

**GOLDEN STRAND APARTMENTS, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2023**

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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.**

05/02/23

**Golden Strand Apartments, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accts</b>	
10020 · Centennial OP 4723	18,052.85
<b>Total Operating Accts</b>	18,052.85
<b>Reserve Accts</b>	
11020 · Centennial MM 4731	216,187.23
11030 · Cadence MM 1824	53,343.82
<b>Total Reserve Accts</b>	269,531.05
<b>Total Checking/Savings</b>	287,583.90
<b>Accounts Receivable</b>	
11000 · Receivables	
11005 · Accounts Receivable	(24,026.37)
<b>Total 11000 · Receivables</b>	(24,026.37)
<b>Total Accounts Receivable</b>	(24,026.37)
<b>Other Current Assets</b>	
12300 · Prepaid Expense	239.68
<b>Total Other Current Assets</b>	239.68
<b>Total Current Assets</b>	263,797.21
<b>TOTAL ASSETS</b>	<b>263,797.21</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	6,372.48
<b>Total Accounts Payable</b>	6,372.48
<b>Total Current Liabilities</b>	6,372.48
<b>Total Liabilities</b>	6,372.48
<b>Equity</b>	
Reserve Fund	269,531.05
30340 · Prior Years Surplus/Deficit	(12,289.78)
Net Income	183.46
<b>Total Equity</b>	257,424.73
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>263,797.21</b>

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

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budg...
<b>Income</b>							
41000 · Maintenance Fees	23,646.92	23,669.83	(22.91)	94,587.64	94,679.36	(91.72)	284,038.00
41120 · Reserve Fees	3,593.08	3,593.08	0.00	14,372.36	14,372.36	0.00	43,117.00
42100 · Bank Interest	1.58	0.00	1.58	7.09	0.00	7.09	0.00
<b>Total Income</b>	<b>27,241.58</b>	<b>27,262.91</b>	<b>(21.33)</b>	<b>108,967.09</b>	<b>109,051.72</b>	<b>(84.63)</b>	<b>327,155.00</b>
<b>Gross Profit</b>	<b>27,241.58</b>	<b>27,262.91</b>	<b>(21.33)</b>	<b>108,967.09</b>	<b>109,051.72</b>	<b>(84.63)</b>	<b>327,155.00</b>
<b>Expense</b>							
<b>Administrative</b>							
60060 · Accounting	0.00	17.50	(17.50)	235.00	70.00	165.00	210.00
60160 · Flood Insurance	2,590.66	2,901.91	(311.25)	10,362.66	11,607.66	(1,245.00)	34,823.00
60170 · Insurance	6,688.45	8,920.75	(2,232.30)	27,203.80	35,683.00	(8,479.20)	107,049.00
60220 · Legal	0.00	83.34	(83.34)	315.00	333.34	(18.34)	1,000.00
60270 · License & Fees	153.75	75.00	78.75	477.20	300.00	177.20	900.00
60290 · Division Fees	0.00	13.34	(13.34)	0.00	53.34	(53.34)	160.00
60320 · Management Contract	787.50	750.00	37.50	3,150.00	3,000.00	150.00	9,000.00
60360 · Postage & Printing	192.75	91.66	101.09	902.01	366.66	535.35	1,100.00
60490 · Taxes	104.00	0.00	104.00	104.00	0.00	104.00	0.00
<b>Total Administrative</b>	<b>10,517.11</b>	<b>12,853.50</b>	<b>(2,336.39)</b>	<b>42,749.67</b>	<b>51,414.00</b>	<b>(8,664.33)</b>	<b>154,242.00</b>
<b>Utilities</b>							
61110 · Telephone	144.65	149.41	(4.76)	593.19	597.66	(4.47)	1,793.00
61140 · Cable	1,934.36	1,966.50	(32.14)	7,737.88	7,866.00	(128.12)	23,598.00
61150 · Electric	929.56	870.25	59.31	4,218.51	3,481.00	737.51	10,443.00
61230 · Water & Sewer	3,511.70	3,175.59	336.11	13,821.95	12,702.34	1,119.61	38,107.00
<b>Total Utilities</b>	<b>6,520.27</b>	<b>6,161.75</b>	<b>358.52</b>	<b>26,371.53</b>	<b>24,647.00</b>	<b>1,724.53</b>	<b>73,941.00</b>
<b>Grounds</b>							
63000 · Lawn Maintenance	1,500.00	1,530.00	(30.00)	6,000.00	6,120.00	(120.00)	18,360.00
63020 · Landscape Improvements	0.00	41.66	(41.66)	56.69	166.66	(109.97)	500.00
63130 · Irrigation Supplies/Repair	0.00	41.66	(41.66)	0.00	166.66	(166.66)	500.00
<b>Total Grounds</b>	<b>1,500.00</b>	<b>1,613.32</b>	<b>(113.32)</b>	<b>6,056.69</b>	<b>6,453.32</b>	<b>(396.63)</b>	<b>19,360.00</b>
<b>Maintenance</b>							
64000 · Building Repairs	3,302.08	416.66	2,885.42	6,491.12	1,666.66	4,824.46	5,000.00
64010 · Supplies	24.19	33.34	(9.15)	122.98	133.34	(10.36)	400.00
64120 · Pest Control	383.00	163.00	220.00	872.00	652.00	220.00	1,956.00
64140 · Fire Alarm/Safety Inspecti...	434.84	383.34	51.50	2,562.57	1,533.34	1,029.23	4,600.00
64150 · Roof Repairs/Maintenance	1,500.00	125.00	1,375.00	1,500.00	500.00	1,000.00	1,500.00
64160 · Plumbing Repair	66.54	125.00	(58.46)	66.54	500.00	(433.46)	1,500.00
64170 · Laundry	0.00	333.34	(333.34)	0.00	1,333.34	(1,333.34)	4,000.00
64180 · Housekeeping	494.00	525.00	(31.00)	1,976.00	2,100.00	(124.00)	6,300.00
64220 · Elevator Contract / Inspe...	248.00	298.00	(50.00)	992.00	1,192.00	(200.00)	3,576.00
64230 · Elevator Repair	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
<b>Total Maintenance</b>	<b>6,452.65</b>	<b>2,502.68</b>	<b>3,949.97</b>	<b>14,583.21</b>	<b>10,010.68</b>	<b>4,572.53</b>	<b>30,032.00</b>
<b>Pool/Recreation</b>							
65080 · Pool Maintenance Contract	375.00	375.00	0.00	1,500.00	1,500.00	0.00	4,500.00
65100 · Pool Repairs/Supplies	279.52	166.66	112.86	3,150.17	666.66	2,483.51	2,000.00
<b>Total Pool/Recreation</b>	<b>654.52</b>	<b>541.66</b>	<b>112.86</b>	<b>4,650.17</b>	<b>2,166.66</b>	<b>2,483.51</b>	<b>6,500.00</b>
<b>Other - Reserves</b>							
67990 · Transfer to Reserves	3,593.08	3,590.00	3.08	14,372.36	14,360.00	12.36	43,080.00
<b>Total Other - Reserves</b>	<b>3,593.08</b>	<b>3,590.00</b>	<b>3.08</b>	<b>14,372.36</b>	<b>14,360.00</b>	<b>12.36</b>	<b>43,080.00</b>
<b>Total Expense</b>	<b>29,237.63</b>	<b>27,262.91</b>	<b>1,974.72</b>	<b>108,783.63</b>	<b>109,051.66</b>	<b>(268.03)</b>	<b>327,155.00</b>
<b>Net Income</b>	<b>(1,996.05)</b>	<b>0.00</b>	<b>(1,996.05)</b>	<b>183.46</b>	<b>0.06</b>	<b>183.40</b>	<b>0.00</b>