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

## **TABLE OF CONTENTS:**

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 April 30, 2022

ASSETS   Current Assets   Checking/Savings   Operating Accounts   1000.05 - Centennial OP 4130   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 Reserve Fund   30,463.66   Total Reserve Fund   30,463.66   Total Reserve Fund   30,463.66   Total Checking/Savings   115,514.01   Accounts Receivable   1200 - Accounts Receivable   1220 - Maintenance Fees Receivable   4,420.00   1250 - Lot Mowing Receivable   635.00   1260 - Misc Income Receivable   635.00   1260 - Misc Income Receivable   635.00   1260 - Misc Income Receivable   5,886.32   Total Accounts Receivable   5,886.32   Total Accounts Receivable   5,886.32   Total Other Current Assets   121,632.09   Total Current Assets   121,632.09   Total Current Assets   121,632.09   Total Current Assets   121,632.09   Total Current Liabilities   Current Liabilities   Current Liabilities   Current Liabilities   2010 - Per-Collected Maint Fee   52,078.00   Total Other Current Liabilities   52,382.13   Total Liabilities   52,382.13   Total Liabilities   52,382.13   Total Current Liabilities   52,382.13   Total Current Liabilities   52,382.13   Total Liabilities   52,		Apr 30, 22
1000.05 - Centennial OP 4130   31,843.75   1000.06 - Centennial CD 0639 9/27/23   33,206.60   33,206.60   33,206.60   33,206.60   33,206.60   33,206.60   33,206.60   33,206.60   33,206.60   33,206.60   33,206.60   33,206.66   33,206.66   33,206.66   30,463	Current Assets	
Reserve Fund 1000.07 · Centennial MM 4148         30,463.66           Total Reserve Fund         30,463.66           Total Checking/Savings         115,514.01           Accounts Receivable 1220 · Maintenance Fees Receivable 1220 · Waintenance Fees Receivable 1220 · Waintenance Fees Receivable 635.00         761.79           1230 · Violations Receivable 635.00         69.53           Total 1260 · Misc Income Receivable 69.53         69.53           Total 1200 · Accounts Receivable 5,886.32         5,886.32           Other Current Assets 1499 · Undeposited Funds 231.76         231.76           Total Other Current Assets 231.76         121,632.09           TOTAL ASSETS 121,632.09         121,632.09           TOTAL ASSETS 121,632.09         121,632.09           TOTAL ACcounts Payable 2000 · Accounts Payable 304.13         304.13           Total Other Current Liabilities Accounts Payable 2000 · Accounts Payable 304.13         304.13           Other Current Liabilities 52,078.00         52,078.00           Total Other Current Liabilities 52,382.13         52,382.13           Total Liabilities 52,382.13         52,382.13           Equity 3500 · Reserve Funds 300 · 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         4,159.17           <	1000.05 · Centennial OP 4130	The state of the s
1000.07 · Centennial MM 4148         30,463.66           Total Reserve Fund         30,463.66           Total Checking/Savings         115,514.01           Accounts Receivable         120 · Maintenance Fees Receivable           1220 · Maintenance Fees Receivable         761.79           1230 · Violations Receivable         4,420.00           1250 · Lot Mowing Receivable         635.00           1260 · Misc Income Receivable         5,886.32           Total 1200 · Accounts Receivable         5,886.32           Other Current Assets         231.76           Total Other Current Assets         231.76           Total Other Current Assets         121,632.09           TOTAL ASSETS         121,632.09           TOTAL ASSETS         121,632.09           TOTAL ACcounts Payable         304.13           Current Liabilities         304.13           Total Accounts Payable         304.13           Other Current Liabilities         52,078.00           Total Other Current Liabilities         52,078.00           Total Current Liabilities         52,078.00           Total Current Liabilities         52,382.13           Total Liabilities         52,382.13           Total Liabilities         52,382.13           Equity <td><b>Total Operating Accounts</b></td> <td>85,050.35</td>	<b>Total Operating Accounts</b>	85,050.35
Total Checking/Savings		30,463.66
Accounts Receivable   1200 · Accounts Receivable   1220 · Maintenance Fees Receivable   1230 · Violations Receivable   4,420.00   1250 · Lot Mowing Receivable   635.00   1260 · Misc Income Receivable   69.53	Total Reserve Fund	30,463.66
1200 · Accounts Receivable         761.79           1220 · Waintenance Fees Receivable         761.79           1230 · Violations Receivable         635.00           1250 · Lot Mowing Receivable         635.00           1260 · Misc Income Receivable         5,886.32           Total 1200 · Accounts Receivable         5,886.32           Other Current Assets         231.76           1499 · Undeposited Funds         231.76           Total Other Current Assets         121,632.09           TOTAL ASSETS         121,632.09           LIABILITIES & EQUITY         Liabilities           Current Liabilities         304.13           Total Accounts Payable         304.13           Other Current Liabilities         52,078.00           Total Other Current Liabilities         52,078.00           Total Other Current Liabilities         52,078.00           Total Current Liabilities         52,382.13           Total Liabilities         52,382.13           Equity         300 · 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 Checking/Savings	115,514.01
Total Accounts Receivable         5,886.32           Other Current Assets         231.76           Total Other Current Assets         231.76           Total Current Assets         121,632.09           TOTAL ASSETS         121,632.09           LIABILITIES & EQUITY         Liabilities           Current Liabilities         304.13           Accounts Payable         304.13           Other Current Liabilities         52,078.00           Total Accounts Payable and the end of the current Liabilities         52,078.00           Total Other Current Liabilities         52,078.00           Total Current Liabilities         52,382.13           Total Liabilities         52,382.13           Total Liabilities         52,382.13           Equity         3500 · Reserve Funds         30,463.66           3600 · Operating Fund Balance         33,339.58           3900 · Reserve Fund Earnings         1,510.56           3910 · Prior Period Adjustment         (223.01)           Net Income         4,159.17           Total Equity         69,249.96	1200 · Accounts Receivable 1220 · Maintenance Fees Receivable 1230 · Violations Receivable 1250 · Lot Mowing Receivable	4,420.00 635.00
Other Current Assets         231.76           Total Other Current Assets         231.76           Total Current Assets         121,632.09           TOTAL ASSETS         121,632.09           LIABILITIES & EQUITY         Liabilities           Accounts Payable         304.13           Total Accounts Payable         304.13           Other Current Liabilities         52,078.00           Total Other Current Liabilities         52,078.00           Total Current Liabilities         52,382.13           Total 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 1200 · Accounts Receivable	5,886.32
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         304.13           Accounts Payable         304.13           Total Accounts Payable         304.13           Other Current Liabilities         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 Accounts Receivable	5,886.32
Total Current Assets         121,632.09           TOTAL ASSETS         121,632.09           LIABILITIES & EQUITY         Liabilities           Current Liabilities         Accounts Payable         304.13           Total Accounts Payable         304.13           Other Current Liabilities         52,078.00           Total Other Current Liabilities         52,078.00           Total Current 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		231.76
TOTAL ASSETS         121,632.09           LIABILITIES & EQUITY         Liabilities           Current Liabilities         304.13           Accounts Payable         304.13           Total Accounts Payable         304.13           Other Current Liabilities         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 Other Current Assets	231.76
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 2000 · Accounts Payable 304.13  Total Accounts Payable 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 300 · Prior Period Adjustment Net Income 4,159.17  Total Equity 69,249.96	Total Current Assets	121,632.09
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 3,1510.56 3910 · Prior Period Adjustment Net Income 4,159.17  Total Equity 69,249.96	TOTAL ASSETS	121,632.09
Other Current Liabilities         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	Liabilities Current Liabilities Accounts Payable	304.13
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 Accounts Payable	304.13
Total Current Liabilities       52,382.13         Total Liabilities       52,382.13         Equity       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		52,078.00
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 Other Current Liabilities	52,078.00
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 Current Liabilities	52,382.13
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	52,382.13
3900 · Retained Earnings       1,510.56         3910 · Prior Period Adjustment       (223.01)         Net Income       4,159.17         Total Equity       69,249.96	• •	30,463.66
· • — — — — — — — — — — — — — — — — — —	3900 · Retained Earnings 3910 · Prior Period Adjustment	1,510.56 (223.01)
TOTAL LIABILITIES & EQUITY 121,632.09	Total Equity	69,249.96
	TOTAL LIABILITIES & EQUITY	121,632.09

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

	Apr 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income	6 500 75	6 500 67	0.00
4000 · Maint Fee Income 4240 · Interest Income	6,509.75 2.25	6,509.67 0.00	0.08 2.25
4270 · Past Due Interest	17.44	0.00	17.44
Total Income	6,529.44	6,509.67	19.77
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	61.25 323.58	28.17	33.08
5100 · Office Expense 5140 · Events	0.00	333.33 250.00	(9.75)
5140 · Events 5160 · Newsletter/Website	109.13	100.00	(250.00) 9.13
5200 · Insurance Expense	0.00	425.00	(425.00)
Total Administrative	1,807.21	2,599.75	(792.54)
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Grounds 6000 · Repairs & Replacements	504.55	272.08	232.47
6100 · Repairs & Replacements	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	3,361.53	3,708.00	(346.47)
Utilities			
7200 · Electric - Meter	236.35	201.92	34.43
Total Utilities	236.35	201.92	34.43
Total Expense	5,405.09	6,509.67	(1,104.58)
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	1.25	0.00	1.25
Other Expense			
9510 · Reserve Allocation	1.25	0.00	1.25
Total Other Expense	1.25	0.00	1.25
Net Other Income	0.00	0.00	0.00
Net Income	1,124.35	0.00	1,124.35