

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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 March 31, 2021

04/13/21

	<u>Mar 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Centennial Operating 4130 0.15%	53,877.54
1000.06 · Op CD 0639 9/27/21	32,874.38
<b>Total Operating Fund</b>	86,751.92
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	34,573.02
<b>Total Reserve Fund</b>	34,573.02
<b>Total Checking/Savings</b>	121,324.94
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	3,095.82
1230 · Violations Receivable	16,430.00
1260 · Misc Income Receivable	1,037.44
<b>Total 1200 · Accounts Receivable</b>	20,563.26
<b>Total Accounts Receivable</b>	20,563.26
<b>Total Current Assets</b>	141,888.20
<b>TOTAL ASSETS</b>	<b>141,888.20</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	2,558.56
<b>Total Accounts Payable</b>	2,558.56
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	56,351.25
<b>Total Other Current Liabilities</b>	56,351.25
<b>Total Current Liabilities</b>	58,909.81
<b>Total Liabilities</b>	58,909.81
<b>Equity</b>	
3500 · Reserve Funds	34,573.02
3600 · Operating Fund Balance	11,984.85
3900 · Retained Earnings	38,390.33
Net Income	(1,969.81)
<b>Total Equity</b>	82,978.39
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>141,888.20</b>

# Gulf View Estates Owners Association, Inc.

## Revenue & Expense Budget Performance

March 2021

04/13/21

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	6,261.25	6,261.25	0.00	18,783.75	18,783.75	0.00	75,135.00
4010 · Reserve Income	0.00	0.00	0.00	3,770.00	3,770.00	0.00	3,770.00
4240 · Interest Income	4.79	0.00	4.79	158.46	0.00	158.46	0.00
4270 · Past Due Interest	70.73	0.00	70.73	218.75	0.00	218.75	0.00
<b>Total Income</b>	<u>6,336.77</u>	<u>6,261.25</u>	<u>75.52</u>	<u>22,930.96</u>	<u>22,553.75</u>	<u>377.21</u>	<u>78,905.00</u>
<b>Gross Profit</b>	6,336.77	6,261.25	75.52	22,930.96	22,553.75	377.21	78,905.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	598.50	150.00	448.50	598.50	450.00	148.50	1,800.00
5020 · Management Fees	1,275.00	1,275.00	0.00	3,825.00	3,825.00	0.00	15,300.00
5025 · Taxes & Fees	0.00	23.33	(23.33)	286.25	70.03	216.22	280.00
5100 · Office Expense	425.75	291.67	134.08	1,105.20	874.97	230.23	3,500.00
5140 · Events	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
5160 · Newsletter/Website	60.00	100.00	(40.00)	180.00	300.00	(120.00)	1,200.00
5200 · Insurance Expense	0.00	408.33	(408.33)	5,183.00	1,225.03	3,957.97	4,900.00
7400 · Uncollectable Owner Funds	0.00	17.92	(17.92)	0.00	53.72	(53.72)	215.00
<b>Total Administrative</b>	<u>2,359.25</u>	<u>2,516.25</u>	<u>(157.00)</u>	<u>11,177.95</u>	<u>7,548.75</u>	<u>3,629.20</u>	<u>30,195.00</u>
<b>Grounds</b>							
6000 · Repairs & Replacements	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
6100 · Grounds Contract	1,787.77	1,854.17	(66.40)	5,363.31	5,562.47	(199.16)	22,250.00
6100.01 · Grounds Care	0.00	412.50	(412.50)	346.68	1,237.50	(890.82)	4,950.00
6100.02 · Lot Mowing	100.00	83.33	16.67	300.00	250.03	49.97	1,000.00
6400 · Street Lighting	664.99	666.67	(1.68)	1,990.51	1,999.97	(9.46)	8,000.00
6600 · Lake Maintenance Contract	195.00	220.83	(25.83)	1,385.00	662.53	722.47	2,650.00
<b>Total Grounds</b>	<u>2,747.76</u>	<u>3,487.50</u>	<u>(739.74)</u>	<u>9,385.50</u>	<u>10,462.50</u>	<u>(1,077.00)</u>	<u>41,850.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	181.78	257.50	(75.72)	567.32	772.50	(205.18)	3,090.00
<b>Total Utilities</b>	<u>181.78</u>	<u>257.50</u>	<u>(75.72)</u>	<u>567.32</u>	<u>772.50</u>	<u>(205.18)</u>	<u>3,090.00</u>
<b>Total Expense</b>	<u>5,288.79</u>	<u>6,261.25</u>	<u>(972.46)</u>	<u>21,130.77</u>	<u>18,783.75</u>	<u>2,347.02</u>	<u>75,135.00</u>
<b>Net Ordinary Income</b>	1,047.98	0.00	1,047.98	1,800.19	3,770.00	(1,969.81)	3,770.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	3.13	0.00	3.13	12.28	0.00	12.28	0.00
<b>Total Other Income</b>	3.13	0.00	3.13	12.28	0.00	12.28	0.00
<b>Other Expense</b>							
9510 · Reserve Allocation	3.13	0.00	3.13	3,782.28	3,770.00	12.28	3,770.00
<b>Total Other Expense</b>	3.13	0.00	3.13	3,782.28	3,770.00	12.28	3,770.00
<b>Net Other Income</b>	0.00	0.00	0.00	(3,770.00)	(3,770.00)	0.00	(3,770.00)
<b>Net Income</b>	<u>1,047.98</u>	<u>0.00</u>	<u>1,047.98</u>	<u>(1,969.81)</u>	<u>0.00</u>	<u>(1,969.81)</u>	<u>0.00</u>