

GOLDEN STRAND APARTMENTS, INC.
FINANCIAL REPORTS
April 30, 2021

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

Golden Strand Apartments, Inc.
Statement of Assets, Liabilities & Fund Balance
As of April 30, 2021

05/04/21

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
10020 · Centennial OP 4723	30,590.98
Total Operating Accts	30,590.98
Reserve Accts	
11020 · Centennial MM 4731	172,943.52
11030 · Cadence MM 1824	53,243.45
Total Reserve Accts	226,186.97
Total Checking/Savings	256,777.95
Accounts Receivable	
11000 · Accounts Receivable	(17,311.88)
Total Accounts Receivable	(17,311.88)
Total Current Assets	239,466.07
TOTAL ASSETS	239,466.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	5,133.30
Total Accounts Payable	5,133.30
Other Current Liabilities	
20175 · Accrued Expenses	380.00
Total Other Current Liabilities	380.00
Total Current Liabilities	5,513.30
Total Liabilities	5,513.30
Equity	
Reserve Fund	226,186.97
30340 · Prior Years Surplus/Deficit	9,936.96
32000 · Retained Earnings	1,265.07
Net Income	(3,436.23)
Total Equity	233,952.77
TOTAL LIABILITIES & EQUITY	239,466.07

Golden Strand Apartments, Inc.
Statement of Revenue & Expense Budget Performance

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
41000 · Maintenance Fees	16,211.17	16,215.92	(4.75)	64,844.64	64,863.64	(19.00)	194,591.00
41120 · Reserve Fees	3,428.83	3,428.83	0.00	13,715.36	13,715.36	0.00	41,146.00
42100 · Bank Interest	2.48	0.00	2.48	11.09	0.00	11.09	0.00
Total Income	19,642.48	19,644.75	(2.27)	78,571.09	78,579.00	(7.91)	235,737.00
Gross Profit	19,642.48	19,644.75	(2.27)	78,571.09	78,579.00	(7.91)	235,737.00
Expense							
Administrative							
60060 · Accounting	0.00	16.67	(16.67)	210.00	66.64	143.36	200.00
60160 · Flood Insurance	2,134.75	2,140.83	(6.08)	8,539.00	8,563.36	(24.36)	25,690.00
60170 · Insurance	4,207.93	3,070.08	1,137.85	12,631.81	12,280.36	351.45	36,841.00
60220 · Legal	155.00	83.33	71.67	155.00	333.36	(178.36)	1,000.00
60270 · License & Fees	4.83	83.33	(78.50)	172.47	333.36	(160.89)	1,000.00
60290 · Division Fees	0.00	13.33	(13.33)	0.00	53.36	(53.36)	160.00
60320 · Management Contract	750.00	750.00	0.00	3,000.00	3,000.00	0.00	9,000.00
60360 · Postage & Printing	69.57	83.33	(13.76)	377.71	333.36	44.35	1,000.00
Total Administrative	7,322.08	6,240.90	1,081.18	25,085.99	24,963.80	122.19	74,891.00
Utilities							
61110 · Telephone	146.81	142.25	4.56	587.74	569.00	18.74	1,707.00
61140 · Cable	1,787.83	1,817.83	(30.00)	7,151.32	7,271.36	(120.04)	21,814.00
61150 · Electric	744.12	575.00	169.12	3,285.08	2,300.00	985.08	6,900.00
61230 · Water & Sewer	3,748.30	3,176.25	572.05	14,386.27	12,705.00	1,681.27	38,115.00
Total Utilities	6,427.06	5,711.33	715.73	25,410.41	22,845.36	2,565.05	68,536.00
Grounds							
63000 · Lawn Maintenance	1,385.00	1,385.00	0.00	5,540.00	5,540.00	0.00	16,620.00
63020 · Landscape Improvements	0.00	41.67	(41.67)	12.83	166.64	(153.81)	500.00
63130 · Irrigation Supplies/Repair	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
63520 · Contingency (Grounds)	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
Total Grounds	1,385.00	1,551.67	(166.67)	5,552.83	6,206.64	(653.81)	18,620.00
Maintenance							
64000 · Building Repairs	0.00	375.00	(375.00)	3,520.65	1,500.00	2,020.65	4,500.00
64010 · Supplies	0.00	33.33	(33.33)	168.16	133.36	34.80	400.00
64120 · Pest Control	380.00	160.00	220.00	860.00	640.00	220.00	1,920.00
64140 · Fire Alarm/Safety Inspections	327.42	225.00	102.42	1,847.96	900.00	947.96	2,700.00
64150 · Roof Repairs	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
64160 · Plumbing Repair	224.23	83.33	140.90	224.23	333.36	(109.13)	1,000.00
64170 · Laundry	0.00	291.67	(291.67)	1,139.42	1,166.64	(27.22)	3,500.00
64180 · Housekeeping	576.33	518.67	57.66	2,305.32	2,074.64	230.68	6,224.00
64220 · Elevator	248.00	300.00	(52.00)	992.00	1,200.00	(208.00)	3,600.00
64230 · Elevator Repair	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
64250 · Contingency (Maint.)	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
Total Maintenance	1,755.98	2,295.33	(539.35)	11,057.74	9,181.36	1,876.38	27,544.00
Pool/Recreation							
65080 · Pool Maintenance Contract	250.00	250.00	0.00	1,000.00	1,000.00	0.00	3,000.00
65100 · Pool Repairs/Supplies	103.00	166.67	(63.67)	184.99	666.64	(481.65)	2,000.00
Total Pool/Recreation	353.00	416.67	(63.67)	1,184.99	1,666.64	(481.65)	5,000.00
Other - Reserves							
67990 · Transfer to Reserves	3,428.83	3,428.83	0.00	13,715.36	13,715.36	0.00	41,146.00
Total Other - Reserves	3,428.83	3,428.83	0.00	13,715.36	13,715.36	0.00	41,146.00
Total Expense	20,671.95	19,644.73	1,027.22	82,007.32	78,579.16	3,428.16	235,737.00
Net Income	(1,029.47)	0.02	(1,029.49)	(3,436.23)	(0.16)	(3,436.07)	0.00