

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**December 31, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

BUDGET PERFORMANCE

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

01/12/24

**Gulf View Estates Owners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of December 31, 2023

	Dec 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1000.05 · Centennial OP 4130	52,632.76
<b>Total Operating Accounts</b>	52,632.76
<b>Reserve Fund</b>	
1000.07 · Centennial MM 4148	17,827.55
<b>Total Reserve Fund</b>	17,827.55
<b>Total Checking/Savings</b>	70,460.31
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	(40,329.07)
1230 · Violations Receivable	2,320.00
1260 · Misc Income Receivable	26.04
<b>Total 1200 · Accounts Receivable</b>	(37,983.03)
<b>Total Accounts Receivable</b>	(37,983.03)
<b>Other Current Assets</b>	
1499 · Undeposited Funds	545.92
<b>Total Other Current Assets</b>	545.92
<b>Total Current Assets</b>	33,023.20
<b>TOTAL ASSETS</b>	<b>33,023.20</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	1,277.50
<b>Total Accounts Payable</b>	1,277.50
<b>Other Current Liabilities</b>	
2200 · Accrued Expense	1,426.00
<b>Total Other Current Liabilities</b>	1,426.00
<b>Total Current Liabilities</b>	2,703.50
<b>Total Liabilities</b>	2,703.50
<b>Equity</b>	
3500 · Reserve Funds	17,827.55
3600 · Operating Fund Balance	21,156.68
3910 · Prior Period Adjustment	(179.76)
Net Income	(8,484.77)
<b>Total Equity</b>	30,319.70
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>33,023.20</b>

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

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 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	96,149.00	96,148.00	1.00	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	4.46	0.00	4.46	101.57	0.00	101.57	0.00
4270 · Past Due Interest	0.00	0.00	0.00	277.42	0.00	277.42	0.00
<b>Total Income</b>	<b>8,016.88</b>	<b>8,012.33</b>	<b>4.55</b>	<b>97,633.99</b>	<b>97,254.00</b>	<b>379.99</b>	<b>97,254.00</b>
<b>Gross Profit</b>	<b>8,016.88</b>	<b>8,012.33</b>	<b>4.55</b>	<b>97,633.99</b>	<b>97,254.00</b>	<b>379.99</b>	<b>97,254.00</b>
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	1,277.50	83.33	1,194.17	20,267.12	1,000.00	19,267.12	1,000.00
5020 · Management Fees	1,378.75	1,378.75	0.00	16,545.00	16,545.00	0.00	16,545.00
5025 · Taxes & Fees	0.00	28.00	(28.00)	361.25	336.00	25.25	336.00
5100 · Office Expense	608.33	291.67	316.66	8,812.74	3,500.00	5,312.74	3,500.00
5140 · Events	1,448.14	291.67	1,156.47	3,471.09	3,500.00	(28.91)	3,500.00
5160 · Newsletter/Website	453.08	100.00	353.08	2,688.07	1,200.00	1,488.07	1,200.00
5200 · Insurance Expense	0.00	441.67	(441.67)	5,623.40	5,300.00	323.40	5,300.00
<b>Total Administrative</b>	<b>5,165.80</b>	<b>2,615.09</b>	<b>2,550.71</b>	<b>57,768.67</b>	<b>31,381.00</b>	<b>26,387.67</b>	<b>31,381.00</b>
<b>Grounds</b>							
6000 · Repairs & Replacements	0.00	291.67	(291.67)	2,613.98	3,500.00	(886.02)	3,500.00
6100 · Grounds Contract	1,910.00	2,083.33	(173.33)	22,920.00	25,000.00	(2,080.00)	25,000.00
6200 · Grounds Care	0.00	531.25	(531.25)	6,313.08	6,375.00	(61.92)	6,375.00
6102 · Storm Cleanup	0.00	1,250.00	(1,250.00)	3,900.00	15,000.00	(11,100.00)	15,000.00
6400 · Street Lighting	680.10	742.50	(62.40)	8,720.65	8,910.00	(189.35)	8,910.00
6600 · Lake Maintenance Contract	0.00	208.33	(208.33)	1,365.00	2,500.00	(1,135.00)	2,500.00
<b>Total Grounds</b>	<b>2,590.10</b>	<b>5,107.08</b>	<b>(2,516.98)</b>	<b>45,832.71</b>	<b>61,285.00</b>	<b>(15,452.29)</b>	<b>61,285.00</b>
<b>Utilities</b>							
7200 · Electric - Meter	157.09	290.17	(133.08)	1,411.38	3,482.00	(2,070.62)	3,482.00
<b>Total Utilities</b>	<b>157.09</b>	<b>290.17</b>	<b>(133.08)</b>	<b>1,411.38</b>	<b>3,482.00</b>	<b>(2,070.62)</b>	<b>3,482.00</b>
<b>Total Expense</b>	<b>7,912.99</b>	<b>8,012.34</b>	<b>(99.35)</b>	<b>105,012.76</b>	<b>96,148.00</b>	<b>8,864.76</b>	<b>96,148.00</b>
<b>Net Ordinary Income</b>	<b>103.89</b>	<b>(0.01)</b>	<b>103.90</b>	<b>(7,378.77)</b>	<b>1,106.00</b>	<b>(8,484.77)</b>	<b>1,106.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	26.46	0.00	26.46	386.65	0.00	386.65	0.00
<b>Total Other Income</b>	<b>26.46</b>	<b>0.00</b>	<b>26.46</b>	<b>386.65</b>	<b>0.00</b>	<b>386.65</b>	<b>0.00</b>
<b>Other Expense</b>							
9510 · Reserve Allocation	26.46	0.00	26.46	1,492.65	1,106.00	386.65	1,106.00
<b>Total Other Expense</b>	<b>26.46</b>	<b>0.00</b>	<b>26.46</b>	<b>1,492.65</b>	<b>1,106.00</b>	<b>386.65</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>103.89</b>	<b>(0.01)</b>	<b>103.90</b>	<b>(8,484.77)</b>	<b>0.00</b>	<b>(8,484.77)</b>	<b>0.00</b>