	<b>2,711.00</b>	<b>3,664.65</b>	<b>32,532.00</b>
<b>Grounds</b>							
6000 · Repairs & Replacements	252.95	291.63	(38.68)	252.95	291.63	(38.68)	3,500.00
6100 · Grounds Contract	1,645.50	1,791.63	(146.13)	1,645.50	1,791.63	(146.13)	21,500.00
6100.01 · Grounds Care	173.34	250.00	(76.66)	173.34	250.00	(76.66)	3,000.00
6100.02 · Lot Mowing	205.00	83.37	121.63	205.00	83.37	121.63	1,000.00
6400 · Street Lighting	654.69	685.87	(31.18)	654.69	685.87	(31.18)	8,230.00
6600 · Lake Maintenance	195.00	250.00	(55.00)	195.00	250.00	(55.00)	3,000.00
7900 · Contingency	0.00	63.88	(63.88)	0.00	63.88	(63.88)	767.00
<b>Total Grounds</b>	<b>3,126.48</b>	<b>3,416.38</b>	<b>(289.90)</b>	<b>3,126.48</b>	<b>3,416.38</b>	<b>(289.90)</b>	<b>40,997.00</b>
<b>Utilities</b>							
7200 · Electric - Meter	233.27	179.13	54.14	233.27	179.13	54.14	2,150.00
<b>Total Utilities</b>	<b>233.27</b>	<b>179.13</b>	<b>54.14</b>	<b>233.27</b>	<b>179.13</b>	<b>54.14</b>	<b>2,150.00</b>
<b>Total Expense</b>	<b>9,735.40</b>	<b>6,306.51</b>	<b>3,428.89</b>	<b>9,735.40</b>	<b>6,306.51</b>	<b>3,428.89</b>	<b>75,679.00</b>
<b>Net Ordinary Income</b>	<b>251.80</b>	<b>3,700.11</b>	<b>(3,448.31)</b>	<b>251.80</b>	<b>3,700.11</b>	<b>(3,448.31)</b>	<b>3,700.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	13.74			13.74			
<b>Total Other Income</b>	<b>13.74</b>			<b>13.74</b>			
<b>Other Expense</b>							
9510 · Reserve Allocation	3,713.74	3,700.00	13.74	3,713.74	3,700.00	13.74	3,700.00
<b>Total Other Expense</b>	<b>3,713.74</b>	<b>3,700.00</b>	<b>13.74</b>	<b>3,713.74</b>	<b>3,700.00</b>	<b>13.74</b>	<b>3,700.00</b>
<b>Net Other Income</b>	<b>(3,700.00)</b>	<b>(3,700.00)</b>	<b>0.00</b>	<b>(3,700.00)</b>	<b>(3,700.00)</b>	<b>0.00</b>	<b>(3,700.00)</b>
<b>Net Income</b>	<b>(3,448.20)</b>	<b>0.11</b>	<b>(3,448.31)</b>	<b>(3,448.20)</b>	<b>0.11</b>	<b>(3,448.31)</b>	<b>0.00</b>