

## Balance Sheet - Operating

Properties: Fountain Pointe - 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	22,342.59
<b>Total Cash</b>	<b>22,342.59</b>
Accounts Receivable	7,943.00
<b>TOTAL ASSETS</b>	<b>30,285.59</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	35,503.11
Prepaid Assessments	13,203.62
<b>Total Liabilities</b>	<b>48,706.73</b>
<b>Capital</b>	
Opening balance equity	-38,867.18
Retained Earnings	-85,014.89
Calculated Retained Earnings	108,256.76
Calculated Prior Years Retained Earnings	-2,795.83
<b>Total Capital</b>	<b>-18,421.14</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>30,285.59</b>

## Balance Sheet Reserve

Properties: Fountain Pointe - 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>	
Operating Cash	2,404.58
Reserve Cash	118,785.74
<b>Total Cash</b>	<b>121,190.32</b>
Accounts Receivable	4,051.45
<b>TOTAL ASSETS</b>	<b>125,241.77</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Opening balance equity	180,385.77
Retained Earnings	18,379.61
Calculated Retained Earnings	-73,523.61
<b>Total Capital</b>	<b>125,241.77</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>125,241.77</b>

## Balance sheet - Litigation

Properties: Fountain Pointe - 1756 Highway 501 Myrtle Beach, SC 29577

Cost Center: -003 Litigation Account

As of: 06/30/2023

Accounting Basis: Accrual

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Litigation Construction Cash	366,908.27
<b>Total Cash</b>	<b>366,908.27</b>
<b>TOTAL ASSETS</b>	<b>366,908.27</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Opening balance equity	1,141,738.70
Retained Earnings	-771,976.43
Calculated Retained Earnings	-2,854.00
<b>Total Capital</b>	<b>366,908.27</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>366,908.27</b>

**Budget V Actual MTD - Operating**

Properties: Fountain Pointe - 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	22,680.00	22,680.00	0.00	272,160.00
Contributions to Reserve	-1,814.42	-1,814.42	0.00	-21,773.00
Late Fee	175.00	0.00	175.00	0.00
Parking Pass	75.00	0.00	75.00	0.00
<b>Total Operating Income</b>	<b>21,115.58</b>	<b>20,865.58</b>	<b>250.00</b>	<b>250,387.00</b>
<b>Expense</b>				
Office Supplies	0.00	16.67	16.67	200.00
Accounting	0.00	16.67	16.67	200.00
Fire System Maintenance Contract	367.00	483.33	116.33	5,800.00
Jetting of Main Line	982.50	466.67	-515.83	5,600.00
Pressure Washing/Carpet Cleaning	0.00	666.67	666.67	8,000.00
Management Contract	2,300.00	2,300.00	0.00	27,600.00
Landscaping Contract	1,500.00	1,500.00	0.00	18,000.00
Landscaping Fees	0.00	0.00	0.00	0.00
Pond/Lake Maintenance Contract	216.00	200.00	-18.00	2,400.00
L/S Maintenance Supplies	0.00	0.00	0.00	0.00
Legal Fees	0.00	41.67	41.67	500.00
Repairs & Maintenance	186.15	0.00	-186.15	0.00
Contract Janitorial Services	1,200.00	1,200.00	0.00	14,400.00
General Maintenance & Repairs	0.00	1,983.33	1,983.33	23,800.00
Interior Pest Control	432.00	432.00	0.00	5,184.00
Pest Control	0.00	0.00	0.00	0.00
Security	585.00	0.00	-585.00	0.00
Water & Sewer	5,267.52	4,500.00	-767.52	54,000.00
Cable & Internet	9,018.64	4,568.83	-4,449.81	54,826.00
Electric	966.76	1,000.00	33.24	12,000.00
Trash	1,835.94	1,489.75	-346.19	17,877.00
<b>Total Operating Expense</b>	<b>24,859.51</b>	<b>20,865.59</b>	<b>-3,993.92</b>	<b>250,387.00</b>

**Budget V Actual MTD - Operating**

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Operating Income	21,115.58	20,865.58	250.00	250,387.00
Total Operating Expense	24,859.51	20,865.59	-3,993.92	250,387.00
<b>NOI - Net Operating Income</b>	<b>-3,743.93</b>	<b>-0.01</b>	<b>-3,743.92</b>	<b>0.00</b>
Total Income	21,115.58	20,865.58	250.00	250,387.00
Total Expense	24,859.51	20,865.59	-3,993.92	250,387.00
<b>Net Income</b>	<b>-3,743.93</b>	<b>-0.01</b>	<b>-3,743.92</b>	<b>0.00</b>

**Budget V Actual YTD- Operating**

Properties: Fountain Pointe - 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	272,160.00	136,080.00	136,080.00	0.00
Contributions to Reserve	-21,773.00	-10,886.52	-10,886.52	0.00
Late Fee	0.00	525.00	0.00	525.00
Parking Pass	0.00	325.00	0.00	325.00
<b>Total Operating Income</b>	<b>250,387.00</b>	<b>126,043.48</b>	<b>125,193.48</b>	<b>850.00</b>
<b>Expense</b>				
Office Supplies	200.00	872.73	100.02	-772.71
Accounting	200.00	200.00	100.02	-99.98
Fire System Maintenance Contract	5,800.00	2,347.00	2,900.02	553.02
Jetting of Main Line	5,600.00	1,965.00	2,800.02	835.02
Pressure Washing/Carpet Cleaning	8,000.00	7,875.00	4,000.02	-3,874.98
Management Contract	27,600.00	13,800.00	13,800.00	0.00
Landscaping Contract	18,000.00	9,000.00	9,000.00	0.00
Landscaping Fees	0.00	2,135.16	0.00	-2,135.16
Pond/Lake Maintenance Contract	2,400.00	1,308.00	1,200.00	-108.00
L/S Maintenance Supplies	0.00	702.00	0.00	-702.00
Legal Fees	500.00	0.00	250.02	250.02
Repairs & Maintenance	0.00	186.15	0.00	-186.15
Contract Janitorial Services	14,400.00	7,200.00	7,200.00	0.00
General Maintenance & Repairs	23,800.00	11,844.06	11,900.02	255.96
Interior Pest Control	5,184.00	2,235.00	2,592.00	357.00
Pest Control	0.00	2,007.00	0.00	-2,007.00
Security	0.00	585.00	0.00	-585.00
Water & Sewer	54,000.00	24,956.18	27,000.00	2,043.82
Cable & Internet	54,826.00	26,784.13	27,413.02	628.89
Electric	12,000.00	4,858.49	6,000.00	1,141.51
Trash	17,877.00	11,250.08	8,938.50	-2,311.58
<b>Total Operating Expense</b>	<b>250,387.00</b>	<b>131,910.98</b>	<b>125,193.66</b>	<b>-6,717.32</b>

**Budget V Actual YTD- Operating**

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Operating Income	250,387.00	126,043.48	125,193.48	850.00
Total Operating Expense	250,387.00	131,910.98	125,193.66	-6,717.32
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>-5,867.50</b>	<b>-0.18</b>	<b>-5,867.32</b>
Total Income	250,387.00	126,043.48	125,193.48	850.00
Total Expense	250,387.00	131,910.98	125,193.66	-6,717.32
<b>Net Income</b>	<b>0.00</b>	<b>-5,867.50</b>	<b>-0.18</b>	<b>-5,867.32</b>

**Budget V Actual MTD- Reserve**

Properties: Fountain Pointe - 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>				
Insurance Assessment	0.00	0.00	0.00	0.00
Reserve Contribution	1,814.42	1,814.42	0.00	21,773.00
<b>Total Reserve Income</b>	<u>1,814.42</u>	<u>1,814.42</u>	<u>0.00</u>	<u>21,773.00</u>
<b>Expense</b>				
Insurance	0.00	0.00	0.00	0.00
<b>Total Reserve Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Reserve Income</b>	1,814.42	1,814.42	0.00	21,773.00
<b>Total Reserve Expense</b>	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<u>1,814.42</u>	<u>1,814.42</u>	<u>0.00</u>	<u>21,773.00</u>
<b>Total Income</b>	1,814.42	1,814.42	0.00	21,773.00
<b>Total Expense</b>	0.00	0.00	0.00	0.00
<b>Net Income</b>	<u>1,814.42</u>	<u>1,814.42</u>	<u>0.00</u>	<u>21,773.00</u>



**Budget V Actual YTD- Reserve**

Properties: Fountain Pointe - 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>				
Insurance Assessment	0.00	109,385.03	0.00	109,385.03
Reserve Contribution	21,773.00	10,886.52	10,886.52	0.00
<b>Total Reserve Income</b>	<b>21,773.00</b>	<b>120,271.55</b>	<b>10,886.52</b>	<b>109,385.03</b>
<b>Expense</b>				
Insurance	0.00	110,408.00	0.00	-110,408.00
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>110,408.00</b>	<b>0.00</b>	<b>-110,408.00</b>
<b>Total Reserve Income</b>	<b>21,773.00</b>	<b>120,271.55</b>	<b>10,886.52</b>	<b>109,385.03</b>
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>110,408.00</b>	<b>0.00</b>	<b>-110,408.00</b>
<b>Net Reserve</b>	<b>21,773.00</b>	<b>9,863.55</b>	<b>10,886.52</b>	<b>-1,022.97</b>
<b>Total Income</b>	<b>21,773.00</b>	<b>120,271.55</b>	<b>10,886.52</b>	<b>109,385.03</b>
<b>Total Expense</b>	<b>0.00</b>	<b>110,408.00</b>	<b>0.00</b>	<b>-110,408.00</b>
<b>Net Income</b>	<b>21,773.00</b>	<b>9,863.55</b>	<b>10,886.52</b>	<b>-1,022.97</b>