

## Balance Sheet

Properties: Carolina Willows - 1756 Highway 501 Myrtle Beach, SC 29577

As of: 12/31/2025

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	49,771.62
Reserve Cash	151,780.64
<b>Total Cash</b>	<b>201,552.26</b>
Accounts Receivable	8,554.48
Due From Operating	8,677.51
<b>TOTAL ASSETS</b>	<b>218,784.25</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	15,094.42
Deferred Revenue	-704.36
Prepaid Assessments	21,393.70
<b>Total Liabilities</b>	<b>35,783.76</b>
<b>Capital</b>	
Retained Earnings	174,532.36
Calculated Retained Earnings	-19,861.35
Calculated Prior Years Retained Earnings	28,329.48
<b>Total Capital</b>	<b>183,000.49</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>218,784.25</b>

# Budget V Actual MTD - Operating

Properties: Carolina Willows - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Dec 2025

Accounting Basis: Cash

Fund Type: Operating

Cost Center: All

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
<b>Income</b>				
Collection Fee Income	0.00	0.00	0.00	0.00
Assessment Income	36,145.00	43,014.41	-6,869.41	516,173.00
Late Fee	25.00	0.00	25.00	0.00
Misc Income	17.00	0.00	17.00	0.00
Parking Pass	225.00	0.00	225.00	0.00
Pool Keys, Access Cards	0.00	0.00	0.00	0.00
Fines	303.00	0.00	303.00	0.00
<b>Total Operating Income</b>	<b>36,715.00</b>	<b>43,014.41</b>	<b>-6,299.41</b>	<b>516,173.00</b>
<b>Expense</b>				
Bank Charges	0.60	0.00	-0.60	0.00
Office Supplies	0.00	25.00	25.00	300.00
Accounting	0.00	166.66	166.66	2,000.00
Collection Expense	0.00	0.00	0.00	0.00
Landscaping Expense/Supplies	0.00	333.33	333.33	4,000.00
Pond Maintenance	0.00	115.00	115.00	1,380.00
Security Cameras	25.00	0.00	-25.00	0.00
Fire Code Inspection	0.00	0.00	0.00	0.00
Pressure Washing/Carpet Cleaning	0.00	941.66	941.66	11,300.00
Termitte Treatment Contract	0.00	400.00	400.00	4,800.00
Pool Contract	800.00	800.00	0.00	9,600.00
Pool Supplies and Repairs	68.47	41.66	-26.81	500.00
Contingency	900.00	655.00	-245.00	7,860.00
Management Contract	1,900.00	1,900.00	0.00	22,800.00
Administration Expense	0.00	16.66	16.66	200.00
Insurance	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	166.66	166.66	2,000.00

# Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Landscaping Contract	2,650.00	2,650.00	0.00	31,800.00
Legal Fees	165.00	50.00	-115.00	600.00
Licenses & Fees	0.00	10.41	10.41	125.00
On-Site Property Maintenance	1,991.67	1,991.66	-0.01	23,900.00
Pool Chemicals	1,287.29	291.66	-995.63	3,500.00
General Maintenance & Repairs	3,138.43	3,269.91	131.48	39,239.00
Pest Control	768.00	522.66	-245.34	6,272.00
Pool License	0.00	10.41	10.41	125.00
Real Property Tax	0.00	0.00	0.00	0.00
Taxes and Licenses	0.00	0.00	0.00	0.00
Water & Sewer	6,167.72	5,665.83	-501.89	67,990.00
Telephone	6,386.03	250.00	-6,136.03	3,000.00
Cable & Internet	0.00	6,036.41	6,036.41	72,437.00
Electric	3,773.97	1,539.91	-2,234.06	18,479.00
Trash	4,500.69	3,375.00	-1,125.69	40,500.00
<b>Total Operating Expense</b>	<b>34,522.87</b>	<b>31,225.49</b>	<b>-3,297.38</b>	<b>374,707.00</b>
Total Operating Income	36,715.00	43,014.41	-6,299.41	516,173.00
Total Operating Expense	34,522.87	31,225.49	-3,297.38	374,707.00
<b>NOI - Net Operating Income</b>	<b>2,192.13</b>	<b>11,788.92</b>	<b>-9,596.79</b>	<b>141,466.00</b>
Total Income	36,715.00	43,014.41	-6,299.41	516,173.00
Total Expense	34,522.87	31,225.49	-3,297.38	374,707.00
<b>Net Income</b>	<b>2,192.13</b>	<b>11,788.92</b>	<b>-9,596.79</b>	<b>141,466.00</b>

**Budget V Actual YTD - Operating**

Properties: Carolina Willows - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Dec 2025

Accounting Basis: Accrual

Fund Type: Operating

Cost Center: All

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
<b>Income</b>				
Collection Fee Income	0.00	1,900.00	0.00	1,900.00
Assessment Income	516,173.00	446,234.50	516,173.00	-69,938.50
Late Fee	0.00	575.00	0.00	575.00
Misc Income	0.00	1,548.40	0.00	1,548.40
Parking Pass	0.00	1,000.00	0.00	1,000.00
Pool Keys, Access Cards	0.00	200.00	0.00	200.00
Fines	0.00	7,609.02	0.00	7,609.02
<b>Total Operating Income</b>	<b>516,173.00</b>	<b>459,066.92</b>	<b>516,173.00</b>	<b>-57,106.08</b>
<b>Expense</b>				
Bank Charges	0.00	35.60	0.00	-35.60
Office Supplies	300.00	406.73	300.00	-106.73
Accounting	2,000.00	350.00	2,000.00	1,650.00
Collection Expense	0.00	1,900.00	0.00	-1,900.00
Landscaping Expense/Supplies	4,000.00	23,973.05	4,000.00	-19,973.05
Pond Maintenance	1,380.00	0.00	1,380.00	1,380.00
Security Cameras	0.00	275.00	0.00	-275.00
Fire Code Inspection	0.00	312.25	0.00	-312.25
Pressure Washing/Carpet Cleaning	11,300.00	37,125.99	11,300.00	-25,825.99
Termite Treatment Contract	4,800.00	0.00	4,800.00	4,800.00
Pool Contract	9,600.00	9,600.00	9,600.00	0.00
Pool Supplies and Repairs	500.00	3,168.40	500.00	-2,668.40
Contingency	7,860.00	16,364.49	7,860.00	-8,504.49
Management Contract	22,800.00	22,800.00	22,800.00	0.00
Administration Expense	200.00	191.00	200.00	9.00
Insurance	0.00	94,716.49	0.00	-94,716.49
Irrigation Maintenance	2,000.00	418.16	2,000.00	1,581.84

# Budget V Actual YTD - Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Landscaping Contract	31,800.00	32,600.00	31,800.00	-800.00
Legal Fees	600.00	240.00	600.00	360.00
Licenses & Fees	125.00	0.00	125.00	125.00
On-Site Property Maintenance	23,900.00	23,900.04	23,900.00	-0.04
Pool Chemicals	3,500.00	7,069.32	3,500.00	-3,569.32
General Maintenance & Repairs	39,239.00	65,339.40	39,239.00	-26,100.40
Pest Control	6,272.00	8,448.00	6,272.00	-2,176.00
Pool License	125.00	125.00	125.00	0.00
Real Property Tax	0.00	30.12	0.00	-30.12
Taxes and Licenses	0.00	-60.00	0.00	60.00
Water & Sewer	67,990.00	59,494.40	67,990.00	8,495.60
Telephone	3,000.00	8,528.74	3,000.00	-5,528.74
Cable & Internet	72,437.00	66,898.92	72,437.00	5,538.08
Electric	18,479.00	22,249.08	18,479.00	-3,770.08
Trash	40,500.00	48,175.42	40,500.00	-7,675.42
<b>Total Operating Expense</b>	<b>374,707.00</b>	<b>554,675.60</b>	<b>374,707.00</b>	<b>-179,968.60</b>
Total Operating Income	516,173.00	459,066.92	516,173.00	-57,106.08
Total Operating Expense	374,707.00	554,675.60	374,707.00	-179,968.60
<b>NOI - Net Operating Income</b>	<b>141,466.00</b>	<b>-95,608.68</b>	<b>141,466.00</b>	<b>-237,074.68</b>
Total Income	516,173.00	459,066.92	516,173.00	-57,106.08
Total Expense	374,707.00	554,675.60	374,707.00	-179,968.60
<b>Net Income</b>	<b>141,466.00</b>	<b>-95,608.68</b>	<b>141,466.00</b>	<b>-237,074.68</b>

**Budget V Actual MTD- Reserve**

Properties: Carolina Willows - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Dec 2025

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
<b>Income</b>				
Insurance Assessment	0.00	0.00	0.00	0.00
<b>Total Reserve Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Expense</b>				
Reserve Expenses	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>
Total Reserve Income	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Income	0.00	0.00	0.00	0.00
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Budget V Actual YTD - Reserve**

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As of: Dec 2025

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

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Level of Detail: Detail View

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
<b>Income</b>				
Insurance Assessment	0.00	89,230.90	0.00	89,230.90
<b>Total Reserve Income</b>	<b>0.00</b>	<b>89,230.90</b>	<b>0.00</b>	<b>89,230.90</b>
<b>Expense</b>				
Reserve Expenses	0.00	13,483.57	0.00	-13,483.57
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>13,483.57</b>	<b>0.00</b>	<b>-13,483.57</b>
Total Reserve Income	0.00	89,230.90	0.00	89,230.90
Total Reserve Expense	0.00	13,483.57	0.00	-13,483.57
<b>Net Reserve</b>	<b>0.00</b>	<b>75,747.33</b>	<b>0.00</b>	<b>75,747.33</b>
Total Income	0.00	89,230.90	0.00	89,230.90
Total Expense	0.00	13,483.57	0.00	-13,483.57
<b>Net Income</b>	<b>0.00</b>	<b>75,747.33</b>	<b>0.00</b>	<b>75,747.33</b>