

2023 Approved Budget
Gulf View Estates Owners Association, Inc.

January 1, 2023 to December 31, 2023

		2022 Approved Budget	2023 Approved Budget
INCOME			
4000	Maint Fee Income	\$78,116	\$96,148
4010	Reserve Income	\$4,458	\$1,106
4240	Interest Income	\$0	\$0
4270	Past Due Interest	\$0	\$0
4280	Miscellaneous	\$0	\$0
Total Income:		\$82,574	\$97,254
EXPENSE			
ADMINISTRATIVE			
5010	Legal	\$1,800	\$1,000
5020	Management Fees	\$15,759	\$16,545
5025	Taxes & Fees	\$338	\$336
5100	Office Expense	\$4,000	\$3,500
5140	Events (& Holiday Lights)	\$3,000	\$3,500
5160	Newsletter/Web Site	\$1,200	\$1,200
5200	Insurance	\$5,100	\$5,300
Total Administrative:		\$31,197	\$31,381
GROUND			
6000	Repairs & Replacements	\$3,265	\$3,500
6100	Grounds Contract	\$24,000	\$25,000
6100.01	Grounds Care	\$5,000	\$6,375
6100.02	Storm Cleanup	\$1,000	\$15,000
6400	Street Lighting	\$8,231	\$8,910
6600	Lake Maintenance	\$3,000	\$2,500
Total Grounds:		\$44,496	\$61,285
UTILITIES			
7200	Electric Meter	\$2,423	\$3,482
Total Utilities:		\$2,423	\$3,482
OTHER EXPENSE			
9510	Reserve Allocation	\$4,458	\$1,106
Total Utilities:		\$4,458	\$1,106
Total Expenses		\$82,574	\$97,254
2023 Annual Maintenance Fee:			\$265.00
2022 Annual Maintenance Fee:			\$225.00
Annual Dues \$230 and one time hurricane cleanup of		367 Homes	
		\$35	

Gulf View Estates Owners Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2023 - December 31, 2023
 DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2022	ASSESSMENTS COLLECTED 2022	ESTIMATED EXPENDITURES 2022	ESTIMATED TRANSFERS 2022	ESTIMATED BALANCE 12/31/2022	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ YEAR
ACCT#	Reserve Item											
3510	Exterior Wall	1	4	26,911	20,267	3,323	0	13	23,604	3,307	827	2.25
3520	Lake / Fountain Maintenance	1	4	8,000	5,733	1,135	0	13	6,882	1,118	280	0.76
				34,911	26,001	4,458	0	27	30,486	4,425	1,106	3.01