

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**September 30, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

BUDGET PERFORMANCE

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

10/11/21

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
**As of September 30, 2021**

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1000.05 · Centennial Operating 4130 0.15%	23,845.05
1000.06 · Op CD 0639 9/27/21	33,165.46
<b>Total Operating Fund</b>	57,010.51
<b>Reserve Fund</b>	
1000.07 · Reserve 4148 0.30%	25,997.53
<b>Total Reserve Fund</b>	25,997.53
<b>Total Checking/Savings</b>	83,008.04
<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>	82,196.10
<b>TOTAL ASSETS</b>	<b>82,196.10</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	2,117.75
<b>Total Accounts Payable</b>	2,117.75
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	18,783.75
<b>Total Other Current Liabilities</b>	18,783.75
<b>Total Current Liabilities</b>	20,901.50
<b>Total Liabilities</b>	20,901.50
<b>Equity</b>	
3500 · Reserve Funds	25,997.53
3600 · Operating Fund Balance	11,984.85
3900 · Retained Earnings	38,390.33
3910 · Prior Period Adjustment	(17,035.60)
Net Income	1,957.49
<b>Total Equity</b>	61,294.60
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>82,196.10</b>

10/11/21

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

	Sep 21	Budget	\$ Over Bud...	Jan - Sep 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	56,351.25	56,351.25	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	1.12	0.00	1.12	462.06	0.00	462.06	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>6,262.37</u>	<u>6,261.25</u>	<u>1.12</u>	<u>60,880.03</u>	<u>60,121.25</u>	<u>758.78</u>	<u>78,905.00</u>
<b>Gross Profit</b>	6,262.37	6,261.25	1.12	60,880.03	60,121.25	758.78	78,905.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	545.48	150.00	395.48	1,904.84	1,350.00	554.84	1,800.00
5020 · Management Fees	1,275.00	1,275.00	0.00	11,475.00	11,475.00	0.00	15,300.00
5025 · Taxes & Fees	0.00	23.33	(23.33)	338.25	210.01	128.24	280.00
5100 · Office Expense	370.58	291.67	78.91	3,813.87	2,624.99	1,188.88	3,500.00
5140 · Events	0.00	250.00	(250.00)	1,360.50	2,250.00	(889.50)	3,000.00
5160 · Newsletter/Website	60.00	100.00	(40.00)	540.00	900.00	(360.00)	1,200.00
5200 · Insurance Expense	0.00	408.33	(408.33)	5,183.00	3,675.01	1,507.99	4,900.00
7400 · Uncollectable Owner Funds	0.00	17.92	(17.92)	0.00	161.24	(161.24)	215.00
<b>Total Administrative</b>	<u>2,251.06</u>	<u>2,516.25</u>	<u>(265.19)</u>	<u>24,615.46</u>	<u>22,646.25</u>	<u>1,969.21</u>	<u>30,195.00</u>
<b>Grounds</b>							
6000 · Repairs & Replacements	29.98	250.00	(220.02)	2,146.79	2,250.00	(103.21)	3,000.00
6100 · Grounds Contract	1,767.77	1,854.17	(86.40)	16,069.93	16,687.49	(617.56)	22,250.00
6100.01 · Grounds Care	0.00	412.50	(412.50)	966.70	3,712.50	(2,745.80)	4,950.00
6100.02 · Lot Mowing	125.00	83.33	41.67	985.00	750.01	234.99	1,000.00
6400 · Street Lighting	671.41	666.67	4.74	6,004.42	5,999.99	4.43	8,000.00
6600 · Lake Maintenance Contract	195.00	220.83	(25.83)	2,555.00	1,987.51	567.49	2,650.00
<b>Total Grounds</b>	<u>2,789.16</u>	<u>3,487.50</u>	<u>(698.34)</u>	<u>28,727.84</u>	<u>31,387.50</u>	<u>(2,659.66)</u>	<u>41,850.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	212.51	257.50	(44.99)	1,809.24	2,317.50	(508.26)	3,090.00
<b>Total Utilities</b>	<u>212.51</u>	<u>257.50</u>	<u>(44.99)</u>	<u>1,809.24</u>	<u>2,317.50</u>	<u>(508.26)</u>	<u>3,090.00</u>
<b>Total Expense</b>	<u>5,252.73</u>	<u>6,261.25</u>	<u>(1,008.52)</u>	<u>55,152.54</u>	<u>56,351.25</u>	<u>(1,198.71)</u>	<u>75,135.00</u>
<b>Net Ordinary Income</b>	1,009.64	0.00	1,009.64	5,727.49	3,770.00	1,957.49	3,770.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	1.07	0.00	1.07	22.29	0.00	22.29	0.00
<b>Total Other Income</b>	<u>1.07</u>	<u>0.00</u>	<u>1.07</u>	<u>22.29</u>	<u>0.00</u>	<u>22.29</u>	<u>0.00</u>
<b>Other Expense</b>							
9510 · Reserve Allocation	1.07	0.00	1.07	3,792.29	3,770.00	22.29	3,770.00
<b>Total Other Expense</b>	<u>1.07</u>	<u>0.00</u>	<u>1.07</u>	<u>3,792.29</u>	<u>3,770.00</u>	<u>22.29</u>	<u>3,770.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(3,770.00)</u>	<u>(3,770.00)</u>	<u>0.00</u>	<u>(3,770.00)</u>
<b>Net Income</b>	<u><b>1,009.64</b></u>	<u><b>0.00</b></u>	<u><b>1,009.64</b></u>	<u><b>1,957.49</b></u>	<u><b>0.00</b></u>	<u><b>1,957.49</b></u>	<u><b>0.00</b></u>