

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**April 30, 2023**

**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, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1000.05 · Centennial OP 4130	74,695.12
<b>Total Operating Accounts</b>	74,695.12
<b>Reserve Fund</b>	
1000.07 · Centennial MM 4148	31,813.83
<b>Total Reserve Fund</b>	31,813.83
<b>Total Checking/Savings</b>	106,508.95
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	2,026.97
1230 · Violations Receivable	2,095.00
1260 · Misc Income Receivable	382.33
<b>Total 1200 · Accounts Receivable</b>	4,504.30
<b>Total Accounts Receivable</b>	4,504.30
<b>Total Current Assets</b>	111,013.25
<b>TOTAL ASSETS</b>	<b>111,013.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	603.48
<b>Total Accounts Payable</b>	603.48
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	64,099.36
<b>Total Other Current Liabilities</b>	64,099.36
<b>Total Current Liabilities</b>	64,702.84
<b>Total Liabilities</b>	64,702.84
<b>Equity</b>	
3500 · Reserve Funds	31,813.83
3600 · Operating Fund Balance	21,156.68
3910 · Prior Period Adjustment	(179.76)
Net Income	(6,480.34)
<b>Total Equity</b>	46,310.41
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>111,013.25</b>

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

April 2023

	Apr 23	Budget	\$ Over Bud...	Jan - Apr 23	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	8,012.42	8,012.33	0.09	32,049.64	32,049.36	0.28	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	9.92	0.00	9.92	43.36	0.00	43.36	0.00
4270 · Past Due Interest	0.00	0.00	0.00	174.11	0.00	174.11	0.00
<b>Total Income</b>	<u>8,022.34</u>	<u>8,012.33</u>	<u>10.01</u>	<u>33,373.11</u>	<u>33,155.36</u>	<u>217.75</u>	<u>97,254.00</u>
<b>Gross Profit</b>	8,022.34	8,012.33	10.01	33,373.11	33,155.36	217.75	97,254.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	312.24	83.33	228.91	612.06	333.36	278.70	1,000.00
5020 · Management Fees	1,378.75	1,378.75	0.00	5,515.00	5,515.00	0.00	16,545.00
5025 · Taxes & Fees	300.00	28.00	272.00	361.25	112.00	249.25	336.00
5100 · Office Expense	573.41	291.67	281.74	2,713.45	1,166.64	1,546.81	3,500.00
5140 · Events	0.00	291.67	(291.67)	596.95	1,166.64	(569.69)	3,500.00
5160 · Newsletter/Website	424.42	100.00	324.42	1,220.93	400.00	820.93	1,200.00
5200 · Insurance Expense	0.00	441.67	(441.67)	5,623.40	1,766.64	3,856.76	5,300.00
<b>Total Administrative</b>	<u>2,988.82</u>	<u>2,615.09</u>	<u>373.73</u>	<u>16,643.04</u>	<u>10,460.28</u>	<u>6,182.76</u>	<u>31,381.00</u>
<b>Grounds</b>							
6102 · Storm Cleanup	0.00	1,250.00	(1,250.00)	3,520.00	5,000.00	(1,480.00)	15,000.00
6000 · Repairs & Replacements	655.00	291.67	363.33	1,289.50	1,166.64	122.86	3,500.00
6100 · Grounds Contract	1,910.00	2,083.33	(173.33)	7,640.00	8,333.36	(693.36)	25,000.00
6200 · Grounds Care	450.00	531.25	(81.25)	5,568.36	2,125.00	3,443.36	6,375.00
6400 · Street Lighting	787.17	742.50	44.67	3,088.68	2,970.00	118.68	8,910.00
6600 · Lake Maintenance Contract	195.00	208.33	(13.33)	780.00	833.36	(53.36)	2,500.00
<b>Total Grounds</b>	<u>3,997.17</u>	<u>5,107.08</u>	<u>(1,109.91)</u>	<u>21,886.54</u>	<u>20,428.36</u>	<u>1,458.18</u>	<u>61,285.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	48.21	290.17	(241.96)	217.87	1,160.64	(942.77)	3,482.00
<b>Total Utilities</b>	<u>48.21</u>	<u>290.17</u>	<u>(241.96)</u>	<u>217.87</u>	<u>1,160.64</u>	<u>(942.77)</u>	<u>3,482.00</u>
<b>Total Expense</b>	<u>7,034.20</u>	<u>8,012.34</u>	<u>(978.14)</u>	<u>38,747.45</u>	<u>32,049.28</u>	<u>6,698.17</u>	<u>96,148.00</u>
<b>Net Ordinary Income</b>	988.14	(0.01)	988.15	(5,374.34)	1,106.08	(6,480.42)	1,106.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	39.17	0.00	39.17	142.93	0.00	142.93	0.00
<b>Total Other Income</b>	39.17	0.00	39.17	142.93	0.00	142.93	0.00
<b>Other Expense</b>							
9510 · Reserve Allocation	39.17	0.00	39.17	1,248.93	1,106.00	142.93	1,106.00
<b>Total Other Expense</b>	39.17	0.00	39.17	1,248.93	1,106.00	142.93	1,106.00
<b>Net Other Income</b>	0.00	0.00	0.00	(1,106.00)	(1,106.00)	0.00	(1,106.00)
<b>Net Income</b>	<u>988.14</u>	<u>(0.01)</u>	<u>988.15</u>	<u>(6,480.34)</u>	<u>0.08</u>	<u>(6,480.42)</u>	<u>0.00</u>