

Balance Sheet

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

As of: 09/30/2024

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Operating Cash | 3,581.84 |
| Reserve Cash | 18,854.15 |
| Total Cash | 22,435.99 |
| Accounts Receivable | 519.26 |
| Electric Deposits | 831.50 |
| Water Deposit | 210.00 |
| TOTAL ASSETS | 23,996.75 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Accounts Payable | 1,042.66 |
| Prepaid Assessments | 4,851.63 |
| Total Liabilities | 5,894.29 |
| Capital | |
| Retained Earnings | 19,594.78 |
| Calculated Retained Earnings | -3,643.29 |
| Calculated Prior Years Retained Earnings | 2,150.97 |
| Total Capital | 18,102.46 |
| TOTAL LIABILITIES & CAPITAL | 23,996.75 |

Budget V Actual MTD

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

As of: Sep 2024

Accounting Basis: Accrual

Fund Type: All

Cost Center: All

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. |
|-------------------------------|-----------------|-----------------|-----------------|
| Income | | | |
| Assessment Income | 5,180.00 | 5,180.00 | 0.00 |
| Contributions to Reserve | 0.00 | 518.00 | -518.00 |
| Late Fee | 25.00 | 0.00 | 25.00 |
| Reserve Contribution | 0.00 | -518.00 | 518.00 |
| Special Assessment | 0.00 | 0.00 | 0.00 |
| Total All Income | 5,205.00 | 5,180.00 | 25.00 |
| Expense | | | |
| Bank Charges | 0.00 | 0.00 | 0.00 |
| Office Supplies | 0.00 | 41.66 | 41.66 |
| Management fees | 450.00 | 450.00 | 0.00 |
| Accounting | 0.00 | 0.00 | 0.00 |
| Landscaping Expense/Supplies | 0.00 | 500.00 | 500.00 |
| Postage | 0.00 | 0.00 | 0.00 |
| Insurance | 0.00 | 0.00 | 0.00 |
| General Liability Insurance | 0.00 | 416.66 | 416.66 |
| Landscaping Contract | 1,300.00 | 1,300.00 | 0.00 |
| Legal Fees | 0.00 | 50.00 | 50.00 |
| Repairs & Maintenance | 0.00 | 420.33 | 420.33 |
| General Maintenance & Repairs | 225.00 | 0.00 | -225.00 |
| Pest Control | 0.00 | 316.66 | 316.66 |
| Taxes and Licenses | 0.00 | 0.00 | 0.00 |
| Water & Sewer | 338.67 | 500.00 | 161.33 |
| Electric | 138.63 | 166.66 | 28.03 |
| Trash | 585.36 | 500.00 | -65.36 |
| Total All Expense | 3,017.66 | 4,661.97 | 1,644.31 |
| Total All Income | 5,205.00 | 5,180.00 | 25.00 |

Budget V Actual MTD

| Account Name | MTD Actual | MTD Budget | MTD \$ Var. |
|--------------------|-----------------|---------------|-----------------|
| Total All Expense | 3,017.66 | 4,661.97 | 1,644.31 |
| Net Reserve | 2,187.34 | 518.03 | 1,669.31 |
| Total Income | 5,205.00 | 5,180.00 | 25.00 |
| Total Expense | 3,017.66 | 4,661.97 | 1,644.31 |
| Net Income | 2,187.34 | 518.03 | 1,669.31 |

Budget V Actual YTD

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

As of: Sep 2024

Accounting Basis: Accrual

Fund Type: All

Cost Center: All

| Account Name | Annual Budget | YTD Actual | YTD Budget | YTD \$ Var. |
|-------------------------------|------------------|------------------|------------------|-------------------|
| Income | | | | |
| Assessment Income | 62,160.00 | 46,620.00 | 46,620.00 | 0.00 |
| Contributions to Reserve | 6,216.00 | 0.00 | 4,662.00 | -4,662.00 |
| Late Fee | 0.00 | 125.00 | 0.00 | 125.00 |
| Reserve Contribution | -6,216.00 | 0.00 | -4,662.00 | 4,662.00 |
| Special Assessment | 0.00 | 10,970.30 | 0.00 | 10,970.30 |
| Total All Income | 62,160.00 | 57,715.30 | 46,620.00 | 11,095.30 |
| Expense | | | | |
| Bank Charges | 0.00 | 7.00 | 0.00 | -7.00 |
| Office Supplies | 500.00 | 54.83 | 375.02 | 320.19 |
| Management fees | 5,400.00 | 4,050.00 | 4,050.00 | 0.00 |
| Accounting | 0.00 | 1,700.00 | 0.00 | -1,700.00 |
| Landscaping Expense/Supplies | 6,000.00 | 3,259.00 | 4,500.00 | 1,241.00 |
| Postage | 0.00 | 129.35 | 0.00 | -129.35 |
| Insurance | 0.00 | 3,224.00 | 0.00 | -3,224.00 |
| General Liability Insurance | 5,000.00 | 0.00 | 3,750.02 | 3,750.02 |
| Landscaping Contract | 15,600.00 | 25,964.90 | 11,700.00 | -14,264.90 |
| Legal Fees | 600.00 | 775.00 | 450.00 | -325.00 |
| Repairs & Maintenance | 5,044.00 | 0.00 | 3,783.01 | 3,783.01 |
| General Maintenance & Repairs | 0.00 | 525.00 | 0.00 | -525.00 |
| Pest Control | 3,800.00 | 7,200.00 | 2,850.02 | -4,349.98 |
| Taxes and Licenses | 0.00 | 60.00 | 0.00 | -60.00 |
| Water & Sewer | 6,000.00 | 7,031.86 | 4,500.00 | -2,531.86 |
| Electric | 2,000.00 | 1,329.80 | 1,500.02 | 170.22 |
| Trash | 6,000.00 | 6,047.85 | 4,500.00 | -1,547.85 |
| Total All Expense | 55,944.00 | 61,358.59 | 41,958.09 | -19,400.50 |
| Total All Income | 62,160.00 | 57,715.30 | 46,620.00 | 11,095.30 |

Budget V Actual YTD

| Account Name | Annual Budget | YTD Actual | YTD Budget | YTD \$ Var. |
|--------------------|-----------------|------------------|-----------------|------------------|
| Total All Expense | 55,944.00 | 61,358.59 | 41,958.09 | -19,400.50 |
| Net Reserve | 6,216.00 | -3,643.29 | 4,661.91 | -8,305.20 |
| Total Income | 62,160.00 | 57,715.30 | 46,620.00 | 11,095.30 |
| Total Expense | 55,944.00 | 61,358.59 | 41,958.09 | -19,400.50 |
| Net Income | 6,216.00 | -3,643.29 | 4,661.91 | -8,305.20 |