# GULF VIEW ESTATES OWNERS ASSOCIATION INC FINANCIAL REPORTS

**September 30, 2019** 

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

REVENUES AND EXPENSE
BUDGET PERFORMANCE

Prepared By: Sunstate Association Management Group, Inc.

### **Gulf View Estates Owners Association, Inc.**

#### Statement of Assets, Liabilities & Fund Balance As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets Checking/Savings Operating Fund	
1000.05 · Operating 4130 0.15% 1000.06 · Op CD 0639 9/27/19	22,281.27 32,025.58
Total Operating Fund	54,306.85
Reserve Fund 1000.07 · Reserve 4148 0.30%	26,956.47
Total Reserve Fund	26,956.47
Total Checking/Savings	81,263.32
Accounts Receivable 1200 · Accounts Receivable 1220 · Maintenance Fees Receivable 1230 · Violations Receivable 1260 · Misc Income Receivable	(178.56) 13,730.00 (2.45)
Total 1200 · Accounts Receivable	13,548.99
Total Accounts Receivable	13,548.99
Total Current Assets	94,812.31
TOTAL ASSETS	94,812.31
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable	
2000 · Accounts Payable	2,011.79
Total Accounts Payable	2,011.79
Other Current Liabilities 2010 · Pre-Collected Maint Fee	18,802.00
Total Other Current Liabilities	18,802.00
Total Current Liabilities	20,813.79
Total Liabilities	20,813.79
Equity 3500 · Reserve Funds	26,956.47
3600 · Operating Fund Balance 3900 · Retained Earnings 3910 · Prior Period Adjustment Net Income	24,694.85 6,518.61 (2,490.00) 18,318.59
Total Equity	73,998.52
TOTAL LIABILITIES & EQUITY	94,812.31

## Gulf View Estates Owners Association, Inc.

# Statement of Revenue & Expenses: Actual to Budget September 2019

Normal   Name   Name	_	Sep 19	Budget	\$ Over Budget	
4000 - Maint Fee Income         6,287,00         0,00           4240 - Interest Income         16,98         20,83         (3,85)           4260 - Lot Mowing Income         90,00         18,75         (1,223,75)           Total Income         5,168,98         6,306,58         (1,137,60)           Gross Profit         5,168,98         6,306,58         (1,137,60)           Expense         Administrative         5010 · Legal         0.00         250,00         (250,00)           5020 · Management Fees         1,225,00         1,225,00         0.00         250,00         (250,00)           5100 · Office expense         66,95         268,33         (191,38)         191,38         191,39         191,39         191,39         191,39 </th <th>Ordinary Income/Expense</th> <th></th> <th></th> <th></th>	Ordinary Income/Expense				
A240 - Interest Income   16.98   20.83   (3.85)		6 267 00	6 267 00	0.00	
4260 · Lot Mowing Income         90.00         18.75         (1,223.75)           Total Income         5,168.98         6,306.58         (1,137.60)           Gross Profit         5,168.98         6,306.58         (1,137.60)           Expense         Administrative         5010 · Legal         0.00         250.00         (250.00)           5020 · Management Fees         1,225.00         1,225.00         0.00           5025 · Taxes & Fees         0.00         25.03         (25.00)           5100 · Office expenses         66.95         258.33         (191.38)           5140 · Events         0.00         416.67         (416.67)           5160 · Newsletter/Website         60.00         125.00         (65.00)           5200 · Insurance Expense         0.00         380.17         (380.17)           7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds         6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100.01 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100 · Grounds Contract         1,645.50         1,791.67 <t< td=""><td></td><td></td><td></td><td></td></t<>					
4280 · Misc. Income         (1,205.00)         18.75         (1,223.75)           Total Income         5,168.98         6,306.58         (1,137.60)           Gross Profit         5,168.98         6,306.58         (1,137.60)           Expense         Administrative				(2227)	
Expense		(1,205.00)	18.75	(1,223.75)	
Expense	Total Income	5,168.98	6,306.58	(1,137.60)	
Administrative   S010	Gross Profit	5,168.98	6,306.58	(1,137.60)	
5010 · Legal         0.00         250.00         (250.00)           5020 · Management Fees         1,225.00         1,225.00         0.00           5025 · Taxes & Fees         0.00         25.00         (25.00)           5100 · Office expense         66.95         258.33         (191.38)           5140 · Events         0.00         416.67         (416.67)           5160 · Newsletter/Website         60.00         125.00         (65.00)           5200 · Insurance Expense         0.00         380.17         (380.17)           7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds           6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)	Expense				
5020 · Management Fees         1,225.00         1,225.00         0.00           5025 · Taxes & Fees         0.00         25.00         (25.00)           5100 · Office expense         66.95         258.33         (191.38)           5140 · Events         0.00         416.67         (416.67)           5160 · Newsletter/Website         60.00         125.00         (65.00)           5200 · Insurance Expense         0.00         380.17         (380.17)           7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds           6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (33.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         (63.92)           Total Grounds         2,997.54         3,416.42         <					
5025 · Taxes & Fees         0.00         25.00         (25.00)           5100 · Office expense         66.95         258.33         (191.38)           5140 · Events         0.00         416.67         (416.67)           5150 · Newsletter/Website         60.00         125.00         (65.00)           5200 · Insurance Expense         0.00         380.17         (380.17)           7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds           6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100 · Grounds Correact         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         144.00           790 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418					
5100 · Office expense         66.95         258.33         (191.38)           5140 · Events         0.00         416.67         (416.67)           5160 · Newsletter/Website         60.00         125.00         (65.00)           5200 · Insurance Expense         0.00         380.17         (380.17)           7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds           6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100 · Grounds Core         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         2			•		
5140 · Events         0.00         416.67 (416.67)         (416.67)           5160 · Newsletter/Website         60.00         125.00         (65.00)           5200 · Insurance Expense         0.00         380.17         (380.17)           7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds           6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100 · Grounds Care         198.34         250.00         (51.66)           6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         680.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17				• •	
5160 · Newsletter/Website         60.00         125.00         (65.00)           5200 · Insurance Expense         0.00         380.17         (380.17)           7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds           6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         7200 · Electric - Meter         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59				,	
5200 · Insurance Expense 7400 · Uncollectable Owner Fu         0.00         380.17 (380.17) (30.83)           7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds         6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other	5140 · Events				
7400 · Uncollectable Owner Fu         0.00         30.83         (30.83)           Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds         6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         7200 · Electric - Meter         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense         14.91         0.00         14.91	5160 · Newsletter/Website				
Total Administrative         1,351.95         2,711.00         (1,359.05)           Grounds         6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense         0ther Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense	5200 · Insurance Expense	0.00			
Grounds         6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense         0ther Income/Expense         0ther Income/Expense         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91     <	7400 · Uncollectable Owner Fu	0.00	30.83	(30.83)	
6000 · Repairs & Replacements         22.50         291.67         (269.17)           6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense           Other Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         14.91         0.00         14.91<	Total Administrative	1,351.95	2,711.00	(1,359.05)	
6100 · Grounds Contract         1,645.50         1,791.67         (146.17)           6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities           7200 · Electric · Meter         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense           Other Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense           9510 · Reserve Allocation         14.91         0.00         14.91	Grounds				
6100.01 · Grounds Care         198.34         250.00         (51.66)           6100.02 · Lot Mowing         80.00         83.33         (3.33)           6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense           Other Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Other Income         0.00         0.00         0.00 <td>6000 · Repairs &amp; Replacements</td> <td></td> <td></td> <td></td>	6000 · Repairs & Replacements				
6100.02 · Lott Mowing       80.00       83.33       (3.33)         6400 · Street Lighting       661.20       685.83       (24.63)         6600 · Lake Maintenance Contr       390.00       250.00       140.00         7900 · Contingency       0.00       63.92       (63.92)         Total Grounds       2,997.54       3,416.42       (418.88)         Utilities         7200 · Electric - Meter       199.48       179.17       20.31         Total Utilities       199.48       179.17       20.31         Total Expense       4,548.97       6,306.59       (1,757.62)         Net Ordinary Income       620.01       (0.01)       620.02         Other Income/Expense         Other Income       14.91       0.00       14.91         Total Other Income       14.91       0.00       14.91         Other Expense         9510 · Reserve Allocation       14.91       0.00       14.91         Total Other Expense         14.91       0.00       0.00       0.00	6100 · Grounds Contract		1,791.67	(146.17)	
6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         7200 · Electric · Meter         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense         0ther Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	6100.01 · Grounds Care	198.34	250.00	(51.66)	
6400 · Street Lighting         661.20         685.83         (24.63)           6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense           Other Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	6100.02 · Lot Mowing	80.00	83.33	(3.33)	
6600 · Lake Maintenance Contr         390.00         250.00         140.00           7900 · Contingency         0.00         63.92         (63.92)           Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense         Other Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00		661.20	685.83	(24.63)	
Total Grounds         2,997.54         3,416.42         (418.88)           Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense Other Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense 9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00		390.00	250.00	140.00	
Utilities         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense Other Income         000         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense 9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	7900 · Contingency	0.00	63.92	(63.92)	
7200 · Electric - Meter         199.48         179.17         20.31           Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense         0ther Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	Total Grounds	2,997.54	3,416.42	(418.88)	
Total Utilities         199.48         179.17         20.31           Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense         0ther Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00				00.04	
Total Expense         4,548.97         6,306.59         (1,757.62)           Net Ordinary Income         620.01         (0.01)         620.02           Other Income/Expense Other Income 8050 · Reserve Investment Interest         14.91         0.00         14.91           Total Other Income 9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense 9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense 14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	7200 · Electric - Meter	199.48	1/9.1/	20.31	
Net Ordinary Income         620.01         (0.01)         620.02           Other Income 8050 · Reserve Investment Interest         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense 9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	Total Utilities	199.48	179.17	20.31	
Other Income/Expense           Other Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	Total Expense	4,548.97	6,306.59	(1,757.62)	
Other Income         14.91         0.00         14.91           Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	Net Ordinary Income	620.01	(0.01)	620.02	
8050 · Reserve Investment Interest       14.91       0.00       14.91         Total Other Income       14.91       0.00       14.91         Other Expense       9510 · Reserve Allocation       14.91       0.00       14.91         Total Other Expense       14.91       0.00       14.91         Net Other Income       0.00       0.00       0.00	•				
Total Other Income         14.91         0.00         14.91           Other Expense         9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00		14.91	0.00	14.91	
Other Expense         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00	•			***************************************	
9510 · Reserve Allocation         14.91         0.00         14.91           Total Other Expense         14.91         0.00         14.91           Net Other Income         0.00         0.00         0.00		14.31	0.00	17.01	
Net Other Income         0.00         0.00         0.00		14.91	0.00	14.91	
	Total Other Expense	14.91	0.00	14.91	
Net Income 620.01 (0.01) 620.02	Net Other Income	0.00	0.00	0.00	
	Net Income	620.01	(0.01)	620.02	

# Gulf View Estates Owners Association, Inc. Revenue & Expense Budget Performance September 2019

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Bud
Ordinary Income/Expense							
Income							
4000 · Maint Fee Income	6,267.00	6,267.00	0.00	56,403.00	56,403.00	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	16.98	20.83	(3.85)	168.30	187.51	(19.21)	250.00
4260 · Lot Mowing Income	90.00		(,	90.00		, ,	
4270 · Past Due Interest	0.00	0.00	0.00	111.87	0.00	111.87	0.00
4280 · Misc. Income	(1,205.00)	18.75	(1,223.75)	14,203.00	168.75	14,034.25	225.00
Total Income	5,168.98	6,306.58	(1,137.60)	74,676.17	60,459.26	14,216.91	79,379.00
Gross Profit	5,168.98	6,306.58	(1,137.60)	74,676.17	60,459.26	14,216.91	79,379.00
Expense							
Administrative							
5010 · Legal	0.00	250.00	(250.00)	627.50	2.250.00	(1.622.50)	3.000.00
5020 · Management Fees	1.225.00	1,225.00	0.00	11,025.00	11,025.00	0.00	14,700.00
5025 · Taxes & Fees	0.00	25.00	(25.00)	311.25	225.00	86.25	300.00
5100 · Office expense	66.95	258.33	(191.38)	1,348.97	2.325.01	(976.04)	3.100.00
5140 · Events	0.00	416.67	(416.67)	1,572.18	3,749.99	(2,177.81)	5.000.00
5160 · Newsletter/Website	60.00	125.00	(65.00)	1,054.51	1,125.00	(70.49)	1,500.00
5200 · Insurance Expense	0.00	380.17	(380.17)	4.460.00	3,421.49	1.038.51	4,562.00
7400 · Uncollectable Owner Fu	0.00	30.83	(30.83)	0.00	277.51	(277.51)	370.00
Total Administrative	1,351.95	2,711.00	(1,359.05)	20,399.41	24,399.00	(3,999.59)	32,532.00
Grounds							
6000 · Repairs & Replacements	22.50	291.67	(269.17)	2,627.53	2,624.99	2.54	3,500.00
6100 · Grounds Contract	1,645.50	1,791.67	(146.17)	14,809.50	16,124.99	(1,315.49)	21,500.00
6100.01 · Grounds Care	198.34	250.00	(51.66)	4,306.70	2,250.00	2,056.70	3,000.00
6100.02 · Lot Mowing	80.00	83.33	(3.33)	885.00	750.01	134.99	1,000.00
6400 · Street Lighting	661.20	685.83	(24.63)	5,995.66	6,172.51	(176.85)	8,230.00
6600 · Lake Maintenance Contr	390.00	250.00	140.00	1,755.00	2,250.00	(495.00)	3,000.00
7900 · Contingency	0.00	63.92	(63.92)	0.00	575.24	(575.24)	767.00
Total Grounds	2,997.54	3,416.42	(418.88)	30,379.39	30,747.74	(368.35)	40,997.00
Utilities							
7200 · Electric - Meter	199.48	179.17	20.31	1,878.78	1,612.49	266.29	2,150.00
Total Utilities	199.48	179.17	20.31	1,878.78	1,612.49	266.29	2,150.00
Total Expense	4,548.97	6,306.59	(1,757.62)	52,657.58	56,759.23	(4,101.65)	75,679.00
Net Ordinary Income	620.01	(0.01)	620.02	22,018.59	3,700.03	18,318.56	3,700.00
Other Income/Expense							
Other Income							
8050 · Reserve Investment Interest	14.91	0.00	14.91	137.02	0.00	137.02	0.00
Total Other Income	14.91	0.00	14.91	137.02	0.00	137.02	0.00
Other Expense							
9510 · Reserve Allocation	14.91	0.00	14.91	3,837.02	3,700.00	137.02	3,700.00
Total Other Expense	14.91	0.00	14.91	3,837.02	3,700.00	137.02	3,700.00
Net Other Income	0.00	0.00	0.00	(3,700.00)	(3,700.00)	0.00	(3,700.00)
Net Income	620.01	(0.01)	620.02	18,318.59	0.03	18,318.56	0.00