

## Balance Sheet - Operating

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

Cost Center: -001 Operating

As of: 09/30/2023

Accounting Basis: Accrual

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	25,265.59
<b>Total Cash</b>	<b>25,265.59</b>
Accounts Receivable	1,435.00
<b>TOTAL ASSETS</b>	<b>26,700.59</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	8,919.71
Due to Reserves	10,670.50
Prepaid Assessments	3,580.00
Conway Bank Loan Payable	36,027.00
<b>Total Liabilities</b>	<b>59,197.21</b>
<b>Capital</b>	
Opening balance equity	539.75
Retained Earnings	-3,079.30
Calculated Retained Earnings	-25,307.07
Calculated Prior Years Retained Earnings	-4,650.00
<b>Total Capital</b>	<b>-32,496.62</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>26,700.59</b>

## Balance Sheet Reserve

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

Cost Center: -002 Reserve

As of: 09/30/2023

Accounting Basis: Accrual

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Reserve Cash	8,037.36
<b>Total Cash</b>	<b>8,037.36</b>
Accounts Receivable	36,996.46
Due From Operating	10,670.50
<b>TOTAL ASSETS</b>	<b>55,704.32</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Opening balance equity	-743.40
Retained Earnings	-3,548.74
Calculated Retained Earnings	59,996.46
<b>Total Capital</b>	<b>55,704.32</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>55,704.32</b>

**Budget V Actual MTD - Operating**

Properties: Beach Walk Place - 1756 Highway 501 Myrtle Beach, SC 29577  
 As of: Sep 2023

Accounting Basis: Accrual  
 Fund Type: Operating  
 Cost Center: All

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
<b>Income</b>				
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	0.00	0.00	0.00	0.00
Misc Income	0.00	0.00	0.00	0.00
Parking Pass	75.00	0.00	75.00	0.00
New Member Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>7,275.00</b>	<b>6,540.00</b>	<b>735.00</b>	<b>78,480.00</b>
<b>Expense</b>				
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	5,768.10	4,166.66	-1,601.44	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	16.66	16.66	200.00
Licenses & Fees	0.00	10.41	10.41	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	72.83	83.33	10.50	1,000.00
Telephone	113.62	120.00	6.38	1,440.00
Electric	402.83	400.00	-2.83	4,800.00
<b>Total Operating Expense</b>	<b>8,452.38</b>	<b>7,126.22</b>	<b>-1,326.16</b>	<b>85,515.00</b>
Total Operating Income	7,275.00	6,540.00	735.00	78,480.00

### Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Operating Expense	8,452.38	7,126.22	-1,326.16	85,515.00
<b>NOI - Net Operating Income</b>	<b>-1,177.38</b>	<b>-586.22</b>	<b>-591.16</b>	<b>-7,035.00</b>
Total Income	7,275.00	6,540.00	735.00	78,480.00
Total Expense	8,452.38	7,126.22	-1,326.16	85,515.00
<b>Net Income</b>	<b>-1,177.38</b>	<b>-586.22</b>	<b>-591.16</b>	<b>-7,035.00</b>

**Budget V Actual YTD- Operating**

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

As of: Sep 2023

Accounting Basis: Accrual

Fund Type: Operating

Cost Center: All

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
<b>Income</b>				
Assessment Income	86,400.00	64,800.00	64,800.00	0.00
Contributions to Reserve	-7,920.00	0.00	-5,940.00	5,940.00
Late Fee	0.00	140.00	0.00	140.00
Misc Income	0.00	140.00	0.00	140.00
Parking Pass	0.00	150.00	0.00	150.00
New Member Fee	0.00	200.00	0.00	200.00
<b>Total Operating Income</b>	<b>78,480.00</b>	<b>65,430.00</b>	<b>58,860.00</b>	<b>6,570.00</b>
<b>Expense</b>				
CPO Expense	4,800.00	3,600.00	3,600.00	0.00
Office Supplies	0.00	243.10	0.00	-243.10
Pool Supplies and Repairs	1,000.00	864.51	750.01	-114.50
Management Contract	9,000.00	6,750.00	6,750.00	0.00
Postage	60.00	0.00	45.00	45.00
Insurance	50,000.00	55,721.98	37,500.02	-18,221.96
Interest Expense	0.00	380.28	0.00	-380.28
Landscaping Contract	8,400.00	6,300.00	6,300.00	0.00
Legal Fees	200.00	550.00	150.02	-399.98
Licenses & Fees	125.00	125.00	93.77	-31.23
Repairs & Maintenance	1,500.00	35.43	1,125.00	1,089.57
Pool Maintenance	250.00	0.00	187.51	187.51
Pest Control	2,640.00	1,980.00	1,980.00	0.00
Security	300.00	225.00	225.00	0.00
Water & Sewer	1,000.00	572.01	750.01	178.00
Telephone	1,440.00	750.08	1,080.00	329.92
Electric	4,800.00	3,525.00	3,600.00	75.00
<b>Total Operating Expense</b>	<b>85,515.00</b>	<b>81,622.39</b>	<b>64,136.34</b>	<b>-17,486.05</b>
Total Operating Income	78,480.00	65,430.00	58,860.00	6,570.00

**Budget V Actual YTD- Operating**

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Operating Expense	85,515.00	81,622.39	64,136.34	-17,486.05
<b>NOI - Net Operating Income</b>	<b>-7,035.00</b>	<b>-16,192.39</b>	<b>-5,276.34</b>	<b>-10,916.05</b>
Total Income	78,480.00	65,430.00	58,860.00	6,570.00
Total Expense	85,515.00	81,622.39	64,136.34	-17,486.05
<b>Net Income</b>	<b>-7,035.00</b>	<b>-16,192.39</b>	<b>-5,276.34</b>	<b>-10,916.05</b>

**Budget V Actual MTD- Reserve**

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

As of: Sep 2023

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
<b>Income</b>				
Insurance Assessment	36,996.46	0.00	36,996.46	0.00
Reserve Contribution	0.00	660.00	-660.00	7,920.00
Special Assessment	0.00	0.00	0.00	0.00
<b>Total Reserve Income</b>	<b>36,996.46</b>	<b>660.00</b>	<b>36,336.46</b>	<b>7,920.00</b>
<b>Expense</b>				
Accounting	0.00	0.00	0.00	0.00
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Reserve Income</b>	<b>36,996.46</b>	<b>660.00</b>	<b>36,336.46</b>	<b>7,920.00</b>
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Reserve</b>	<b>36,996.46</b>	<b>660.00</b>	<b>36,336.46</b>	<b>7,920.00</b>
<b>Total Income</b>	<b>36,996.46</b>	<b>660.00</b>	<b>36,336.46</b>	<b>7,920.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>36,996.46</b>	<b>660.00</b>	<b>36,336.46</b>	<b>7,920.00</b>



**Budget V Actual YTD- Reserve**

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

As of: Sep 2023

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
<b>Income</b>				
Insurance Assessment	0.00	36,996.46	0.00	36,996.46
Reserve Contribution	7,920.00	0.00	5,940.00	-5,940.00
Special Assessment	0.00	25,500.00	0.00	25,500.00
<b>Total Reserve Income</b>	<b>7,920.00</b>	<b>62,496.46</b>	<b>5,940.00</b>	<b>56,556.46</b>
<b>Expense</b>				
Accounting	0.00	2,500.00	0.00	-2,500.00
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>-2,500.00</b>
<b>Total Reserve Income</b>	<b>7,920.00</b>	<b>62,496.46</b>	<b>5,940.00</b>	<b>56,556.46</b>
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>-2,500.00</b>
<b>Net Reserve</b>	<b>7,920.00</b>	<b>59,996.46</b>	<b>5,940.00</b>	<b>54,056.46</b>
<b>Total Income</b>	<b>7,920.00</b>	<b>62,496.46</b>	<b>5,940.00</b>	<b>56,556.46</b>
<b>Total Expense</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>-2,500.00</b>
<b>Net Income</b>	<b>7,920.00</b>	<b>59,996.46</b>	<b>5,940.00</b>	<b>54,056.46</b>