

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**March 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.**

04/09/19

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

	Mar 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	48,404.39
1000.06 · Op CD 0639 9/27/19	31,936.93
Total Operating Fund	80,341.32
Reserve Fund	
1000.07 · Reserve 4148 0.30%	26,862.64
Total Reserve Fund	26,862.64
Total Checking/Savings	107,203.96
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	2,830.56
1260 · Misc Income Receivable	105.42
Total 1200 · Accounts Receivable	2,935.98
Total Accounts Receivable	2,935.98
Total Current Assets	110,139.94
<b>TOTAL ASSETS</b>	<b>110,139.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,006.79
Total Accounts Payable	2,006.79
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	56,404.00
Total Other Current Liabilities	56,404.00
Total Current Liabilities	58,410.79
Total Liabilities	58,410.79
Equity	
3910 · Prior Period Adjustment	(2,490.00)
3500 · Reserve Funds	
3510 · Wall Reserves	25,012.64
3520 · Lake/Fountain Maint Reserve	1,850.00
Total 3500 · Reserve Funds	26,862.64
3600 · Operating Fund Balance	24,694.85
3900 · Retained Earnings	6,518.61
Net Income	(3,856.95)
Total Equity	51,729.15
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>110,139.94</b>

04/09/19

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

	<u>Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	6,267.00	6,267.00	0.00	18,801.00	18,801.00	0.00	75,204.00
4010 · Reserve Income	0.00	0.00	0.00	3,700.00	3,700.00	0.00	3,700.00
4240 · Interest Income	28.52	20.83	7.69	61.66	62.53	(0.87)	250.00
4270 · Past Due Interest	0.00	0.00	0.00	77.96	0.00	77.96	0.00
4280 · Misc. Income	(128.00)	18.75	(146.75)	153.00	56.25	96.75	225.00
<b>Total Income</b>	<u>6,167.52</u>	<u>6,306.58</u>	<u>(139.06)</u>	<u>22,793.62</u>	<u>22,619.78</u>	<u>173.84</u>	<u>79,379.00</u>
<b>Gross Profit</b>	<u>6,167.52</u>	<u>6,306.58</u>	<u>(139.06)</u>	<u>22,793.62</u>	<u>22,619.78</u>	<u>173.84</u>	<u>79,379.00</u>
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	122.00	250.00	(128.00)	505.50	750.00	(244.50)	3,000.00
5020 · Management Fees	1,225.00	1,225.00	0.00	3,675.00	3,675.00	0.00	14,700.00
5025 · Taxes & Fees	61.25	25.00	36.25	96.25	75.00	21.25	300.00
5100 · Office expense	222.95	258.33	(35.38)	475.86	775.03	(299.17)	3,100.00
5140 · Events	120.36	416.67	(296.31)	185.36	1,249.97	(1,064.61)	5,000.00
5160 · Newsletter/Website	158.75	125.00	33.75	476.25	375.00	101.25	1,500.00
5200 · Insurance Expense	0.00	380.17	(380.17)	4,460.00	1,140.47	3,319.53	4,562.00
7400 · Uncollectable Owner Fu...	0.00	30.83	(30.83)	0.00	92.53	(92.53)	370.00
<b>Total Administrative</b>	<u>1,910.31</u>	<u>2,711.00</u>	<u>(800.69)</u>	<u>9,874.22</u>	<u>8,133.00</u>	<u>1,741.22</u>	<u>32,532.00</u>
<b>Grounds</b>							
6000 · Repairs & Replacements	87.85	291.67	(203.82)	886.64	874.97	11.67	3,500.00
6100 · Grounds Contract	1,645.50	1,791.67	(146.17)	4,936.50	5,374.97	(438.47)	21,500.00
6100.01 · Grounds Care	523.34	250.00	273.34	3,646.68	750.00	2,896.68	3,000.00
6100.02 · Lot Mowing	80.00	83.33	(3.33)	365.00	250.03	114.97	1,000.00
6400 · Street Lighting	660.16	685.83	(25.67)	1,970.74	2,057.53	(86.79)	8,230.00
6600 · Lake Maintenance	195.00	250.00	(55.00)	585.00	750.00	(165.00)	3,000.00
7900 · Contingency	0.00	63.92	(63.92)	0.00	191.72	(191.72)	767.00
<b>Total Grounds</b>	<u>3,191.85</u>	<u>3,416.42</u>	<u>(224.57)</u>	<u>12,390.56</u>	<u>10,249.22</u>	<u>2,141.34</u>	<u>40,997.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	219.78	179.17	40.61	685.79	537.47	148.32	2,150.00
<b>Total Utilities</b>	<u>219.78</u>	<u>179.17</u>	<u>40.61</u>	<u>685.79</u>	<u>537.47</u>	<u>148.32</u>	<u>2,150.00</u>
<b>Total Expense</b>	<u>5,321.94</u>	<u>6,306.59</u>	<u>(984.65)</u>	<u>22,950.57</u>	<u>18,919.69</u>	<u>4,030.88</u>	<u>75,679.00</u>
<b>Net Ordinary Income</b>	<u>845.58</u>	<u>(0.01)</u>	<u>845.59</u>	<u>(156.95)</u>	<u>3,700.09</u>	<u>(3,857.04)</u>	<u>3,700.00</u>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	15.96	0.00	15.96	43.19	0.00	43.19	0.00
<b>Total Other Income</b>	<u>15.96</u>	<u>0.00</u>	<u>15.96</u>	<u>43.19</u>	<u>0.00</u>	<u>43.19</u>	<u>0.00</u>
<b>Other Expense</b>							
9510 · Reserve Allocation	15.96	0.00	15.96	3,743.19	3,700.00	43.19	3,700.00
<b>Total Other Expense</b>	<u>15.96</u>	<u>0.00</u>	<u>15.96</u>	<u>3,743.19</u>	<u>3,700.00</u>	<u>43.19</u>	<u>3,700.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(3,700.00)</u>	<u>(3,700.00)</u>	<u>0.00</u>	<u>(3,700.00)</u>
<b>Net Income</b>	<u><b>845.58</b></u>	<u><b>(0.01)</b></u>	<u><b>845.59</b></u>	<u><b>(3,856.95)</b></u>	<u><b>0.09</b></u>	<u><b>(3,857.04)</b></u>	<u><b>0.00</b></u>