

**GULF VIEW ESTATES OWNERS ASSOCIATION INC**  
**FINANCIAL REPORTS**  
**January 31, 2024**

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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 January 31, 2024

	Jan 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1000.05 · Centennial OP 4130	77,669.57
Total Operating Accounts	77,669.57
Reserve Fund	
1000.07 · Centennial MM 4148	22,159.84
Total Reserve Fund	22,159.84
Total Checking/Savings	99,829.41
Accounts Receivable	
1200 · Accounts Receivable	
1220 · Maintenance Fees Receivable	15,628.46
1230 · Violations Receivable	2,320.00
1260 · Misc Income Receivable	292.06
Total 1200 · Accounts Receivable	18,240.52
Total Accounts Receivable	18,240.52
Total Current Assets	118,069.93
<b>TOTAL ASSETS</b>	<b>118,069.93</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	331.33
Total Accounts Payable	331.33
Other Current Liabilities	
2200 · Accrued Expense	1,426.00
2010 · Pre-Collected Maint Fee	85,205.12
2015 · Prepaid Assessments	1,368.55
Total Other Current Liabilities	87,999.67
Total Current Liabilities	88,331.00
Long Term Liabilities	
3500 · Reserve Funds	22,159.84
Total Long Term Liabilities	22,159.84
Total Liabilities	110,490.84
Equity	
3600 · Operating Fund Balance	20,976.92
3900 · Retained Earnings	(8,484.77)
3910 · Prior Period Adjustment	(995.07)
Net Income	(3,917.99)
Total Equity	7,579.09
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>118,069.93</b>

02/14/24

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

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maint Fee Income	7,745.88	7,745.88	0.00	7,745.88	7,745.88	0.00	92,951.00
4010 · Reserve Income	4,304.00	4,304.00	0.00	4,304.00	4,304.00	0.00	4,304.00
4240 · Interest Income	13.00	0.00	13.00	13.00	0.00	13.00	0.00
<b>Total Income</b>	<u>12,062.88</u>	<u>12,049.88</u>	<u>13.00</u>	<u>12,062.88</u>	<u>12,049.88</u>	<u>13.00</u>	<u>97,255.00</u>
<b>Gross Profit</b>	12,062.88	12,049.88	13.00	12,062.88	12,049.88	13.00	97,255.00
<b>Expense</b>							
<b>Administrative</b>							
5010 · Legal	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
5020 · Management Fees	1,447.00	1,447.00	0.00	1,447.00	1,447.00	0.00	17,364.00
5025 · Taxes & Fees	61.25	31.25	30.00	61.25	31.25	30.00	375.00
5100 · Office Expense	1,361.97	458.37	903.60	1,361.97	458.37	903.60	5,500.00
5140 · Events	0.00	375.00	(375.00)	0.00	375.00	(375.00)	4,500.00
5160 · Newsletter/Website	359.26	250.00	109.26	359.26	250.00	109.26	3,000.00
5200 · Insurance Expense	5,647.96	500.00	5,147.96	5,647.96	500.00	5,147.96	6,000.00
<b>Total Administrative</b>	<u>8,877.44</u>	<u>3,394.99</u>	<u>5,482.45</u>	<u>8,877.44</u>	<u>3,394.99</u>	<u>5,482.45</u>	<u>40,739.00</u>
<b>Grounds</b>							
6000 · Repairs & Replacements	0.00	309.37	(309.37)	0.00	309.37	(309.37)	3,712.00
6100 · Grounds Contract	1,910.00	2,166.63	(256.63)	1,910.00	2,166.63	(256.63)	26,000.00
6200 · Grounds Care	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
6102 · Storm Cleanup	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
6400 · Street Lighting	702.24	750.00	(47.76)	702.24	750.00	(47.76)	9,000.00
6600 · Lake Maintenance Contract	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
<b>Total Grounds</b>	<u>2,612.24</u>	<u>4,059.37</u>	<u>(1,447.13)</u>	<u>2,612.24</u>	<u>4,059.37</u>	<u>(1,447.13)</u>	<u>48,712.00</u>
<b>Utilities</b>							
7200 · Electric - Meter	187.19	291.63	(104.44)	187.19	291.63	(104.44)	3,500.00
<b>Total Utilities</b>	<u>187.19</u>	<u>291.63</u>	<u>(104.44)</u>	<u>187.19</u>	<u>291.63</u>	<u>(104.44)</u>	<u>3,500.00</u>
<b>Total Expense</b>	<u>11,676.87</u>	<u>7,745.99</u>	<u>3,930.88</u>	<u>11,676.87</u>	<u>7,745.99</u>	<u>3,930.88</u>	<u>92,951.00</u>
<b>Net Ordinary Income</b>	<u>386.01</u>	<u>4,303.89</u>	<u>(3,917.88)</u>	<u>386.01</u>	<u>4,303.89</u>	<u>(3,917.88)</u>	<u>4,304.00</u>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Investment Interest	28.29	0.00	28.29	28.29	0.00	28.29	0.00
<b>Total Other Income</b>	<u>28.29</u>	<u>0.00</u>	<u>28.29</u>	<u>28.29</u>	<u>0.00</u>	<u>28.29</u>	<u>0.00</u>
<b>Other Expense</b>							
9510 · Reserve Allocation	4,332.29	4,304.00	28.29	4,332.29	4,304.00	28.29	4,304.00
<b>Total Other Expense</b>	<u>4,332.29</u>	<u>4,304.00</u>	<u>28.29</u>	<u>4,332.29</u>	<u>4,304.00</u>	<u>28.29</u>	<u>4,304.00</u>
<b>Net Other Income</b>	<u>(4,304.00)</u>	<u>(4,304.00)</u>	<u>0.00</u>	<u>(4,304.00)</u>	<u>(4,304.00)</u>	<u>0.00</u>	<u>(4,304.00)</u>
<b>Net Income</b>	<u><b>(3,917.99)</b></u>	<u><b>(0.11)</b></u>	<u><b>(3,917.88)</b></u>	<u><b>(3,917.99)</b></u>	<u><b>(0.11)</b></u>	<u><b>(3,917.88)</b></u>	<u><b>0.00</b></u>