

899 Woodbridge Drive
Venice FL 34293Advanced Management-Venice
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Venice FL 34293

	Assets	
10020	Checking - Centennial Bank	<u>14,321.66</u>
	Total Operating Cash	14,321.66
	Reserve Cash	
11020	Reserve MM - Centennial Bank	163,933.19
11030	Reserve MM - Cadence Bank	<u>54,659.46</u>
	Total Reserve Cash	<u>218,592.65</u>
	Total Cash	232,914.31
	Other Assets	
12280	PPD Other Ins (1140 Mo)	<u>4,557.52</u>
	Total Other Assets	<u>4,557.52</u>
	Total Assets	<u><u>237,471.83</u></u>
	Liabilities	
20000	Accounts Payable	2,880.95
20150	Prepaid Assessments	<u>6,752.19</u>
	Total Liabilities	9,633.14
	Fund Balances	
30340	Prior Years Surplus/Deficit	8,119.55
	Current Year Surplus/Loss (+/-)	<u>1,126.49</u>
	Total Fund Balance	9,246.04
	Reserve Fund	
37020	Reserve-Insurance Deductible	8,006.01
37030	Reserve-Bldg Restoration	31,428.08
37040	Reserve-Building Exterior Repair	4,416.96
37060	Reserve-Road Resurface	20,013.38
37080	Reserve-Roof (Esplanade)	61,709.02
37090	Reserve-Roof (Granada)	22,325.66
37110	Reserve-Pool/Deck/Fence	560.36
37380	Reserve-Plumbing	7,552.16
37390	Reserve-Elevator (Esplanade)	9,995.12
37400	Reserve-Elevator (Granada)	20,538.34
37450	Reserve-Other Capital Expense	27,798.24
37470	Reserve-Interest	<u>4,249.32</u>
	Total Reserves	218,592.65
	Total Liability/Capital	<u><u>237,471.83</u></u>

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET	
Income:								
41000	Maintenance Fees	15,126.00	15,138	(12.00)	30,252.00	30,276	(24.00)	181,650
41120	Statutory Reserves	2,674.00	2,674	0.00	5,348.00	5,348	0.00	32,088
42100	Bank Interest Income	1.61	0	1.61	3.43	0	3.43	0
	Total Income*	17,801.61	17,812	(10.39)	35,603.43	35,624	(20.57)	213,738
Operating Expenses:								
Administrative:								
60060	Accounting	0.00	190	190.00	0.00	190	190.00	190
60160	Flood Insurance	1,884.00	1,942	58.00	3,768.00	3,884	116.00	23,300
60170	Insurance	2,440.86	2,327	(113.86)	4,877.72	4,654	(223.72)	27,921
60220	Legal	0.00	167	167.00	0.00	334	334.00	2,000
60270	License & Fees	61.25	42	(19.25)	61.25	84	22.75	500
60290	Division Fees	0.00	0	0.00	0.00	0	0.00	160
60320	Management Contract	622.17	622	(0.17)	1,244.34	1,244	(0.34)	7,466
60360	Postage & Printing	108.95	117	8.05	193.97	234	40.03	1,400
	Total Administrative*	5,117.23	5,407	289.77	10,145.28	10,624	478.72	62,937
Utilities:								
61110	Telephone	141.27	142	0.73	282.56	284	1.44	1,700
61140	Cable TV	1,652.44	1,666	13.56	3,304.88	3,332	27.12	19,988
61150	Electric	770.82	735	(35.82)	1,549.16	1,470	(79.16)	8,825
61230	Water & Sewer	3,460.42	3,132	(328.42)	6,666.28	6,264	(402.28)	37,580
	Total Utilities*	6,024.95	5,675	(349.95)	11,802.88	11,350	(452.88)	68,093
Grounds:								
63000	Lawn Maintenance	1,385.00	1,385	0.00	2,770.00	2,770	0.00	16,620
63020	Landscape Improvement	0.00	125	125.00	0.00	250	250.00	1,500
63130	Irrigation Supplies/Repair	0.00	50	50.00	0.00	100	100.00	600
63520	Contingency	0.00	83	83.00	0.00	166	166.00	1,000
	Total Grounds*	1,385.00	1,643	258.00	2,770.00	3,286	516.00	19,720
Maintenance:								
64000	Building Repairs	0.00	918	918.00	107.00	1,836	1,729.00	11,020
64010	Supplies	18.97	42	23.03	101.09	84	(17.09)	500
64120	Pest Control	305.00	102	(203.00)	305.00	204	(101.00)	1,220
64140	Fire Alarm/Safety Inspections	0.00	173	173.00	936.32	346	(590.32)	2,080
64150	Roof Repair	0.00	0	0.00	795.00	0	(795.00)	0
64160	Plumbing Repair	19.86	0	(19.86)	19.86	0	(19.86)	0
64180	Housekeeping	494.00	500	6.00	988.00	1,000	12.00	6,000
64220	Elevator	241.00	267	26.00	482.00	534	52.00	3,200
64230	Elevator Repair	0.00	167	167.00	0.00	334	334.00	2,000
64250	Contingency	0.00	83	83.00	0.00	166	166.00	1,000
	Total Maintenance*	1,078.83	2,252	1,173.17	3,734.27	4,504	769.73	27,020
Pool/Recreation:								
65080	Pool Maint Contract	250.00	240	(10.00)	500.00	480	(20.00)	2,880
65100	Repairs/Supplies	78.95	83	4.05	176.51	166	(10.51)	1,000
	Total Pool/Recreation*	328.95	323	(5.95)	676.51	646	(30.51)	3,880

Golden Strand Apartments, Inc.
Budget Comparison
02/28/2019

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Total Operating Expenses*	13,934.96	15,300	1,365.04	29,128.94	30,410	1,281.06	181,650
Reserves Fund:							
67030 Building Restoration	694.00	694	0.00	1,388.00	1,388	0.00	8,327
67040 Building Exterior Repair	159.00	159	0.00	318.00	318	0.00	1,913
67090 Roof (Granada)	348.00	347	(1.00)	696.00	694	(2.00)	4,169
67110 Pool/Deck/Fence	127.00	127	0.00	254.00	254	0.00	1,525
67380 Plumbing	208.00	208	0.00	416.00	416	0.00	2,498
67450 Other Capital Expense	1,138.00	1,138	0.00	2,276.00	2,276	0.00	13,656
Total Reserves Fund*	2,674.00	2,673	(1.00)	5,348.00	5,346	(2.00)	32,088
Total Expenses**	16,608.96	17,973	1,364.04	34,476.94	35,756	1,279.06	213,738
Net Income***	1,192.65	(161)	1,353.65	1,126.49	(132)	1,258.49	0