

Balance Sheet

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

As of: 06/30/2026

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	127,102.44
Reserve Cash	114,518.99
Total Cash	241,621.43
Accounts Receivable	31,733.78
Due From Operating	8,677.51
TOTAL ASSETS	282,032.72
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	22,190.06
Deferred Revenue	-704.36
Prepaid Assessments	24,481.61
Total Liabilities	45,967.31
Capital	
Retained Earnings	174,532.36
Calculated Retained Earnings	59,594.69
Calculated Prior Years Retained Earnings	1,938.36
Total Capital	236,065.41
TOTAL LIABILITIES & CAPITAL	282,032.72

Budget V Actual MTD - Operating (Accrual Only)

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

As of: Jun 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				
Collection Fee Income	0.00	0.00	0.00	0.00
Assessment Income	40,959.54	40,320.00	639.54	483,840.00
Insurance Assessment	0.00	0.00	0.00	0.00
Late Fee	595.00	0.00	595.00	0.00
Misc Income	600.00	0.00	600.00	0.00
Parking Pass	150.00	0.00	150.00	0.00
Pool Keys, Access Cards	50.00	0.00	50.00	0.00
Fines	0.00	0.00	0.00	0.00
Total Operating Income	42,354.54	40,320.00	2,034.54	483,840.00
Expense				
Bank Charges	2.70	0.00	-2.70	0.00
Office Supplies	0.00	25.00	25.00	300.00
Accounting	0.00	166.67	166.67	2,000.00
Collection Expense	0.00	0.00	0.00	0.00
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	409.06	26.08	-382.98	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	525.00	166.67	-358.33	2,000.00
Contingency	5,070.95	1,360.25	-3,710.70	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

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
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	1,049.96	416.67	-633.29	5,000.00
General Maintenance & Repairs	3,144.56	2,923.50	-221.06	35,082.00
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	5,900.69	5,665.83	-234.86	67,990.00
Telephone	229.03	215.00	-14.03	2,580.00
Cable & Internet	8,805.47	8,320.00	-485.47	99,840.00
Electric	1,906.56	1,847.50	-59.06	22,170.00
Trash	0.00	3,983.33	3,983.33	47,800.00
Total Operating Expense	39,240.65	40,320.02	1,079.37	483,840.00
Total Operating Income	42,354.54	40,320.00	2,034.54	483,840.00
Total Operating Expense	39,240.65	40,320.02	1,079.37	483,840.00
NOI - Net Operating Income	3,113.89	-0.02	3,113.91	0.00
Total Income	42,354.54	40,320.00	2,034.54	483,840.00
Total Expense	39,240.65	40,320.02	1,079.37	483,840.00
Net Income	3,113.89	-0.02	3,113.91	0.00

Budget V Actual MTD- Reserve (Accrual Only)

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

As of: Jun 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:** Jun 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				
Collection Fee Income	0.00	400.00	0.00	400.00
Assessment Income	483,840.00	242,559.49	241,920.00	639.49
Insurance Assessment	0.00	127,989.80	0.00	127,989.80
Late Fee	0.00	2,190.00	0.00	2,190.00
Misc Income	0.00	750.00	0.00	750.00
Parking Pass	0.00	450.00	0.00	450.00
Pool Keys, Access Cards	0.00	125.00	0.00	125.00
Fines	0.00	800.00	0.00	800.00
Total Operating Income	483,840.00	375,264.29	241,920.00	133,344.29
Expense				
Bank Charges	0.00	6.30	0.00	-6.30
Office Supplies	300.00	233.07	150.00	-83.07
Accounting	2,000.00	1,816.56	1,000.02	-816.54
Collection Expense	0.00	400.00	0.00	-400.00
Landscaping Expense/Supplies	15,000.00	2,318.35	7,500.00	5,181.65
Security Cameras	300.00	150.00	150.00	0.00
Fire Code Inspection	313.00	409.06	156.52	-252.54
Pressure Washing/Carpet Cleaning	20,000.00	0.00	10,000.02	10,000.02
Pool Contract	9,600.00	4,800.00	4,800.00	0.00
Pool Supplies and Repairs	2,000.00	2,033.76	1,000.02	-1,033.74
Contingency	16,323.00	12,225.95	8,161.50	-4,064.45
Management Contract	22,800.00	11,400.00	11,400.00	0.00
Administration Expense	200.00	95.00	100.02	5.02
Insurance	0.00	25,478.46	0.00	-25,478.46
Irrigation Maintenance	500.00	7,061.32	250.02	-6,811.30
Landscaping Contract	31,800.00	15,900.00	15,900.00	0.00

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Legal Fees	600.00	0.00	300.00	300.00
On-Site Property Maintenance	23,900.00	11,950.02	11,950.02	0.00
Pool Chemicals	5,000.00	3,113.84	2,500.02	-613.82
General Maintenance & Repairs	35,082.00	29,940.65	17,541.00	-12,399.65
Pest Control	9,216.00	5,496.00	4,608.00	-888.00
Pool License	125.00	125.00	62.52	-62.48
Reserve Contributions Expense	48,384.00	24,192.00	24,192.00	0.00
Real Property Tax	17.00	0.00	8.52	8.52
Water & Sewer	67,990.00	34,789.41	33,995.02	-794.39
Telephone	2,580.00	7,539.01	1,290.00	-6,249.01
Cable & Internet	99,840.00	48,756.95	49,920.00	1,163.05
Electric	22,170.00	11,405.40	11,085.00	-320.40
Trash	47,800.00	27,928.57	23,900.02	-4,028.55
Total Operating Expense	483,840.00	289,564.68	241,920.24	-47,644.44
 Total Operating Income	 483,840.00	 375,264.29	 241,920.00	 133,344.29
Total Operating Expense	483,840.00	289,564.68	241,920.24	-47,644.44
NOI - Net Operating Income	0.00	85,699.61	-0.24	85,699.85
 Total Income	 483,840.00	 375,264.29	 241,920.00	 133,344.29
Total Expense	483,840.00	289,564.68	241,920.24	-47,644.44
 Net Income	 0.00	 85,699.61	 -0.24	 85,699.85

Budget V Actual YTD- Reserve (Accrual Only)

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

As of: Jun 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	24,192.00	24,192.00	0.00
Total Reserve Income	48,384.00	24,192.00	24,192.00	0.00
Expense				
Insurance	0.00	42,346.92	0.00	-42,346.92
Reserve Expenses	0.00	7,950.00	0.00	-7,950.00
Total Reserve Expense	0.00	50,296.92	0.00	-50,296.92
Total Reserve Income	48,384.00	24,192.00	24,192.00	0.00
Total Reserve Expense	0.00	50,296.92	0.00	-50,296.92
Net Reserve	48,384.00	-26,104.92	24,192.00	-50,296.92
Total Income	48,384.00	24,192.00	24,192.00	0.00
Total Expense	0.00	50,296.92	0.00	-50,296.92
Net Income	48,384.00	-26,104.92	24,192.00	-50,296.92