

## Balance Sheet - Operating

Properties: Bellegrove Preserve POA - 1756 Highway 501 Myrtle Beach, SC 29577

Cost Center: -001 Operating

As of: 06/30/2023

Accounting Basis: Accrual

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	162,019.77
<b>Total Cash</b>	<b>162,019.77</b>
Accounts Receivable	32,216.59
<b>TOTAL ASSETS</b>	<b>194,236.36</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	3,615.13
Prepaid Assessments	43,130.24
<b>Total Liabilities</b>	<b>46,745.37</b>
<b>Capital</b>	
Opening balance equity	85,164.31
Retained Earnings	-31,177.68
Calculated Retained Earnings	91,961.36
Calculated Prior Years Retained Earnings	1,543.00
<b>Total Capital</b>	<b>147,490.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>194,236.36</b>

## Balance Sheet Reserve

Properties: Bellegrove Preserve POA - 1756 Highway 501 Myrtle Beach, SC 29577

Cost Center: -002 Reserve

As of: 06/30/2023

Accounting Basis: Accrual

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Reserve Cash	316,400.16
<b>Total Cash</b>	<b>316,400.16</b>
First Palmetto CD-0181	104,503.66
<b>TOTAL ASSETS</b>	<b>420,903.82</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Opening balance equity	339,976.67
Retained Earnings	59,490.13
Calculated Retained Earnings	21,437.02
<b>Total Capital</b>	<b>420,903.82</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>420,903.82</b>

**Budget V Actual MTD - Operating**

Properties: Bellegrove Preserve POA - 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
<b>Income</b>				
Assessment Income	35,728.00	35,728.00	0.00	428,736.00
Clubhouse Rental Income	-450.00	0.00	-450.00	0.00
Contributions to Reserve	-3,572.83	-3,572.83	0.00	-42,874.00
Late Fee	0.00	0.00	0.00	0.00
Pool Keys, Access Cards	100.00	0.00	100.00	0.00
Arc Income	25.00	0.00	25.00	0.00
Fines	600.00	0.00	600.00	0.00
<b>Total Operating Income</b>	<b>32,430.17</b>	<b>32,155.17</b>	<b>275.00</b>	<b>385,862.00</b>
<b>Expense</b>				
Bank Charges	0.00	0.00	0.00	0.00
Office Supplies	0.00	0.00	0.00	0.00
Accounting	0.00	208.33	208.33	2,500.00
Bad Debt Expense	0.00	166.67	166.67	2,000.00
Pressure Washing/Carpet Cleaning	0.00	50.00	50.00	600.00
Management Contract	2,083.33	2,083.33	0.00	25,000.00
Postage	0.00	83.33	83.33	1,000.00
Homeowner Activities	0.00	83.33	83.33	1,000.00
Insurance	0.00	1,833.33	1,833.33	22,000.00
Irrigation Maintenance	0.00	41.67	41.67	500.00
Landscaping Contract	6,500.00	3,500.00	-3,000.00	42,000.00
Pond/Lake Maintenance Contract	457.00	460.00	3.00	5,520.00
L/S Maintenance Supplies	0.00	1,458.33	1,458.33	17,500.00
Legal Fees	0.00	416.67	416.67	5,000.00
Hvac	0.00	41.67	41.67	500.00
Pool Maintenance	994.84	250.00	-744.84	3,000.00
Pool Chemicals	765.41	750.00	-15.41	9,000.00
Pool Maintenance Contract	0.00	375.00	375.00	4,500.00
Pool Permits	0.00	10.42	10.42	125.00

### Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Clubhouse Repairs & Maintenance	487.50	416.67	-70.83	5,000.00
Contract Janitorial Services	0.00	1,083.33	1,083.33	13,000.00
Contract Pool Maintenance	625.00	650.00	25.00	7,800.00
General Maintenance & Repairs	654.19	407.67	-246.52	4,892.00
Pest Control	0.00	50.00	50.00	600.00
Pool Security System	365.13	333.33	-31.80	4,000.00
Pool Security	0.00	2,240.00	2,240.00	26,880.00
Security	8,593.04	5,987.08	-2,611.96	71,845.00
Real Property Tax	0.00	208.33	208.33	2,500.00
Water & Sewer	207.03	175.00	-32.03	2,100.00
Telephone	154.49	166.67	12.18	2,000.00
Electric	3,468.60	3,333.33	-135.27	-40,000.00
Trash	5,379.85	5,291.67	-88.18	63,500.00
<b>Total Operating Expense</b>	<b>30,741.41</b>	<b>32,155.16</b>	<b>1,413.75</b>	<b>385,862.00</b>
Total Operating Income	32,430.17	32,155.17	275.00	385,862.00
Total Operating Expense	30,741.41	32,155.16	1,413.75	385,862.00
<b>NOI - Net Operating Income</b>	<b>1,688.76</b>	<b>0.01</b>	<b>1,688.75</b>	<b>0.00</b>
Total Income	32,430.17	32,155.17	275.00	385,862.00
Total Expense	30,741.41	32,155.16	1,413.75	385,862.00
<b>Net Income</b>	<b>1,688.76</b>	<b>0.01</b>	<b>1,688.75</b>	<b>0.00</b>

**Budget V Actual YTD- Operating**

Properties: Bellegrove Preserve POA - 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.
<b>Income</b>				
Assessment Income	428,736.00	214,368.00	214,368.00	0.00
Clubhouse Rental Income	0.00	-250.00	0.00	-250.00
Contributions to Reserve	-42,874.00	-21,437.02	-21,437.02	0.00
Late Fee	0.00	2,310.00	0.00	2,310.00
Pool Keys, Access Cards	0.00	225.00	0.00	225.00
Arc Income	0.00	400.00	0.00	400.00
Fines	0.00	600.00	0.00	600.00
<b>Total Operating Income</b>	<b>385,862.00</b>	<b>196,215.98</b>	<b>192,930.98</b>	<b>3,285.00</b>
<b>Expense</b>				
Bank Charges	0.00	55.80	0.00	-55.80
Office Supplies	0.00	367.85	0.00	-367.85
Accounting	2,500.00	200.00	1,250.02	1,050.02
Bad Debt Expense	2,000.00	0.00	1,000.02	1,000.02
Pressure Washing/Carpet Cleaning	600.00	0.00	300.00	300.00
Management Contract	25,000.00	12,499.98	12,500.02	0.04
Postage	1,000.00	189.00	500.02	311.02
Homeowner Activities	1,000.00	0.00	500.02	500.02
Insurance	22,000.00	14,837.06	11,000.02	-3,837.04
Irrigation Maintenance	500.00	0.00	250.02	250.02
Landscaping Contract	42,000.00	13,000.00	21,000.00	8,000.00
Pond/Lake Maintenance Contract	5,520.00	2,285.00	2,760.00	475.00
L/S Maintenance Supplies	17,500.00	14,050.00	8,760.02	-5,299.98
Legal Fees	5,000.00	735.00	2,500.02	1,765.02
Hvac	500.00	0.00	250.02	250.02
Pool Maintenance	3,000.00	994.84	1,500.00	505.16
Pool Chemicals	9,000.00	3,790.88	4,500.00	709.12
Pool Maintenance Contract	4,500.00	1,687.45	2,250.00	562.55
Pool Permits	125.00	125.00	62.52	-62.48

**Budget V Actual YTD- Operating**

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Clubhouse Repairs & Maintenance	5,000.00	836.50	2,500.02	1,663.52
Contract Janitorial Services	13,000.00	1,552.04	6,500.02	4,947.98
Contract Pool Maintenance	7,800.00	3,125.00	3,900.00	775.00
General Maintenance & Repairs	4,892.00	2,208.21	2,446.02	237.81
Pest Control	600.00	175.00	300.00	125.00
Pool Security System	4,000.00	1,727.08	2,000.02	272.94
Pool Security	26,880.00	0.00	13,440.00	13,440.00
Security	71,845.00	26,712.65	35,922.52	9,209.87
Real Property Tax	2,500.00	0.00	1,250.02	1,250.02
Water & Sewer	2,100.00	1,031.70	1,050.00	18.30
Telephone	2,000.00	760.48	1,000.02	239.54
Electric	40,000.00	17,499.04	20,000.02	2,500.98
Trash	63,500.00	26,684.87	31,750.02	5,065.15
<b>Total Operating Expense</b>	<b>385,862.00</b>	<b>147,130.43</b>	<b>192,931.40</b>	<b>45,800.97</b>
Total Operating Income	385,862.00	196,215.98	192,930.98	3,285.00
Total Operating Expense	385,862.00	147,130.43	192,931.40	45,800.97
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>49,085.55</b>	<b>-0.42</b>	<b>49,085.97</b>
Total Income	385,862.00	196,215.98	192,930.98	3,285.00
Total Expense	385,862.00	147,130.43	192,931.40	45,800.97
<b>Net Income</b>	<b>0.00</b>	<b>49,085.55</b>	<b>-0.42</b>	<b>49,085.97</b>



**Budget V Actual MTD- Reserve**

Properties: Bellegrove Preserve POA - 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
<b>Income</b>				
Reserve Contribution	3,572.83	3,572.83	0.00	42,874.00
<b>Total Reserve Income</b>	<b>3,572.83</b>	<b>3,572.83</b>	<b>0.00</b>	<b>42,874.00</b>
<b>Total Reserve Income</b>	<b>3,572.83</b>	<b>3,572.83</b>	<b>0.00</b>	<b>42,874.00</b>
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>3,572.83</b>	<b>3,572.83</b>	<b>0.00</b>	<b>42,874.00</b>
<b>Total Income</b>	<b>3,572.83</b>	<b>3,572.83</b>	<b>0.00</b>	<b>42,874.00</b>
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>3,572.83</b>	<b>3,572.83</b>	<b>0.00</b>	<b>42,874.00</b>

**Budget V Actual YTD- Reserve**

Properties: Bellegrove Preserve POA - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jun 2023

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
<b>Income</b>				
Reserve Contribution	42,874.00	21,437.02	21,437.02	0.00
<b>Total Reserve Income</b>	<b>42,874.00</b>	<b>21,437.02</b>	<b>21,437.02</b>	<b>0.00</b>
<b>Total Reserve Income</b>	42,874.00	21,437.02	21,437.02	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>42,874.00</b>	<b>21,437.02</b>	<b>21,437.02</b>	<b>0.00</b>
<b>Total Income</b>	42,874.00	21,437.02	21,437.02	0.00
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>42,874.00</b>	<b>21,437.02</b>	<b>21,437.02</b>	<b>0.00</b>