

Balance Sheet - Operating

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

Cost Center: -001 Operating

As of: 09/30/2023

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Operating Cash	116,206.99
Total Cash	116,206.99
Accounts Receivable	38,155.16
TOTAL ASSETS	154,362.15
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	11,494.80
Prepaid Assessments	43,130.24
Total Liabilities	54,625.04
Capital	
Opening balance equity	85,164.31
Retained Earnings	-52,118.92
Calculated Retained Earnings	63,823.72
Calculated Prior Years Retained Earnings	1,393.00
Total Capital	98,262.11
TOTAL LIABILITIES & CAPITAL	152,887.15

Balance Sheet Reserve

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

Cost Center: -002 Reserve

As of: 09/30/2023

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Reserve Cash	307,446.82
Total Cash	307,446.82
First Palmetto CD-0181	104,503.66
TOTAL ASSETS	411,950.48
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Opening balance equity	339,976.67
Retained Earnings	59,490.13
Calculated Retained Earnings	12,483.68
Total Capital	411,950.48
TOTAL LIABILITIES & CAPITAL	411,950.48

Budget V Actual MTD - Operating

Properties: Bellegrove Preserve POA - 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
Income				
Assessment Income	35,728.00	35,728.00	0.00	428,736.00
Clubhouse Rental Income	-650.00	0.00	-650.00	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	0.00	0.00	0.00	0.00
Arc Income	0.00	0.00	0.00	0.00
Fines	250.00	0.00	250.00	0.00
Total Operating Income	31,755.17	32,155.17	-400.00	385,862.00
Expense				
Bank Charges	8.40	0.00	-8.40	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	166.66	166.66	2,000.00
Pond Maintenance	2,279.34	0.00	-2,279.34	0.00
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	41.66	41.66	500.00
Landscaping Contract	3,250.00	3,500.00	250.00	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	416.66	416.66	5,000.00
Repairs & Maintenance	0.00	0.00	0.00	0.00
Hvac	0.00	41.66	41.66	500.00
Pool Maintenance	0.00	250.00	250.00	3,000.00
Pool Chemicals	567.49	750.00	182.51	9,000.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Pool Maintenance Contract	0.00	375.00	375.00	4,500.00
Pool Permits	0.00	10.41	10.41	125.00
Clubhouse Repairs & Maintenance	0.00	416.66	416.66	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	0.00	407.66	407.66	4,892.00
Pest Control	136.00	50.00	-86.00	600.00
Pool Security System	346.27	333.33	-12.94	4,000.00
Pool Security	0.00	2,240.00	2,240.00	26,880.00
Security	6,897.04	5,987.08	-909.96	71,845.00
Real Property Tax	0.00	208.33	208.33	2,500.00
Water & Sewer	139.04	175.00	35.96	2,100.00
Telephone	29.65	166.66	137.01	2,000.00
Electric	3,475.41	3,333.33	-142.08	40,000.00
Trash	5,622.69	5,291.66	-331.03	63,500.00
Total Operating Expense	25,916.66	32,155.07	6,238.41	385,862.00
Total Operating Income	31,755.17	32,155.17	-400.00	385,862.00
Total Operating Expense	25,916.66	32,155.07	6,238.41	385,862.00
NOI - Net Operating Income	5,838.51	0.10	5,838.41	0.00
Total Income	31,755.17	32,155.17	-400.00	385,862.00
Total Expense	25,916.66	32,155.07	6,238.41	385,862.00
Net Income	5,838.51	0.10	5,838.41	0.00

Budget V Actual YTD- Operating

Properties: Bellegrove Preserve POA - 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.
Income				
Assessment Income	428,736.00	321,552.00	321,552.00	0.00
Clubhouse Rental Income	0.00	0.00	0.00	0.00
Contributions to Reserve	-42,874.00	-32,155.51	-32,155.51	0.00
Late Fee	0.00	7,070.00	0.00	7,070.00
Pool Keys, Access Cards	0.00	325.00	0.00	325.00
Arc Income	0.00	475.00	0.00	475.00
Fines	0.00	950.00	0.00	950.00
Total Operating Income	385,862.00	298,216.49	289,396.49	8,820.00
Expense				
Bank Charges	0.00	233.40	0.00	-233.40
Office Supplies	0.00	367.85	0.00	-367.85
Accounting	2,500.00	200.00	1,875.01	1,675.01
Bad Debt Expense	2,000.00	0.00	1,500.02	1,500.02
Pond Maintenance	0.00	2,279.34	0.00	-2,279.34
Pressure Washing/Carpet Cleaning	600.00	0.00	450.00	450.00
Management Contract	25,000.00	18,749.97	18,750.01	0.04
Postage	1,000.00	189.00	750.01	561.01
Homeowner Activities	1,000.00	0.00	750.01	750.01
Insurance	22,000.00	23,314.06	16,500.01	-6,814.05
Irrigation Maintenance	500.00	0.00	375.02	375.02
Landscaping Contract	42,000.00	29,250.00	31,500.00	2,250.00
Pond/Lake Maintenance Contract	5,520.00	4,576.86	4,140.00	-436.86
L/S Maintenance Supplies	17,500.00	14,050.00	13,125.01	-924.99
Legal Fees	5,000.00	1,010.00	3,750.02	2,740.02
Repairs & Maintenance	0.00	1,094.87	0.00	-1,094.87
Hvac	500.00	0.00	375.02	375.02
Pool Maintenance	3,000.00	994.84	2,250.00	1,255.16
Pool Chemicals	9,000.00	6,934.16	6,750.00	-184.16

Budget V Actual YTD- Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Pool Maintenance Contract	4,500.00	1,687.45	3,375.00	1,687.55
Pool Permits	125.00	125.00	93.77	-31.23
Clubhouse Repairs & Maintenance	5,000.00	21,691.79	3,750.02	-17,941.77
Contract Janitorial Services	13,000.00	1,677.04	9,750.01	8,072.97
Contract Pool Maintenance	7,800.00	5,000.00	5,850.00	850.00
General Maintenance & Repairs	4,892.00	3,064.25	3,669.02	604.77
Pest Control	600.00	583.00	450.00	-133.00
Pool Security System	4,000.00	2,073.35	3,000.01	926.66
Pool Security	26,880.00	-365.13	20,160.00	20,525.13
Security	71,845.00	70,636.39	53,883.76	-16,762.63
Real Property Tax	2,500.00	0.00	1,875.01	1,875.01
Water & Sewer	2,100.00	1,866.17	1,575.00	-291.17
Telephone	2,000.00	1,038.84	1,500.02	461.18
Electric	40,000.00	27,640.25	30,000.01	2,359.76
Trash	63,500.00	49,352.17	47,625.02	-1,727.15
Total Operating Expense	385,862.00	289,314.92	289,396.79	81.87
Total Operating Income	385,862.00	298,216.49	289,396.49	8,820.00
Total Operating Expense	385,862.00	289,314.92	289,396.79	81.87
NOI - Net Operating Income	0.00	8,901.57	-0.30	8,901.87
Total Income	385,862.00	298,216.49	289,396.49	8,820.00
Total Expense	385,862.00	289,314.92	289,396.79	81.87
Net Income	0.00	8,901.57	-0.30	8,901.87

Budget V Actual MTD- Reserve

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

Budget V Actual YTD- Reserve

Properties: Bellegrove Preserve POA - 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.
Income				
Reserve Contribution	42,874.00	32,155.51	32,155.51	0.00
Total Reserve Income	42,874.00	32,155.51	32,155.51	0.00
Expense				
Security Cameras	0.00	6,525.04	0.00	-6,525.04
Total Reserve Expense	0.00	6,525.04	0.00	-6,525.04
Total Reserve Income	42,874.00	32,155.51	32,155.51	0.00
Total Reserve Expense	0.00	6,525.04	0.00	-6,525.04
Net Reserve	42,874.00	25,630.47	32,155.51	-6,525.04
Total Income	42,874.00	32,155.51	32,155.51	0.00
Total Expense	0.00	6,525.04	0.00	-6,525.04
Net Income	42,874.00	25,630.47	32,155.51	-6,525.04