

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**November 30, 2020**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE  
BUDGET PERFORMANCE

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

12/02/20

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
**As of November 30, 2020**

	Nov 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Centennial Operating 4130 0.15%	37,327.38
1000.06 · Op CD 0639 9/27/21	32,686.07
<b>Total Operating Fund</b>	70,013.45
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	30,785.52
<b>Total Reserve Fund</b>	30,785.52
<b>Total Checking/Savings</b>	100,798.97
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	(28,509.18)
1230 · Violations Receivable	16,960.00
1260 · Misc Income Receivable	901.15
<b>Total 1200 · Accounts Receivable</b>	(10,648.03)
<b>Total Accounts Receivable</b>	(10,648.03)
<b>Total Current Assets</b>	90,150.94
<b>TOTAL ASSETS</b>	<b>90,150.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	3,463.68
<b>Total Accounts Payable</b>	3,463.68
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	6,267.12
<b>Total Other Current Liabilities</b>	6,267.12
<b>Total Current Liabilities</b>	9,730.80
<b>Total Liabilities</b>	9,730.80
<b>Equity</b>	
3500 · Reserve Funds	30,785.52
3600 · Operating Fund Balance	22,204.85
3900 · Retained Earnings	37,157.84
3910 · Prior Period Adjustment	(10,420.00)
Net Income	691.93
<b>Total Equity</b>	80,420.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>90,150.94</b>

12/02/20

**Gulf View Estates Owners Association, Inc.**  
**Revenue & Expense Budget Performance**  
**November 2020**

	Nov 20	Budget	\$ Over Budget	Jan - Nov 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	6,267.08	6,267.17	(0.09)	68,937.88	68,938.83	(0.95)	75,206.00
4010 · Reserve Income	0.00	0.00	0.00	3,700.00	3,700.00	0.00	3,700.00
4240 · Interest Income	50.82	0.00	50.82	569.47	0.00	569.47	0.00
4270 · Past Due Interest	0.00	0.00	0.00	1,124.33	0.00	1,124.33	0.00
4280 · Misc. Income	0.00	0.00	0.00	3,590.00	0.00	3,590.00	0.00
<b>Total Income</b>	<b>6,317.90</b>	<b>6,267.17</b>	<b>50.73</b>	<b>77,921.68</b>	<b>72,638.83</b>	<b>5,282.85</b>	<b>78,906.00</b>
<b>Gross Profit</b>	<b>6,317.90</b>	<b>6,267.17</b>	<b>50.73</b>	<b>77,921.68</b>	<b>72,638.83</b>	<b>5,282.85</b>	<b>78,906.00</b>
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	31.50	250.00	(218.50)	3,857.95	2,750.00	1,107.95	3,000.00
5020 · Management Fees	1,250.00	1,250.00	0.00	13,700.00	13,750.00	(50.00)	15,000.00
5025 · Taxes & Fees	0.00	25.00	(25.00)	281.25	275.00	6.25	300.00
5100 · Office Expense	1,592.31	158.33	1,433.98	4,938.97	1,741.67	3,197.30	1,900.00
5140 · Events	1,360.50	250.00	1,110.50	3,454.36	2,750.00	704.36	3,000.00
5160 · Newsletter/Website	60.00	125.00	(65.00)	990.49	1,375.00	(384.51)	1,500.00
5200 · Insurance Expense	0.00	405.00	(405.00)	4,799.00	4,455.00	344.00	4,860.00
7400 · Uncollectable Owner Funds	0.00	33.33	(33.33)	0.00	366.67	(366.67)	400.00
<b>Total Administrative</b>	<b>4,294.31</b>	<b>2,496.66</b>	<b>1,797.65</b>	<b>32,022.02</b>	<b>27,463.34</b>	<b>4,558.68</b>	<b>29,960.00</b>
<b>Grounds</b>							
6000 · Repairs & Replacements	678.00	291.67	386.33	3,731.06	3,208.33	522.73	3,500.00
6100 · Grounds Contract	1,787.77	1,854.17	(66.40)	19,145.47	20,395.83	(1,250.36)	22,250.00
6100.01 · Grounds Care	450.00	375.00	75.00	5,598.70	4,125.00	1,473.70	4,500.00
6100.02 · Lot Mowing	100.00	100.00	0.00	1,000.00	1,100.00	(100.00)	1,200.00
6400 · Street Lighting	660.53	686.83	(26.30)	7,209.70	7,555.17	(345.47)	8,242.00
6600 · Lake Maintenance Contract	195.00	220.83	(25.83)	2,145.00	2,429.17	(284.17)	2,650.00
7900 · Contingency	0.00	25.75	(25.75)	0.00	283.25	(283.25)	309.00
<b>Total Grounds</b>	<b>3,871.30</b>	<b>3,554.25</b>	<b>317.05</b>	<b>38,829.93</b>	<b>39,096.75</b>	<b>(266.82)</b>	<b>42,651.00</b>
<b>Utilities</b>							
7200 · Electric - Meter	184.23	216.25	(32.02)	2,677.80	2,378.75	299.05	2,595.00
<b>Total Utilities</b>	<b>184.23</b>	<b>216.25</b>	<b>(32.02)</b>	<b>2,677.80</b>	<b>2,378.75</b>	<b>299.05</b>	<b>2,595.00</b>
<b>Total Expense</b>	<b>8,349.84</b>	<b>6,267.16</b>	<b>2,082.68</b>	<b>73,529.75</b>	<b>68,938.84</b>	<b>4,590.91</b>	<b>75,206.00</b>
<b>Net Ordinary Income</b>	<b>(2,031.94)</b>	<b>0.01</b>	<b>(2,031.95)</b>	<b>4,391.93</b>	<b>3,699.99</b>	<b>691.94</b>	<b>3,700.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	5.05	0.00	5.05	88.26	0.00	88.26	0.00
<b>Total Other Income</b>	<b>5.05</b>	<b>0.00</b>	<b>5.05</b>	<b>88.26</b>	<b>0.00</b>	<b>88.26</b>	<b>0.00</b>
<b>Other Expense</b>							
9510 · Reserve Allocation	5.05	0.00	5.05	3,788.26	3,700.00	88.26	3,700.00
<b>Total Other Expense</b>	<b>5.05</b>	<b>0.00</b>	<b>5.05</b>	<b>3,788.26</b>	<b>3,700.00</b>	<b>88.26</b>	<b>3,700.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</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>(2,031.94)</b>	<b>0.01</b>	<b>(2,031.95)</b>	<b>691.93</b>	<b>(0.01)</b>	<b>691.94</b>	<b>0.00</b>