

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**January 31, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

BUDGET PERFORMANCE

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

02/16/21

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
**As of January 31, 2021**

	Jan 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Centennial Operating 4130 0.15%	59,614.68
1000.06 · Op CD 0639 9/27/21	32,781.59
<b>Total Operating Fund</b>	92,396.27
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	34,565.91
<b>Total Reserve Fund</b>	34,565.91
<b>Total Checking/Savings</b>	126,962.18
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	11,255.82
1230 · Violations Receivable	16,430.00
1260 · Misc Income Receivable	897.92
<b>Total 1200 · Accounts Receivable</b>	28,583.74
<b>Total Accounts Receivable</b>	28,583.74
<b>Total Current Assets</b>	155,545.92
<b>TOTAL ASSETS</b>	<b>155,545.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	2,882.77
<b>Total Accounts Payable</b>	2,882.77
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	68,873.75
<b>Total Other Current Liabilities</b>	68,873.75
<b>Total Current Liabilities</b>	71,756.52
<b>Total Liabilities</b>	71,756.52
<b>Equity</b>	
3500 · Reserve Funds	34,565.91
3600 · Operating Fund Balance	11,984.85
3900 · Retained Earnings	38,390.33
Net Income	(1,151.69)
<b>Total Equity</b>	83,789.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>155,545.92</b>

# Gulf View Estates Owners Association, Inc.

## Revenue & Expense Budget Performance

January 2021

02/16/21

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	6,261.25	6,261.25	0.00	6,261.25	6,261.25	0.00	75,135.00
4010 · Reserve Income	3,770.00	3,770.00	0.00	3,770.00	3,770.00	0.00	3,770.00
4240 · Interest Income	55.79	0.00	55.79	55.79	0.00	55.79	0.00
<b>Total Income</b>	<u>10,087.04</u>	<u>10,031.25</u>	<u>55.79</u>	<u>10,087.04</u>	<u>10,031.25</u>	<u>55.79</u>	<u>78,905.00</u>
<b>Gross Profit</b>	10,087.04	10,031.25	55.79	10,087.04	10,031.25	55.79	78,905.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	0.00	150.00	(150.00)	0.00	150.00	(150.00)	1,800.00
5020 · Management Fees	1,275.00	1,275.00	0.00	1,275.00	1,275.00	0.00	15,300.00
5025 · Taxes & Fees	61.25	23.37	37.88	61.25	23.37	37.88	280.00
5100 · Office Expense	310.60	291.63	18.97	310.60	291.63	18.97	3,500.00
5140 · Events	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
5160 · Newsletter/Website	60.00	100.00	(40.00)	60.00	100.00	(40.00)	1,200.00
5200 · Insurance Expense	1,699.00	408.37	1,290.63	1,699.00	408.37	1,290.63	4,900.00
7400 · Uncollectable Owner Funds	0.00	17.88	(17.88)	0.00	17.88	(17.88)	215.00
<b>Total Administrative</b>	<u>3,405.85</u>	<u>2,516.25</u>	<u>889.60</u>	<u>3,405.85</u>	<u>2,516.25</u>	<u>889.60</u>	<u>30,195.00</u>
<b>Grounds</b>							
6000 · Repairs & Replacements	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
6100 · Grounds Contract	1,787.77	1,854.13	(66.36)	1,787.77	1,854.13	(66.36)	22,250.00
6100.01 · Grounds Care	346.68	412.50	(65.82)	346.68	412.50	(65.82)	4,950.00
6100.02 · Lot Mowing	100.00	83.37	16.63	100.00	83.37	16.63	1,000.00
6400 · Street Lighting	660.53	666.63	(6.10)	660.53	666.63	(6.10)	8,000.00
6600 · Lake Maintenance Contract	995.00	220.87	774.13	995.00	220.87	774.13	2,650.00
<b>Total Grounds</b>	<u>3,889.98</u>	<u>3,487.50</u>	<u>402.48</u>	<u>3,889.98</u>	<u>3,487.50</u>	<u>402.48</u>	<u>41,850.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	172.90	257.50	(84.60)	172.90	257.50	(84.60)	3,090.00
<b>Total Utilities</b>	<u>172.90</u>	<u>257.50</u>	<u>(84.60)</u>	<u>172.90</u>	<u>257.50</u>	<u>(84.60)</u>	<u>3,090.00</u>
<b>Total Expense</b>	<u>7,468.73</u>	<u>6,261.25</u>	<u>1,207.48</u>	<u>7,468.73</u>	<u>6,261.25</u>	<u>1,207.48</u>	<u>75,135.00</u>
<b>Net Ordinary Income</b>	2,618.31	3,770.00	(1,151.69)	2,618.31	3,770.00	(1,151.69)	3,770.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	5.17	0.00	5.17	5.17	0.00	5.17	0.00
<b>Total Other Income</b>	5.17	0.00	5.17	5.17	0.00	5.17	0.00
<b>Other Expense</b>							
9510 · Reserve Allocation	3,775.17	3,770.00	5.17	3,775.17	3,770.00	5.17	3,770.00
<b>Total Other Expense</b>	3,775.17	3,770.00	5.17	3,775.17	3,770.00	5.17	3,770.00
<b>Net Other Income</b>	(3,770.00)	(3,770.00)	0.00	(3,770.00)	(3,770.00)	0.00	(3,770.00)
<b>Net Income</b>	<u>(1,151.69)</u>	<u>0.00</u>	<u>(1,151.69)</u>	<u>(1,151.69)</u>	<u>0.00</u>	<u>(1,151.69)</u>	<u>0.00</u>