

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

BUDGET PERFORMANCE

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

09/08/21

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

	Aug 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Centennial Operating 4130 0.15%	39,832.18
1000.06 · Op CD 0639 9/27/21	33,067.09
<b>Total Operating Fund</b>	72,899.27
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	25,996.46
<b>Total Reserve Fund</b>	25,996.46
<b>Total Checking/Savings</b>	98,895.73
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	(1,204.29)
1230 · Violations Receivable	340.00
1260 · Misc Income Receivable	52.35
<b>Total 1200 · Accounts Receivable</b>	(811.94)
<b>Total Accounts Receivable</b>	(811.94)
<b>Total Current Assets</b>	98,083.79
<b>TOTAL ASSETS</b>	<b>98,083.79</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	12,383.27
<b>Total Accounts Payable</b>	12,383.27
<b>Other Current Liabilities</b>	
2040 · Suspense	470.00
2010 · Pre-Collected Maint Fee	25,045.00
<b>Total Other Current Liabilities</b>	25,515.00
<b>Total Current Liabilities</b>	37,898.27
<b>Total Liabilities</b>	37,898.27
<b>Equity</b>	
3500 · Reserve Funds	25,996.46
3600 · Operating Fund Balance	11,984.85
3900 · Retained Earnings	38,390.33
3910 · Prior Period Adjustment	(17,035.60)
Net Income	849.48
<b>Total Equity</b>	60,185.52
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>98,083.79</b>

09/08/21

**Gulf View Estates Owners Association, Inc.**  
**Revenue & Expense Budget Performance**  
**August 2021**

	Aug 21	Budget	\$ Over Bud...	Jan - Aug 21	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	6,261.25	6,261.25	0.00	50,090.00	50,090.00	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	1.40	0.00	1.40	362.57	0.00	362.57	0.00
4270 · Past Due Interest	0.00	0.00	0.00	296.72	0.00	296.72	0.00
<b>Total Income</b>	<u>6,262.65</u>	<u>6,261.25</u>	<u>1.40</u>	<u>54,519.29</u>	<u>53,860.00</u>	<u>659.29</u>	<u>78,905.00</u>
<b>Gross Profit</b>	6,262.65	6,261.25	1.40	54,519.29	53,860.00	659.29	78,905.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	0.00	150.00	(150.00)	1,359.36	1,200.00	159.36	1,800.00
5020 · Management Fees	1,275.00	1,275.00	0.00	10,200.00	10,200.00	0.00	15,300.00
5025 · Taxes & Fees	0.00	23.33	(23.33)	338.25	186.68	151.57	280.00
5100 · Office Expense	394.26	291.67	102.59	3,443.29	2,333.32	1,109.97	3,500.00
5140 · Events	0.00	250.00	(250.00)	1,360.50	2,000.00	(639.50)	3,000.00
5160 · Newsletter/Website	60.00	100.00	(40.00)	480.00	800.00	(320.00)	1,200.00
5200 · Insurance Expense	0.00	408.33	(408.33)	5,183.00	3,266.68	1,916.32	4,900.00
7400 · Uncollectable Owner Funds	0.00	17.92	(17.92)	0.00	143.32	(143.32)	215.00
<b>Total Administrative</b>	<u>1,729.26</u>	<u>2,516.25</u>	<u>(786.99)</u>	<u>22,364.40</u>	<u>20,130.00</u>	<u>2,234.40</u>	<u>30,195.00</u>
<b>Grounds</b>							
6000 · Repairs & Replacements	1,715.00	250.00	1,465.00	2,116.81	2,000.00	116.81	3,000.00
6100 · Grounds Contract	1,787.77	1,854.17	(66.40)	14,302.16	14,833.32	(531.16)	22,250.00
6100.01 · Grounds Care	0.00	412.50	(412.50)	966.70	3,300.00	(2,333.30)	4,950.00
6100.02 · Lot Mowing	100.00	83.33	16.67	860.00	666.68	193.32	1,000.00
6400 · Street Lighting	671.42	666.67	4.75	5,333.01	5,333.32	(0.31)	8,000.00
6600 · Lake Maintenance Contract	195.00	220.83	(25.83)	2,360.00	1,766.68	593.32	2,650.00
<b>Total Grounds</b>	<u>4,469.19</u>	<u>3,487.50</u>	<u>981.69</u>	<u>25,938.68</u>	<u>27,900.00</u>	<u>(1,961.32)</u>	<u>41,850.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	224.37	257.50	(33.13)	1,596.73	2,060.00	(463.27)	3,090.00
<b>Total Utilities</b>	<u>224.37</u>	<u>257.50</u>	<u>(33.13)</u>	<u>1,596.73</u>	<u>2,060.00</u>	<u>(463.27)</u>	<u>3,090.00</u>
<b>Total Expense</b>	<u>6,422.82</u>	<u>6,261.25</u>	<u>161.57</u>	<u>49,899.81</u>	<u>50,090.00</u>	<u>(190.19)</u>	<u>75,135.00</u>
<b>Net Ordinary Income</b>	(160.17)	0.00	(160.17)	4,619.48	3,770.00	849.48	3,770.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	1.46	0.00	1.46	21.22	0.00	21.22	0.00
<b>Total Other Income</b>	<u>1.46</u>	<u>0.00</u>	<u>1.46</u>	<u>21.22</u>	<u>0.00</u>	<u>21.22</u>	<u>0.00</u>
<b>Other Expense</b>							
9510 · Reserve Allocation	1.46	0.00	1.46	3,791.22	3,770.00	21.22	3,770.00
<b>Total Other Expense</b>	<u>1.46</u>	<u>0.00</u>	<u>1.46</u>	<u>3,791.22</u>	<u>3,770.00</u>	<u>21.22</u>	<u>3,770.00</u>
<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>(160.17)</u>	<u>0.00</u>	<u>(160.17)</u>	<u>849.48</u>	<u>0.00</u>	<u>849.48</u>	<u>0.00</u>