

Balance Sheet - Operating

Properties: Beach Walk Place - 1756 Highway 501 Myrtle Beach, SC 29577

Cost Center: -001 Operating

As of: 06/30/2023

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Operating Cash	9,374.99
Total Cash	9,374.99
Accounts Receivable	1,950.00
TOTAL ASSETS	11,324.99
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	10,668.78
Due to Reserves	10,670.50
Prepaid Assessments	3,580.00
Total Liabilities	24,919.28
Capital	
Opening balance equity	539.75
Retained Earnings	-3,079.30
Calculated Retained Earnings	-6,404.74
Calculated Prior Years Retained Earnings	-4,650.00
Total Capital	-13,594.29
TOTAL LIABILITIES & CAPITAL	11,324.99

Balance Sheet Reserve

Properties: Beach Walk Place - 1756 Highway 501 Myrtle Beach, SC 29577

Cost Center: -002 Reserve

As of: 06/30/2023

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Reserve Cash	10,537.36
Total Cash	10,537.36
Due From Operating	10,670.50
TOTAL ASSETS	21,207.86
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Opening balance equity	-743.40
Retained Earnings	-3,548.74
Calculated Retained Earnings	25,500.00
Total Capital	21,207.86
TOTAL LIABILITIES & CAPITAL	21,207.86

Budget V Actual MTD - Operating

Properties: Beach Walk Place - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jun 2023

Accounting Basis: Accrual

Fund Type: Operating

Cost Center: All

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Assessment Income	7,200.00	7,200.00	0.00	86,400.00
Contributions to Reserve	0.00	-660.00	660.00	-7,920.00
Late Fee	35.00	0.00	35.00	0.00
Misc Income	0.00	0.00	0.00	0.00
Parking Pass	0.00	0.00	0.00	0.00
New Member Fee	200.00	0.00	200.00	0.00
Total Operating Income	7,435.00	6,540.00	895.00	78,480.00
Expense				
CPO Expense	400.00	400.00	0.00	4,800.00
Office Supplies	0.00	0.00	0.00	0.00
Pool Supplies and Repairs	0.00	83.33	83.33	1,000.00
Management Contract	750.00	750.00	0.00	9,000.00
Postage	0.00	5.00	5.00	60.00
Insurance	1,890.00	4,166.67	2,276.67	50,000.00
Interest Expense	0.00	0.00	0.00	0.00
Landscaping Contract	700.00	700.00	0.00	8,400.00
Legal Fees	0.00	16.67	16.67	200.00
Licenses & Fees	0.00	10.42	10.42	125.00
Repairs & Maintenance	0.00	125.00	125.00	1,500.00
Pool Maintenance	0.00	20.83	20.83	250.00
Pest Control	220.00	220.00	0.00	2,640.00
Security	25.00	25.00	0.00	300.00
Water & Sewer	77.18	83.33	6.15	1,000.00
Telephone	67.99	120.00	52.01	1,440.00
Electric	389.63	400.00	10.37	4,800.00
Total Operating Expense	4,519.80	7,126.25	2,606.45	85,515.00
Total Operating Income	7,435.00	6,540.00	895.00	78,480.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Operating Expense	4,519.80	7,126.25	2,606.45	85,515.00
NOI - Net Operating Income	2,915.20	-586.25	3,501.45	-7,035.00
Total Income	7,435.00	6,540.00	895.00	78,480.00
Total Expense	4,519.80	7,126.25	2,606.45	85,515.00
Net Income	2,915.20	-586.25	3,501.45	-7,035.00

Budget V Actual YTD - Operating

Properties: Beach Walk Place - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jun 2023

Accounting Basis: Accrual

Fund Type: Operating

Cost Center: All

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Assessment Income	86,400.00	43,200.00	43,200.00	0.00
Contributions to Reserve	-7,920.00	0.00	-3,960.00	3,960.00
Late Fee	0.00	35.00	0.00	35.00
Misc Income	0.00	140.00	0.00	140.00
Parking Pass	0.00	25.00	0.00	25.00
New Member Fee	0.00	200.00	0.00	200.00
Total Operating Income	78,480.00	43,600.00	39,240.00	4,360.00
Expense				
CPO Expense	4,800.00	2,400.00	2,400.00	0.00
Office Supplies	0.00	97.15	0.00	-97.15
Pool Supplies and Repairs	1,000.00	361.87	500.02	138.15
Management Contract	9,000.00	4,500.00	4,500.00	0.00
Postage	60.00	0.00	30.00	30.00
Insurance	50,000.00	24,083.96	25,000.02	916.06
Interest Expense	0.00	380.28	0.00	-380.28
Landscaping Contract	8,400.00	4,200.00	4,200.00	0.00
Legal Fees	200.00	550.00	100.02	-449.98
Licenses & Fees	125.00	125.00	82.52	-62.48
Repairs & Maintenance	1,500.00	35.43	750.00	714.57
Pool Maintenance	250.00	0.00	125.02	125.02
Pest Control	2,640.00	1,320.00	1,320.00	0.00
Security	300.00	150.00	150.00	0.00
Water & Sewer	1,000.00	310.12	500.02	189.90
Telephone	1,440.00	411.61	720.00	308.39
Electric	4,800.00	1,796.53	2,400.00	603.47
Total Operating Expense	85,515.00	40,721.95	42,757.62	2,035.67
Total Operating Income	78,480.00	43,600.00	39,240.00	4,360.00

Budget V Actual YTD- Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Operating Expense	85,515.00	40,721.95	42,757.62	2,035.67
NOI - Net Operating Income	-7,035.00	2,878.05	-3,517.62	6,395.67
Total Income	78,480.00	43,600.00	39,240.00	4,360.00
Total Expense	85,515.00	40,721.95	42,757.62	2,035.67
Net Income	-7,035.00	2,878.05	-3,517.62	6,395.67

Budget V Actual MTD- Reserve

Properties: Beach Walk Place - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jun 2023

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Reserve Contribution	0.00	660.00	-660.00	7,920.00
Special Assessment	0.00	0.00	0.00	0.00
Total Reserve Income	0.00	660.00	-660.00	7,920.00
Total Reserve Income				
Total Reserve Income	0.00	660.00	-660.00	7,920.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	0.00	660.00	-660.00	7,920.00
Total Income				
Total Income	0.00	660.00	-660.00	7,920.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	0.00	660.00	-660.00	7,920.00

Budget V Actual YTD- Reserve

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As of: Jun 2023

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Reserve Contribution	7,920.00	0.00	3,960.00	-3,960.00
Special Assessment	0.00	25,500.00	0.00	25,500.00
Total Reserve Income	7,920.00	25,500.00	3,960.00	21,540.00
Total Reserve Income	7,920.00	25,500.00	3,960.00	21,540.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	7,920.00	25,500.00	3,960.00	21,540.00
Total Income	7,920.00	25,500.00	3,960.00	21,540.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	7,920.00	25,500.00	3,960.00	21,540.00