

GOLDEN STRAND APARTMENTS, INC.
FINANCIAL REPORTS
January 31, 2026

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BALANCE SHEET

REVENUES AND EXPENSES - ACTUAL TO BUDGET COMPARISON

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Golden Strand Apartments, Inc.

Balance Sheet as of 1/31/2026

Assets	Operating	Reserve	Total
Assets			
1008 - Truist OP 2599	\$62,817.76		\$62,817.76
1102 - Centennial RES MM 4731		\$129.02	\$129.02
1103 - Centennial CD9224 1/26/26 4%		\$54,943.23	\$54,943.23
1108 - Truist RES 2602		\$153,195.10	\$153,195.10
1110 - Centennial RES CD 7406 1/29/27		\$95,651.34	\$95,651.34
1125 - Accounts Receivable	\$746.00		\$746.00
1228 - Prepaid Insurance	\$53,615.78		\$53,615.78
1230 - Prepaid Expense	\$528.58		\$528.58
Total Assets	\$117,708.12	\$303,918.69	\$421,626.81
Total Assets	\$117,708.12	\$303,918.69	\$421,626.81
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$9,058.13		\$9,058.13
2025 - Prepaid Assessments	\$35,400.00		\$35,400.00
2040 - Insurance Loan Payable	\$12,913.05		\$12,913.05
2045 - Insurance Loan Payable - New Loan	\$27,998.67		\$27,998.67
3740 - Structural Integrity Reserves		\$174,495.41	\$174,495.41
3745 - Other Capital Reserves		\$118,014.74	\$118,014.74
3747 - Reserves Interest		\$11,408.54	\$11,408.54
Total Liabilities	\$85,369.85	\$303,918.69	\$389,288.54
Equity			
3990 - Operating Fund Balance	\$33,362.95		\$33,362.95
3999 - Net Income	(\$1,024.68)		(\$1,024.68)
Total Equity	\$32,338.27		\$32,338.27
Total Liabilities / Equity	\$117,708.12	\$303,918.69	\$421,626.81

Golden Strand Apartments, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4100 - Maintenance Fees	25,806.63	25,819.25	(12.62)	25,806.63	25,819.25	(12.62)	309,831.00
4112 - Reserve Fees	9,333.37	9,333.37	-	9,333.37	9,333.37	-	112,000.00
4210 - Bank Interest	.64	-	.64	.64	-	.64	-
Total Income	35,140.64	35,152.62	(11.98)	35,140.64	35,152.62	(11.98)	421,831.00
Total Income	35,140.64	35,152.62	(11.98)	35,140.64	35,152.62	(11.98)	421,831.00

Operating Expense

Administrative

6006 - Accounting	-	25.00	25.00	-	25.00	25.00	300.00
6016 - Flood Insurance	3,553.17	3,718.92	165.75	3,553.17	3,718.92	165.75	44,627.00
6017 - Insurance	4,629.53	6,280.83	1,651.30	4,629.53	6,280.83	1,651.30	75,370.00
6022 - Legal	-	166.63	166.63	-	166.63	166.63	2,000.00
6027 - License & Fees	61.25	91.63	30.38	61.25	91.63	30.38	1,100.00
6029 - Division Fees	160.00	13.37	(146.63)	160.00	13.37	(146.63)	160.00
6032 - Management Contract	910.75	910.75	-	910.75	910.75	-	10,929.00
6036 - Postage & Printing	239.23	233.33	(5.90)	239.23	233.33	(5.90)	2,800.00
6049 - Taxes	-	120.83	120.83	-	120.83	120.83	1,450.00
6050 - Bank Fees	-	4.17	4.17	-	4.17	4.17	50.00
Total Administrative	9,553.93	11,565.46	2,011.53	9,553.93	11,565.46	2,011.53	138,786.00

Utilities

6114 - Cable	2,176.92	2,213.25	36.33	2,176.92	2,213.25	36.33	26,559.00
6115 - Electric	998.38	704.17	(294.21)	998.38	704.17	(294.21)	8,450.00
6123 - Water & Sewer	3,799.94	4,063.83	263.89	3,799.94	4,063.83	263.89	48,766.00
Total Utilities	6,975.24	6,981.25	6.01	6,975.24	6,981.25	6.01	83,775.00

Grounds

6300 - Lawn Maintenance	1,500.00	1,575.00	75.00	1,500.00	1,575.00	75.00	18,900.00
6302 - Landscape Improvements	-	333.37	333.37	-	333.37	333.37	4,000.00
6313 - Irrigation Supplies/Repair	1,291.00	125.00	(1,166.00)	1,291.00	125.00	(1,166.00)	1,500.00
Total Grounds	2,791.00	2,033.37	(757.63)	2,791.00	2,033.37	(757.63)	24,400.00

Repairs & Maintenance

6400 - Building Repairs	-	833.33	833.33	-	833.33	833.33	10,000.00
6401 - Supplies	-	33.37	33.37	-	33.37	33.37	400.00
6412 - Pest Control	440.00	192.08	(247.92)	440.00	192.08	(247.92)	2,305.00
6414 - Fire Alarm/Safety Inspections	4,185.54	583.33	(3,602.21)	4,185.54	583.33	(3,602.21)	7,000.00
6415 - Roof Repairs/Maintenance	-	166.63	166.63	-	166.63	166.63	2,000.00
6416 - Plumbing Repair	-	125.00	125.00	-	125.00	125.00	1,500.00
6417 - Laundry	1,535.45	333.37	(1,202.08)	1,535.45	333.37	(1,202.08)	4,000.00
6418 - Housekeeping	518.50	513.75	(4.75)	518.50	513.75	(4.75)	6,165.00
6422 - Elevator Contract / Inspections	457.29	500.00	42.71	457.29	500.00	42.71	6,000.00

Golden Strand Apartments, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6423 - Elevator Repair	-	291.67	291.67	-	291.67	291.67	3,500.00
6425 - Contingency Maint.	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
Total Repairs & Maintenance	7,136.78	4,572.53	(2,564.25)	7,136.78	4,572.53	(2,564.25)	54,870.00
Pool & Recreation							
6508 - Pool Maintenance Contract	375.00	375.00	-	375.00	375.00	-	4,500.00
6510 - Pool Repairs/Supplies	-	291.63	291.63	-	291.63	291.63	3,500.00
Total Pool & Recreation	375.00	666.63	291.63	375.00	666.63	291.63	8,000.00
Other							
6796 - Transfer to Reserves (Non-SIRS)	2,666.66	2,666.66	-	2,666.66	2,666.66	-	31,999.92
6797 - Transfer to Reserve (SIRS Required)	6,666.71	6,666.71	-	6,666.71	6,666.71	-	80,000.08
Total Other	9,333.37	9,333.37	-	9,333.37	9,333.37	-	112,000.00
Total Expense	36,165.32	35,152.61	(1,012.71)	36,165.32	35,152.61	(1,012.71)	421,831.00
Operating Net Total	(1,024.68)	.01	(1,024.69)	(1,024.68)	.01	(1,024.69)	-
Net Total	(1,024.68)	.01	(1,024.69)	(1,024.68)	.01	(1,024.69)	-

GOLDEN STRAND APARTMENTS, INC.
Reserve Balances
January 31, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3740 Structural Integrity Reserves	167,828.70	6,666.71		-		174,495.41
3745 Other Capital Reserves	115,348.08	2,666.66		-		118,014.74
3747 Interest	10,529.69				878.85	11,408.54
Total Reserves	<u><u>\$ 293,706.47</u></u>	<u><u>\$ 9,333.37</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>878.85</u></u>	<u><u>303,918.69</u></u>

Expense Details

3740 Structural Integrity Reserves

\$ -

\$ -

Total \$ -

3745 Other Capital Reserves

\$ -

\$ -

Total \$ -

Allocation Details