

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**February 28, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE  
REVENUES AND EXPENSE  
BUDGET PERFORMANCE

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

# Gulf View Estates Owners Association, Inc.

03/07/23

## Statement of Assets, Liabilities & Fund Balance

As of February 28, 2023

	<u>Feb 28, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1000.05 · Centennial OP 4130	90,280.78
<b>Total Operating Accounts</b>	90,280.78
<b>Reserve Fund</b>	
1000.07 · Centennial MM 4148	31,734.23
<b>Total Reserve Fund</b>	31,734.23
<b>Total Checking/Savings</b>	122,015.01
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	7,332.01
1230 · Violations Receivable	2,095.00
1260 · Misc Income Receivable	382.79
<b>Total 1200 · Accounts Receivable</b>	9,809.80
<b>Total Accounts Receivable</b>	9,809.80
<b>Total Current Assets</b>	131,824.81
<b>TOTAL ASSETS</b>	<b>131,824.81</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	225.25
<b>Total Accounts Payable</b>	225.25
<b>Other Current Liabilities</b>	
2200 · Accrued Expense	195.00
2010 · Pre-Collected Maint Fee	80,124.20
<b>Total Other Current Liabilities</b>	80,319.20
<b>Total Current Liabilities</b>	80,544.45
<b>Total Liabilities</b>	80,544.45
<b>Equity</b>	
3500 · Reserve Funds	31,734.23
3600 · Operating Fund Balance	21,156.68
3910 · Prior Period Adjustment	(179.76)
Net Income	(1,430.79)
<b>Total Equity</b>	51,280.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>131,824.81</b>

03/07/23

## Gulf View Estates Owners Association, Inc.

## Revenue &amp; Expense Budget Performance

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>4000 · Maint Fee Income</b>	8,012.42	8,012.33	0.09	16,024.80	16,024.70	0.10	96,148.00
<b>4010 · Reserve Income</b>	0.00	0.00	0.00	1,106.00	1,106.00	0.00	1,106.00
<b>4240 · Interest Income</b>	10.94	0.00	10.94	22.30	0.00	22.30	0.00
<b>4270 · Past Due Interest</b>	114.87	0.00	114.87	114.87	0.00	114.87	0.00
<b>Total Income</b>	<u>8,138.23</u>	<u>8,012.33</u>	<u>125.90</u>	<u>17,267.97</u>	<u>17,130.70</u>	<u>137.27</u>	<u>97,254.00</u>
<b>Gross Profit</b>	8,138.23	8,012.33	125.90	17,267.97	17,130.70	137.27	97,254.00
<b>Expense</b>							
<b>Administrative</b>							
<b>5010 · Legal</b>	0.00	83.33	(83.33)	299.82	166.70	133.12	1,000.00
<b>5020 · Management Fees</b>	1,378.75	1,378.75	0.00	2,757.50	2,757.50	0.00	16,545.00
<b>5025 · Taxes &amp; Fees</b>	0.00	28.00	(28.00)	61.25	56.00	5.25	336.00
<b>5100 · Office Expense</b>	894.12	291.67	602.45	1,553.14	583.30	969.84	3,500.00
<b>5140 · Events</b>	0.00	291.67	(291.67)	279.97	583.30	(303.33)	3,500.00
<b>5160 · Newsletter/Website</b>	60.00	100.00	(40.00)	343.43	200.00	143.43	1,200.00
<b>5200 · Insurance Expense</b>	0.00	441.67	(441.67)	5,623.40	883.30	4,740.10	5,300.00
<b>Total Administrative</b>	<u>2,332.87</u>	<u>2,615.09</u>	<u>(282.22)</u>	<u>10,918.51</u>	<u>5,230.10</u>	<u>5,688.41</u>	<u>31,381.00</u>
<b>Grounds</b>							
<b>6102 · Storm Cleanup</b>	0.00	1,250.00	(1,250.00)	0.00	2,500.00	(2,500.00)	15,000.00
<b>6000 · Repairs &amp; Replacements</b>	90.00	291.67	(201.67)	634.50	583.30	51.20	3,500.00
<b>6100 · Grounds Contract</b>	1,910.00	2,083.33	(173.33)	3,820.00	4,166.70	(346.70)	25,000.00
<b>6200 · Grounds Care</b>	0.00	531.25	(531.25)	186.18	1,062.50	(876.32)	6,375.00
<b>6400 · Street Lighting</b>	786.67	742.50	44.17	1,514.34	1,485.00	29.34	8,910.00
<b>6600 · Lake Maintenance Contract</b>	195.00	208.33	(13.33)	390.00	416.70	(26.70)	2,500.00
<b>Total Grounds</b>	<u>2,981.67</u>	<u>5,107.08</u>	<u>(2,125.41)</u>	<u>6,545.02</u>	<u>10,214.20</u>	<u>(3,669.18)</u>	<u>61,285.00</u>
<b>Utilities</b>							
<b>7200 · Electric - Meter</b>	70.19	290.17	(219.98)	129.23	580.30	(451.07)	3,482.00
<b>Total Utilities</b>	<u>70.19</u>	<u>290.17</u>	<u>(219.98)</u>	<u>129.23</u>	<u>580.30</u>	<u>(451.07)</u>	<u>3,482.00</u>
<b>Total Expense</b>	<u>5,384.73</u>	<u>8,012.34</u>	<u>(2,627.61)</u>	<u>17,592.76</u>	<u>16,024.60</u>	<u>1,568.16</u>	<u>96,148.00</u>
<b>Net Ordinary Income</b>	<u>2,753.50</u>	<u>(0.01)</u>	<u>2,753.51</u>	<u>(324.79)</u>	<u>1,106.10</u>	<u>(1,430.89)</u>	<u>1,106.00</u>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
<b>8050 · Reserve Investment Interest</b>	30.62	0.00	30.62	63.33	0.00	63.33	0.00
<b>Total Other Income</b>	<u>30.62</u>	<u>0.00</u>	<u>30.62</u>	<u>63.33</u>	<u>0.00</u>	<u>63.33</u>	<u>0.00</u>
<b>Other Expense</b>							
<b>9510 · Reserve Allocation</b>	30.62	0.00	30.62	1,169.33	1,106.00	63.33	1,106.00
<b>Total Other Expense</b>	<u>30.62</u>	<u>0.00</u>	<u>30.62</u>	<u>1,169.33</u>	<u>1,106.00</u>	<u>63.33</u>	<u>1,106.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,106.00)</u>	<u>(1,106.00)</u>	<u>0.00</u>	<u>(1,106.00)</u>
<b>Net Income</b>	<u><b>2,753.50</b></u>	<u><b>(0.01)</b></u>	<u><b>2,753.51</b></u>	<u><b>(1,430.79)</b></u>	<u><b>0.10</b></u>	<u><b>(1,430.89)</b></u>	<u><b>0.00</b></u>