

Balance Sheet

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

As of: 03/31/2026

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
ASSETS	
Cash	
Operating Cash	29,161.14
Reserve Cash	134,183.18
Total Cash	163,344.32
Accounts Receivable	8,302.47
Due From Operating	8,677.51
TOTAL ASSETS	180,324.30
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	22,730.05
Deferred Revenue	-704.36
Prepaid Assessments	27,920.62
Total Liabilities	49,946.31
Capital	
Retained Earnings	174,532.36
Calculated Retained Earnings	-46,592.73
Calculated Prior Years Retained Earnings	2,438.36
Total Capital	130,377.99
TOTAL LIABILITIES & CAPITAL	180,324.30

Budget V Actual MTD - Operating (Accrual Only)

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

As of: Mar 2026

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	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Assessment Income	40,319.96	40,320.00	-0.04	483,840.00
Late Fee	200.00	0.00	200.00	0.00
Misc Income	150.00	0.00	150.00	0.00
Parking Pass	25.00	0.00	25.00	0.00
Pool Keys, Access Cards	50.00	0.00	50.00	0.00
Fines	100.00	0.00	100.00	0.00
Total Operating Income	40,844.96	40,320.00	524.96	483,840.00
Expense				
Office Supplies	0.00	25.00	25.00	300.00
Accounting	0.00	166.67	166.67	2,000.00
Landscaping Expense/Supplies	0.00	1,250.00	1,250.00	15,000.00
Security Cameras	25.00	25.00	0.00	300.00
Fire Code Inspection	0.00	26.09	26.09	313.00
Pressure Washing/Carpet Cleaning	0.00	1,666.67	1,666.67	20,000.00
Pool Contract	800.00	800.00	0.00	9,600.00
Pool Supplies and Repairs	203.19	166.67	-36.52	2,000.00
Contingency	3,655.00	1,360.25	-2,294.75	16,323.00
Management Contract	1,900.00	1,900.00	0.00	22,800.00
Administration Expense	0.00	16.67	16.67	200.00
Insurance	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	41.67	41.67	500.00
Landscaping Contract	2,650.00	2,650.00	0.00	31,800.00
Legal Fees	0.00	50.00	50.00	600.00
On-Site Property Maintenance	1,991.67	1,991.67	0.00	23,900.00
Pool Chemicals	316.69	416.67	99.98	5,000.00
General Maintenance & Repairs	5,857.42	2,923.50	-2,933.92	35,082.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Pest Control	798.00	768.00	-30.00	9,216.00
Pool License	0.00	10.42	10.42	125.00
Reserve Contributions Expense	4,032.00	4,032.00	0.00	48,384.00
Real Property Tax	0.00	1.42	1.42	17.00
Water & Sewer	5,968.24	5,665.84	-302.40	67,990.00
Telephone	229.13	215.00	-14.13	2,580.00
Cable & Internet	8,805.47	8,320.00	-485.47	99,840.00
Electric	1,848.63	1,847.50	-1.13	22,170.00
Trash	4,721.35	3,983.34	-738.01	47,800.00
Total Operating Expense	43,801.79	40,320.05	-3,481.74	483,840.00
Total Operating Income	40,844.96	40,320.00	524.96	483,840.00
Total Operating Expense	43,801.79	40,320.05	-3,481.74	483,840.00
NOI - Net Operating Income	-2,956.83	-0.05	-2,956.78	0.00
Total Income	40,844.96	40,320.00	524.96	483,840.00
Total Expense	43,801.79	40,320.05	-3,481.74	483,840.00
Net Income	-2,956.83	-0.05	-2,956.78	0.00

Budget V Actual MTD- Reserve (Accrual Only)

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

As of: Mar 2026

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
Income				
Contributions to Reserve	4,032.00	4,032.00	0.00	48,384.00
Total Reserve Income	4,032.00	4,032.00	0.00	48,384.00
Expense				
Insurance	10,586.73	0.00	-10,586.73	0.00
Reserve Expenses	0.00	0.00	0.00	0.00
Total Reserve Expense	10,586.73	0.00	-10,586.73	0.00
Total Reserve Income	4,032.00	4,032.00	0.00	48,384.00
Total Reserve Expense	10,586.73	0.00	-10,586.73	0.00
Net Reserve	-6,554.73	4,032.00	-10,586.73	48,384.00
Total Income	4,032.00	4,032.00	0.00	48,384.00
Total Expense	10,586.73	0.00	-10,586.73	0.00
Net Income	-6,554.73	4,032.00	-10,586.73	48,384.00

Budget V Actual YTD- Operating(Accrual Only)

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

As of: Mar 2026

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.
Income				
Assessment Income	483,840.00	120,959.96	120,960.00	-0.04
Late Fee	0.00	525.00	0.00	525.00
Misc Income	0.00	150.00	0.00	150.00
Parking Pass	0.00	75.00	0.00	75.00
Pool Keys, Access Cards	0.00	50.00	0.00	50.00
Fines	0.00	400.00	0.00	400.00
Total Operating Income	483,840.00	122,159.96	120,960.00	1,199.96
Expense				
Office Supplies	300.00	78.00	75.00	-3.00
Accounting	2,000.00	1,816.56	500.01	-1,316.55
Landscaping Expense/Supplies	15,000.00	0.00	3,750.00	3,750.00
Security Cameras	300.00	75.00	75.00	0.00
Fire Code Inspection	313.00	0.00	78.27	78.27
Pressure Washing/Carpet Cleaning	20,000.00	0.00	5,000.01	5,000.01
Pool Contract	9,600.00	2,400.00	2,400.00	0.00
Pool Supplies and Repairs	2,000.00	313.19	500.01	186.82
Contingency	16,323.00	7,155.00	4,080.75	-3,074.25
Management Contract	22,800.00	5,700.00	5,700.00	0.00
Administration Expense	200.00	0.00	50.01	50.01
Insurance	0.00	14,891.73	0.00	-14,891.73
Irrigation Maintenance	500.00	0.00	125.01	125.01
Landscaping Contract	31,800.00	7,950.00	7,950.00	0.00
Legal Fees	600.00	0.00	150.00	150.00
On-Site Property Maintenance	23,900.00	5,975.01	5,975.01	0.00
Pool Chemicals	5,000.00	316.69	1,250.01	933.32
General Maintenance & Repairs	35,082.00	18,951.52	8,770.50	-10,181.02

Budget V Actual YTD - Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Pest Control	9,216.00	3,102.00	2,304.00	-798.00
Pool License	125.00	125.00	31.26	-93.74
Reserve Contributions Expense	48,384.00	12,096.00	12,096.00	0.00
Real Property Tax	17.00	0.00	4.26	4.26
Water & Sewer	67,990.00	17,905.63	16,997.52	-908.11
Telephone	2,580.00	6,851.92	645.00	-6,206.92
Cable & Internet	99,840.00	22,340.54	24,960.00	2,619.46
Electric	22,170.00	5,521.15	5,542.50	21.35
Trash	47,800.00	18,160.29	11,950.02	-6,210.27
Total Operating Expense	483,840.00	151,725.23	120,960.15	-30,765.08
Total Operating Income	483,840.00	122,159.96	120,960.00	1,199.96
Total Operating Expense	483,840.00	151,725.23	120,960.15	-30,765.08
NOI - Net Operating Income	0.00	-29,565.27	-0.15	-29,565.12
Total Income	483,840.00	122,159.96	120,960.00	1,199.96
Total Expense	483,840.00	151,725.23	120,960.15	-30,765.08
Net Income	0.00	-29,565.27	-0.15	-29,565.12

Budget V Actual YTD- Reserve (Accrual Only)

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

As of: Mar 2026

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	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Contributions to Reserve	48,384.00	12,096.00	12,096.00	0.00
Total Reserve Income	48,384.00	12,096.00	12,096.00	0.00
Expense				
Insurance	0.00	21,173.46	0.00	-21,173.46
Reserve Expenses	0.00	7,950.00	0.00	-7,950.00
Total Reserve Expense	0.00	29,123.46	0.00	-29,123.46
Total Reserve Income	48,384.00	12,096.00	12,096.00	0.00
Total Reserve Expense	0.00	29,123.46	0.00	-29,123.46
Net Reserve	48,384.00	-17,027.46	12,096.00	-29,123.46
Total Income	48,384.00	12,096.00	12,096.00	0.00
Total Expense	0.00	29,123.46	0.00	-29,123.46
Net Income	48,384.00	-17,027.46	12,096.00	-29,123.46