

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

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

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

07/10/23

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of June 30, 2023

	Jun 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1000.05 · Centennial OP 4130	63,368.77
<b>Total Operating Accounts</b>	63,368.77
<b>Reserve Fund</b>	
1000.07 · Centennial MM 4148	25,191.79
<b>Total Reserve Fund</b>	25,191.79
<b>Total Checking/Savings</b>	88,560.56
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	91.97
1230 · Violations Receivable	2,095.00
1260 · Misc Income Receivable	348.71
<b>Total 1200 · Accounts Receivable</b>	2,535.68
<b>Total Accounts Receivable</b>	2,535.68
<b>Total Current Assets</b>	91,096.24
<b>TOTAL ASSETS</b>	<b>91,096.24</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	5,110.00
<b>Total Accounts Payable</b>	5,110.00
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	48,074.52
<b>Total Other Current Liabilities</b>	48,074.52
<b>Total Current Liabilities</b>	53,184.52
<b>Total Liabilities</b>	53,184.52
<b>Equity</b>	
3500 · Reserve Funds	25,191.79
3600 · Operating Fund Balance	21,156.68
3910 · Prior Period Adjustment	(179.76)
Net Income	(8,256.99)
<b>Total Equity</b>	37,911.72
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>91,096.24</b>

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

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 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	48,074.48	48,074.02	0.46	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	11.78	0.00	11.78	66.96	0.00	66.96	0.00
4270 · Past Due Interest	0.00	0.00	0.00	205.34	0.00	205.34	0.00
<b>Total Income</b>	<b>8,024.20</b>	<b>8,012.33</b>	<b>11.87</b>	<b>49,452.78</b>	<b>49,180.02</b>	<b>272.76</b>	<b>97,254.00</b>
<b>Gross Profit</b>	<b>8,024.20</b>	<b>8,012.33</b>	<b>11.87</b>	<b>49,452.78</b>	<b>49,180.02</b>	<b>272.76</b>	<b>97,254.00</b>
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	5,110.00	83.33	5,026.67	7,729.56	500.02	7,229.54	1,000.00
5020 · Management Fees	1,378.75	1,378.75	0.00	8,272.50	8,272.50	0.00	16,545.00
5025 · Taxes & Fees	0.00	28.00	(28.00)	361.25	168.00	193.25	336.00
5100 · Office Expense	645.33	291.67	353.66	3,971.00	1,749.98	2,221.02	3,500.00
5140 · Events	0.00	291.67	(291.67)	596.95	1,749.98	(1,153.03)	3,500.00
5160 · Newsletter/Website	60.00	100.00	(40.00)	1,390.06	600.00	790.06	1,200.00
5200 · Insurance Expense	0.00	441.67	(441.67)	5,623.40	2,649.98	2,973.42	5,300.00
<b>Total Administrative</b>	<b>7,194.08</b>	<b>2,615.09</b>	<b>4,578.99</b>	<b>27,944.72</b>	<b>15,690.46</b>	<b>12,254.26</b>	<b>31,381.00</b>
<b>Grounds</b>							
6102 · Storm Cleanup	380.00	1,250.00	(870.00)	3,900.00	7,500.00	(3,600.00)	15,000.00
6000 · Repairs & Replacements	197.80	291.67	(93.87)	1,487.30	1,749.98	(262.68)	3,500.00
6100 · Grounds Contract	1,910.00	2,083.33	(173.33)	11,460.00	12,500.02	(1,040.02)	25,000.00
6200 · Grounds Care	0.00	531.25	(531.25)	5,754.54	3,187.50	2,567.04	6,375.00
6400 · Street Lighting	705.59	742.50	(36.91)	4,503.86	4,455.00	48.86	8,910.00
6600 · Lake Maintenance Contract	195.00	208.33	(13.33)	1,170.00	1,250.02	(80.02)	2,500.00
<b>Total Grounds</b>	<b>3,388.39</b>	<b>5,107.08</b>	<b>(1,718.69)</b>	<b>28,275.70</b>	<b>30,642.52</b>	<b>(2,366.82)</b>	<b>61,285.00</b>
<b>Utilities</b>							
7200 · Electric - Meter	90.63	290.17	(199.54)	383.35	1,740.98	(1,357.63)	3,482.00
<b>Total Utilities</b>	<b>90.63</b>	<b>290.17</b>	<b>(199.54)</b>	<b>383.35</b>	<b>1,740.98</b>	<b>(1,357.63)</b>	<b>3,482.00</b>
<b>Total Expense</b>	<b>10,673.10</b>	<b>8,012.34</b>	<b>2,660.76</b>	<b>56,603.77</b>	<b>48,073.96</b>	<b>8,529.81</b>	<b>96,148.00</b>
<b>Net Ordinary Income</b>	<b>(2,648.90)</b>	<b>(0.01)</b>	<b>(2,648.89)</b>	<b>(7,150.99)</b>	<b>1,106.06</b>	<b>(8,257.05)</b>	<b>1,106.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	34.42	0.00	34.42	220.89	0.00	220.89	0.00
<b>Total Other Income</b>	<b>34.42</b>	<b>0.00</b>	<b>34.42</b>	<b>220.89</b>	<b>0.00</b>	<b>220.89</b>	<b>0.00</b>
<b>Other Expense</b>							
9510 · Reserve Allocation	34.42	0.00	34.42	1,326.89	1,106.00	220.89	1,106.00
<b>Total Other Expense</b>	<b>34.42</b>	<b>0.00</b>	<b>34.42</b>	<b>1,326.89</b>	<b>1,106.00</b>	<b>220.89</b>	<b>1,106.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,106.00)</b>	<b>(1,106.00)</b>	<b>0.00</b>	<b>(1,106.00)</b>
<b>Net Income</b>	<b>(2,648.90)</b>	<b>(0.01)</b>	<b>(2,648.89)</b>	<b>(8,256.99)</b>	<b>0.06</b>	<b>(8,257.05)</b>	<b>0.00</b>