

Balance Sheet

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

As of: 09/30/2025

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
ASSETS	
Cash	
Operating Cash	4,513.13
Reserve Cash	10,320.05
Total Cash	14,833.18
Accounts Receivable	1,805.01
Electric Deposits	831.50
Water Deposit	210.00
TOTAL ASSETS	17,679.69
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	4,132.88
Total Liabilities	4,132.88
Capital	
Retained Earnings	9,805.74
Calculated Retained Earnings	1,891.99
Calculated Prior Years Retained Earnings	1,849.08
Total Capital	13,546.81
TOTAL LIABILITIES & CAPITAL	17,679.69

Budget V Actual MTD

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

As of: Sep 2025

Accounting Basis: Accrual

Fund Type: All

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.
Income			
Collection Fee Income	0.00	0.00	0.00
Assessment Income	5,180.00	5,698.00	-518.00
Late Fee	50.00	0.00	50.00
Insurance Services	525.00	0.00	525.00
Total All Income	5,755.00	5,698.00	57.00
Expense			
Office Supplies	0.00	41.66	41.66
Accounting	0.00	0.00	0.00
Landscaping Expense/Supplies	150.00	375.00	225.00
Management Contract	450.00	450.00	0.00
Insurance	0.00	458.33	458.33
Landscaping Contract	1,300.00	1,300.00	0.00
Legal Fees	0.00	50.00	50.00
General Maintenance & Repairs	0.00	480.66	480.66
General Maintenance & Repairs	1,000.00	0.00	-1,000.00
Pest Control	0.00	316.66	316.66
Taxes and Licenses	0.00	0.00	0.00
Water & Sewer	0.00	523.00	523.00
Electric	0.00	166.66	166.66
Trash	0.00	500.00	500.00
Total All Expense	2,900.00	4,661.97	1,761.97
Total All Income	5,755.00	5,698.00	57.00
Total All Expense	2,900.00	4,661.97	1,761.97
Net Reserve	2,855.00	1,036.03	1,818.97

Budget V Actual MTD

Account Name	MTD Actual	MTD Budget	MTD \$ Var.
Total Income	5,755.00	5,698.00	57.00
Total Expense	2,900.00	4,661.97	1,761.97
Net Income	2,855.00	1,036.03	1,818.97

Budget V Actual YTD

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

As of: Sep 2025

Accounting Basis: Accrual

Fund Type: All

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	300.00	0.00	300.00
Assessment Income	68,376.00	46,620.00	51,282.00	-4,662.00
Late Fee	0.00	500.00	0.00	500.00
Insurance Services	0.00	525.00	0.00	525.00
Total All Income	68,376.00	47,945.00	51,282.00	-3,337.00
Expense				
Office Supplies	500.00	102.04	375.02	272.98
Accounting	0.00	350.00	0.00	-350.00
Landscaping Expense/Supplies	4,500.00	2,585.00	3,375.00	790.00
Management Contract	5,400.00	4,050.00	4,050.00	0.00
Insurance	5,500.00	2,915.00	4,125.01	1,210.01
Landscaping Contract	15,600.00	18,129.00	11,700.00	-6,429.00
Legal Fees	600.00	0.00	450.00	450.00
General Maintenance & Repairs	5,768.00	3,973.15	4,326.02	352.87
General Maintenance & Repairs	0.00	1,000.00	0.00	-1,000.00
Pest Control	3,800.00	2,550.00	2,850.02	300.02
Taxes and Licenses	0.00	-60.00	0.00	60.00
Water & Sewer	6,276.00	3,748.20	4,707.00	958.80
Electric	2,000.00	1,159.78	1,500.02	340.24
Trash	6,000.00	5,550.84	4,500.00	-1,050.84
Total All Expense	55,944.00	46,053.01	41,958.09	-4,094.92
Total All Income	68,376.00	47,945.00	51,282.00	-3,337.00
Total All Expense	55,944.00	46,053.01	41,958.09	-4,094.92
Net Reserve	12,432.00	1,891.99	9,323.91	-7,431.92

Budget V Actual YTD

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Income	68,376.00	47,945.00	51,282.00	-3,337.00
Total Expense	55,944.00	46,053.01	41,958.09	-4,094.92
Net Income	12,432.00	1,891.99	9,323.91	-7,431.92