

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**September 30, 2022**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

BUDGET PERFORMANCE

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

10/06/22

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

	Sep 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1000.05 · Centennial OP 4130	5,409.44
1000.06 · Centennial CD 0639 9/27/23	33,241.41
<b>Total Operating Accounts</b>	38,650.85
<b>Reserve Fund</b>	
1000.07 · Centennial MM 4148	30,494.93
<b>Total Reserve Fund</b>	30,494.93
<b>Total Checking/Savings</b>	69,145.78
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	(649.90)
1230 · Violations Receivable	2,435.00
1250 · Lot Mowing Receivable	635.00
1260 · Misc Income Receivable	287.37
<b>Total 1200 · Accounts Receivable</b>	2,707.47
<b>Total Accounts Receivable</b>	2,707.47
<b>Total Current Assets</b>	71,853.25
<b>TOTAL ASSETS</b>	<b>71,853.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	195.00
<b>Total Accounts Payable</b>	195.00
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	19,529.25
<b>Total Other Current Liabilities</b>	19,529.25
<b>Total Current Liabilities</b>	19,724.25
<b>Total Liabilities</b>	19,724.25
<b>Equity</b>	
3500 · Reserve Funds	30,494.93
3600 · Operating Fund Balance	34,871.06
3900 · Retained Earnings	13.89
3910 · Prior Period Adjustment	(223.01)
Net Income	(13,027.87)
<b>Total Equity</b>	52,129.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>71,853.25</b>

10/06/22

## Gulf View Estates Owners Association, Inc.

## Revenue &amp; Expense Budget Performance

September 2022

	Sep 22	Budget	\$ Over Bud...	Jan - Sep 22	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	6,509.75	6,509.67	0.08	58,587.75	58,586.99	0.76	78,116.00
4010 · Reserve Income	0.00	0.00	0.00	4,458.00	4,458.00	0.00	4,458.00
4240 · Interest Income	0.67	0.00	0.67	20.45	0.00	20.45	0.00
4270 · Past Due Interest	0.60	0.00	0.60	189.78	0.00	189.78	0.00
4280 · Misc. Income	0.00	0.00	0.00	2,345.00	0.00	2,345.00	0.00
<b>Total Income</b>	<u>6,511.02</u>	<u>6,509.67</u>	<u>1.35</u>	<u>65,600.98</u>	<u>63,044.99</u>	<u>2,555.99</u>	<u>82,574.00</u>
<b>Gross Profit</b>	6,511.02	6,509.67	1.35	65,600.98	63,044.99	2,555.99	82,574.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	134.00	150.00	(16.00)	1,000.82	1,350.00	(349.18)	1,800.00
5020 · Management Fees	1,313.25	1,313.25	0.00	11,819.25	11,819.25	0.00	15,759.00
5025 · Taxes & Fees	0.00	28.17	(28.17)	336.25	253.49	82.76	338.00
5100 · Office Expense	287.87	333.33	(45.46)	2,993.93	3,000.01	(6.08)	4,000.00
5140 · Events	0.00	250.00	(250.00)	2,221.50	2,250.00	(28.50)	3,000.00
5160 · Newsletter/Website	158.26	100.00	58.26	834.78	900.00	(65.22)	1,200.00
5200 · Insurance Expense	0.00	425.00	(425.00)	5,067.00	3,825.00	1,242.00	5,100.00
<b>Total Administrative</b>	<u>1,893.38</u>	<u>2,599.75</u>	<u>(706.37)</u>	<u>24,273.53</u>	<u>23,397.75</u>	<u>875.78</u>	<u>31,197.00</u>
<b>Grounds</b>							
6000 · Repairs & Replacements	0.00	272.08	(272.08)	3,203.19	2,448.76	754.43	3,265.00
6100 · Grounds Contract	1,875.00	2,000.00	(125.00)	16,875.00	18,000.00	(1,125.00)	24,000.00
6200 · Grounds Care	239.76	416.67	(176.91)	19,040.80	3,749.99	15,290.81	5,000.00
6250 · Lot Mowing	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
6400 · Street Lighting	727.67	685.92	41.75	6,487.94	6,173.24	314.70	8,231.00
6600 · Lake Maintenance Contract	195.00	250.00	(55.00)	1,755.00	2,250.00	(495.00)	3,000.00
<b>Total Grounds</b>	<u>3,037.43</u>	<u>3,708.00</u>	<u>(670.57)</u>	<u>47,361.93</u>	<u>33,372.00</u>	<u>13,989.93</u>	<u>44,496.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	259.57	201.92	57.65	2,535.39	1,817.24	718.15	2,423.00
<b>Total Utilities</b>	<u>259.57</u>	<u>201.92</u>	<u>57.65</u>	<u>2,535.39</u>	<u>1,817.24</u>	<u>718.15</u>	<u>2,423.00</u>
<b>Total Expense</b>	<u>5,190.38</u>	<u>6,509.67</u>	<u>(1,319.29)</u>	<u>74,170.85</u>	<u>58,586.99</u>	<u>15,583.86</u>	<u>78,116.00</u>
<b>Net Ordinary Income</b>	1,320.64	0.00	1,320.64	(8,569.87)	4,458.00	(13,027.87)	4,458.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	9.27	0.00	9.27	36.13	0.00	36.13	0.00
<b>Total Other Income</b>	<u>9.27</u>	<u>0.00</u>	<u>9.27</u>	<u>36.13</u>	<u>0.00</u>	<u>36.13</u>	<u>0.00</u>
<b>Other Expense</b>							
9510 · Reserve Allocation	9.27	0.00	9.27	4,494.13	4,458.00	36.13	4,458.00
<b>Total Other Expense</b>	<u>9.27</u>	<u>0.00</u>	<u>9.27</u>	<u>4,494.13</u>	<u>4,458.00</u>	<u>36.13</u>	<u>4,458.00</u>
<b>Net Other Income</b>	0.00	0.00	0.00	(4,458.00)	(4,458.00)	0.00	(4,458.00)
<b>Net Income</b>	<u>1,320.64</u>	<u>0.00</u>	<u>1,320.64</u>	<u>(13,027.87)</u>	<u>0.00</u>	<u>(13,027.87)</u>	<u>0.00</u>