

GULF VIEW ESTATES OWNERS ASSOCIATION INC
FINANCIAL REPORTS
April 30, 2022

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

BUDGET PERFORMANCE

Prepared By: Sunstate Association Management Group, Inc.

05/04/22

Gulf View Estates Owners Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1000.05 · Centennial OP 4130	51,843.75
1000.06 · Centennial CD 0639 9/27/23	33,206.60
Total Operating Accounts	85,050.35
Reserve Fund	
1000.07 · Centennial MM 4148	30,463.66
Total Reserve Fund	30,463.66
Total Checking/Savings	115,514.01
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	761.79
1230 · Violations Receivable	4,420.00
1250 · Lot Mowing Receivable	635.00
1260 · Misc Income Receivable	69.53
Total 1200 · Accounts Receivable	5,886.32
Total Accounts Receivable	5,886.32
Other Current Assets	
1499 · Undeposited Funds	231.76
Total Other Current Assets	231.76
Total Current Assets	121,632.09
TOTAL ASSETS	121,632.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	304.13
Total Accounts Payable	304.13
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	52,078.00
Total Other Current Liabilities	52,078.00
Total Current Liabilities	52,382.13
Total Liabilities	52,382.13
Equity	
3500 · Reserve Funds	30,463.66
3600 · Operating Fund Balance	33,339.58
3900 · Retained Earnings	1,510.56
3910 · Prior Period Adjustment	(223.01)
Net Income	4,159.17
Total Equity	69,249.96
TOTAL LIABILITIES & EQUITY	121,632.09

05/04/22

Gulf View Estates Owners Association, Inc.
Statement of Revenue & Expenses: Actual to Budget
April 2022

	Apr 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	6,509.75	6,509.67	0.08
4240 · Interest Income	2.25	0.00	2.25
4270 · Past Due Interest	17.44	0.00	17.44
Total Income	<u>6,529.44</u>	<u>6,509.67</u>	<u>19.77</u>
Gross Profit	6,529.44	6,509.67	19.77
Expense			
Administrative			
5010 · Legal	0.00	150.00	(150.00)
5020 · Management Fees	1,313.25	1,313.25	0.00
5025 · Taxes & Fees	61.25	28.17	33.08
5100 · Office Expense	323.58	333.33	(9.75)
5140 · Events	0.00	250.00	(250.00)
5160 · Newsletter/Website	109.13	100.00	9.13
5200 · Insurance Expense	0.00	425.00	(425.00)
Total Administrative	<u>1,807.21</u>	<u>2,599.75</u>	<u>(792.54)</u>
Grounds			
6000 · Repairs & Replacements	504.55	272.08	232.47
6100 · Grounds Contract	1,875.00	2,000.00	(125.00)
6100.01 · Grounds Care	60.00	416.67	(356.67)
6100.02 · Lot Mowing	0.00	83.33	(83.33)
6400 · Street Lighting	726.98	685.92	41.06
6600 · Lake Maintenance Contract	195.00	250.00	(55.00)
Total Grounds	<u>3,361.53</u>	<u>3,708.00</u>	<u>(346.47)</u>
Utilities			
7200 · Electric - Meter	236.35	201.92	34.43
Total Utilities	<u>236.35</u>	<u>201.92</u>	<u>34.43</u>
Total Expense	<u>5,405.09</u>	<u>6,509.67</u>	<u>(1,104.58)</u>
Net Ordinary Income	1,124.35	0.00	1,124.35
Other Income/Expense			
Other Income			
8050 · Reserve Investment Interest	1.25	0.00	1.25
Total Other Income	<u>1.25</u>	<u>0.00</u>	<u>1.25</u>
Other Expense			
9510 · Reserve Allocation	1.25	0.00	1.25
Total Other Expense	<u>1.25</u>	<u>0.00</u>	<u>1.25</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>1,124.35</u></u>	<u><u>0.00</u></u>	<u><u>1,124.35</u></u>