

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

Assets		
10020	Checking - Centennial Bank	14,550.05
10100	Roof Assessment	<u>53,469.00</u>
	Total Operating Cash	68,019.05
Reserve Cash		
11020	Reserve MM - Centennial Bank	166,681.86
11030	Reserve MM - Cadence Bank	<u>53,017.12</u>
	Total Reserve Cash	<u>219,698.98</u>
	Total Cash	287,718.03
	Total Assets	<u>287,718.03</u>
Liabilities		
20000	Accounts Payable	1,243.51
20150	Prepaid Assessments	7,530.19
20160	Prepaid Special Assessments	<u>53,469.00</u>
	Total Liabilities	62,242.70
Fund Balances		
30340	Prior Years Surplus/Deficit	8,119.55
	Current Year Surplus/Loss (+/-)	<u>(2,343.20)</u>
	Total Fund Balance	5,776.35
Reserve Fund		
37020	Reserve-Insurance Deductible	8,006.01
37030	Reserve-Bldg Restoration	32,816.08
37040	Reserve-Building Exterior Repair	4,734.96
37060	Reserve-Road Resurface	20,013.38
37080	Reserve-Roof (Esplanade)	57,516.13
37090	Reserve-Roof (Granada)	23,021.66
37110	Reserve-Pool/Deck/Fence	814.36
37380	Reserve-Plumbing	7,543.16
37390	Reserve-Elevator (Esplanade)	9,995.12
37400	Reserve-Elevator (Granada)	20,538.34
37450	Reserve-Other Capital Expense	30,074.24
37470	Reserve-Interest	<u>4,625.54</u>
	Total Reserves	219,698.98
	Total Liability/Capital	<u>287,718.03</u>

GSA Golden Strand Apartments, Inc.
Income & Expense Statement
04/30/2019

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		MTD ACTUAL	YTD ACTUAL	ANNUAL BUDGET	VARIANCE
Revenues					
41000	Maintenance Fees	15,126.00	60,504.00	181,650	121,146.00
41120	Statutory Reserves	2,674.00	10,696.00	32,088	21,392.00
42100	Bank Interest Income	2.50	7.84	0	(7.84)
	Total Revenues	17,802.50	71,207.84	213,738	142,530.16
Operating Expenses					
60060	Accounting	0.00	190.00	190	0.00
60160	Flood Insurance	1,884.00	7,536.00	23,300	15,764.00
60170	Insurance	2,177.52	9,496.10	27,921	18,424.90
60220	Legal	0.00	0.00	2,000	2,000.00
60270	License & Fees	0.00	61.25	500	438.75
60290	Division Fees	0.00	0.00	160	160.00
60320	Management Contract	622.17	2,488.68	7,466	4,977.32
60360	Postage & Printing	234.38	478.75	1,400	921.25
61110	Telephone	141.27	565.10	1,700	1,134.90
61140	Cable TV	1,652.44	6,609.76	19,988	13,378.24
61150	Electric	686.51	3,041.46	8,825	5,783.54
61230	Water & Sewer	3,722.47	14,428.45	37,580	23,151.55
63000	Lawn Maintenance	1,385.00	5,540.00	16,620	11,080.00
63020	Landscape Improvement	0.00	0.00	1,500	1,500.00
63130	Irrigation Supplies/Repair	0.00	0.00	600	600.00
63520	Contingency	0.00	0.00	1,000	1,000.00
64000	Building Repairs	0.00	1,107.00	11,020	9,913.00
64010	Supplies	0.00	120.88	500	379.12
64120	Pest Control	320.00	625.00	1,220	595.00
64140	Fire Alarm/Safety Inspections	0.00	1,263.74	2,080	816.26
64150	Roof Repair	0.00	795.00	0	(795.00)
64160	Plumbing Repair	0.00	19.86	0	(19.86)
64170	Laundry	149.00	149.00	0	(149.00)
64180	Housekeeping	494.00	1,976.00	6,000	4,024.00
64220	Elevator	831.00	1,554.00	3,200	1,646.00
64230	Elevator Repair	477.50	477.50	2,000	1,522.50
64250	Contingency	0.00	0.00	1,000	1,000.00
65080	Pool Maint Contract	250.00	1,000.00	2,880	1,880.00
65100	Repairs/Supplies	3,060.00	3,331.51	1,000	(2,331.51)
	Total Operating Expenses	18,087.26	62,855.04	181,650	118,794.96
Reserve Transfer (s)					
67030	Building Restoration	694.00	2,776.00	8,327	5,551.00
67040	Building Exterior Repair	159.00	636.00	1,913	1,277.00
67090	Roof (Granada)	348.00	1,392.00	4,169	2,777.00
67110	Pool/Deck/Fence	127.00	508.00	1,525	1,017.00
67380	Plumbing	208.00	832.00	2,498	1,666.00
67450	Other Capital Expense	1,138.00	4,552.00	13,656	9,104.00
	Total Reserve Transfer (s)	2,674.00	10,696.00	32,088	21,392.00
	Net Income (+/-)	(2,958.76)	(2,343.20)	0	2,343.20