

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**March 31, 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.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of March 31, 2023

	Mar 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1000.05 · Centennial OP 4130	80,258.54
Total Operating Accounts	80,258.54
Reserve Fund	
1000.07 · Centennial MM 4148	31,774.66
Total Reserve Fund	31,774.66
Total Checking/Savings	112,033.20
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	3,060.99
1230 · Violations Receivable	2,095.00
1260 · Misc Income Receivable	402.23
Total 1200 · Accounts Receivable	5,558.22
Total Accounts Receivable	5,558.22
Total Current Assets	117,591.42
<b>TOTAL ASSETS</b>	<b>117,591.42</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	196.54
Total Accounts Payable	196.54
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	72,111.78
Total Other Current Liabilities	72,111.78
Total Current Liabilities	72,308.32
Total Liabilities	72,308.32
Equity	
3500 · Reserve Funds	31,774.66
3600 · Operating Fund Balance	21,156.68
3910 · Prior Period Adjustment	(179.76)
Net Income	(7,468.48)
Total Equity	45,283.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>117,591.42</b>

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

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	8,012.42	8,012.33	0.09	24,037.22	24,037.03	0.19	96,148.00
4010 · Reserve Income	0.00	0.00	0.00	1,106.00	1,106.00	0.00	1,106.00
4240 · Interest Income	11.14	0.00	11.14	33.44	0.00	33.44	0.00
4270 · Past Due Interest	59.24	0.00	59.24	174.11	0.00	174.11	0.00
<b>Total Income</b>	<u>8,082.80</u>	<u>8,012.33</u>	<u>70.47</u>	<u>25,350.77</u>	<u>25,143.03</u>	<u>207.74</u>	<u>97,254.00</u>
<b>Gross Profit</b>	8,082.80	8,012.33	70.47	25,350.77	25,143.03	207.74	97,254.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	0.00	83.33	(83.33)	299.82	250.03	49.79	1,000.00
5020 · Management Fees	1,378.75	1,378.75	0.00	4,136.25	4,136.25	0.00	16,545.00
5025 · Taxes & Fees	0.00	28.00	(28.00)	61.25	84.00	(22.75)	336.00
5100 · Office Expense	586.90	291.67	295.23	2,140.04	874.97	1,265.07	3,500.00
5140 · Events	316.98	291.67	25.31	596.95	874.97	(278.02)	3,500.00
5160 · Newsletter/Website	453.08	100.00	353.08	796.51	300.00	496.51	1,200.00
5200 · Insurance Expense	0.00	441.67	(441.67)	5,623.40	1,324.97	4,298.43	5,300.00
<b>Total Administrative</b>	<u>2,735.71</u>	<u>2,615.09</u>	<u>120.62</u>	<u>13,654.22</u>	<u>7,845.19</u>	<u>5,809.03</u>	<u>31,381.00</u>
<b>Grounds</b>							
6102 · Storm Cleanup	3,520.00	1,250.00	2,270.00	3,520.00	3,750.00	(230.00)	15,000.00
6000 · Repairs & Replacements	0.00	291.67	(291.67)	634.50	874.97	(240.47)	3,500.00
6100 · Grounds Contract	1,910.00	2,083.33	(173.33)	5,730.00	6,250.03	(520.03)	25,000.00
6200 · Grounds Care	4,932.18	531.25	4,400.93	5,118.36	1,593.75	3,524.61	6,375.00
6400 · Street Lighting	787.17	742.50	44.67	2,301.51	2,227.50	74.01	8,910.00
6600 · Lake Maintenance Contr...	195.00	208.33	(13.33)	585.00	625.03	(40.03)	2,500.00
<b>Total Grounds</b>	<u>11,344.35</u>	<u>5,107.08</u>	<u>6,237.27</u>	<u>17,889.37</u>	<u>15,321.28</u>	<u>2,568.09</u>	<u>61,285.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	40.43	290.17	(249.74)	169.66	870.47	(700.81)	3,482.00
<b>Total Utilities</b>	<u>40.43</u>	<u>290.17</u>	<u>(249.74)</u>	<u>169.66</u>	<u>870.47</u>	<u>(700.81)</u>	<u>3,482.00</u>
<b>Total Expense</b>	<u>14,120.49</u>	<u>8,012.34</u>	<u>6,108.15</u>	<u>31,713.25</u>	<u>24,036.94</u>	<u>7,676.31</u>	<u>96,148.00</u>
<b>Net Ordinary Income</b>	<u>(6,037.69)</u>	<u>(0.01)</u>	<u>(6,037.68)</u>	<u>(6,362.48)</u>	<u>1,106.09</u>	<u>(7,468.57)</u>	<u>1,106.00</u>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	40.43	0.00	40.43	103.76	0.00	103.76	0.00
<b>Total Other Income</b>	<u>40.43</u>	<u>0.00</u>	<u>40.43</u>	<u>103.76</u>	<u>0.00</u>	<u>103.76</u>	<u>0.00</u>
<b>Other Expense</b>							
9510 · Reserve Allocation	40.43	0.00	40.43	1,209.76	1,106.00	103.76	1,106.00
<b>Total Other Expense</b>	<u>40.43</u>	<u>0.00</u>	<u>40.43</u>	<u>1,209.76</u>	<u>1,106.00</u>	<u>103.76</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><u>(6,037.69)</u></u>	<u><u>(0.01)</u></u>	<u><u>(6,037.68)</u></u>	<u><u>(7,468.48)</u></u>	<u><u>0.09</u></u>	<u><u>(7,468.57)</u></u>	<u><u>0.00</u></u>