

## Balance Sheet

Properties: River Walk Townhomes - 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	5,906.93
Reserve Cash	9,284.05
<b>Total Cash</b>	<b>15,190.98</b>
Accounts Receivable	1,555.01
Electric Deposits	831.50
Water Deposit	210.00
<b>TOTAL ASSETS</b>	<b>17,787.49</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	1,455.00
Prepaid Assessments	3,207.88
<b>Total Liabilities</b>	<b>4,662.88</b>
<b>Capital</b>	
Retained Earnings	9,805.74
Calculated Retained Earnings	1,469.79
Calculated Prior Years Retained Earnings	1,849.08
<b>Total Capital</b>	<b>13,124.61</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>17,787.49</b>

**Budget V Actual MTD**

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

As of: Dec 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.
<b>Income</b>			
Collection Fee Income	0.00	0.00	0.00
Assessment Income	5,180.00	5,698.00	-518.00
Late Fee	25.00	0.00	25.00
Insurance Services	0.00	0.00	0.00
Fines	0.00	0.00	0.00
<b>Total All Income</b>	<b>5,205.00</b>	<b>5,698.00</b>	<b>-493.00</b>
<b>Expense</b>			
Office Supplies	0.00	41.66	41.66
Collection Expense	0.00	0.00	0.00
Landscaping Expense/Supplies	0.00	375.00	375.00
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
Professional Services	55.00	0.00	-55.00
Legal Fees	0.00	50.00	50.00
General Maintenance & Repairs	0.00	480.66	480.66
Pest Control	900.00	316.66	-583.34
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
Reserve Expenses	0.00	0.00	0.00
<b>Total All Expense</b>	<b>2,705.00</b>	<b>4,661.97</b>	<b>1,956.97</b>
<b>Total All Income</b>	<b>5,205.00</b>	<b>5,698.00</b>	<b>-493.00</b>

**Budget V Actual MTD**

Account Name	MTD Actual	MTD Budget	MTD \$ Var.
Total All Expense	2,705.00	4,661.97	1,956.97
Net Reserve	2,500.00	1,036.03	1,463.97
Total Income	5,205.00	5,698.00	-493.00
Total Expense	2,705.00	4,661.97	1,956.97
Net Income	2,500.00	1,036.03	1,463.97

**Budget V Actual YTD**

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

As of: Dec 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.
<b>Income</b>				
Collection Fee Income	0.00	400.00	0.00	400.00
Assessment Income	68,376.00	62,160.00	68,376.00	-6,216.00
Late Fee	0.00	600.00	0.00	600.00
Insurance Services	0.00	525.00	0.00	525.00
Fines	0.00	250.00	0.00	250.00
<b>Total All Income</b>	<b>68,376.00</b>	<b>63,935.00</b>	<b>68,376.00</b>	<b>-4,441.00</b>
<b>Expense</b>				
Office Supplies	500.00	253.13	500.00	246.87
Collection Expense	0.00	100.00	0.00	-100.00
Landscaping Expense/Supplies	4,500.00	3,085.00	4,500.00	1,415.00
Management Contract	5,400.00	5,400.00	5,400.00	0.00
Insurance	5,500.00	2,915.00	5,500.00	2,585.00
Landscaping Contract	15,600.00	22,029.00	15,600.00	-6,429.00
Professional Services	0.00	405.00	0.00	-405.00
Legal Fees	600.00	2,006.00	600.00	-1,406.00
General Maintenance & Repairs	5,768.00	6,223.15	5,768.00	-455.15
Pest Control	3,800.00	3,450.00	3,800.00	350.00
Taxes and Licenses	0.00	-60.00	0.00	60.00
Water & Sewer	6,276.00	6,367.44	6,276.00	-91.44
Electric	2,000.00	1,596.47	2,000.00	403.53
Trash	6,000.00	7,695.02	6,000.00	-1,695.02
Reserve Expenses	0.00	1,000.00	0.00	-1,000.00
<b>Total All Expense</b>	<b>55,944.00</b>	<b>62,465.21</b>	<b>55,944.00</b>	<b>-6,521.21</b>
<b>Total All Income</b>	<b>68,376.00</b>	<b>63,935.00</b>	<b>68,376.00</b>	<b>-4,441.00</b>

**Budget V Actual YTD**

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total All Expense	55,944.00	62,465.21	55,944.00	-6,521.21
Net Reserve	12,432.00	1,469.79	12,432.00	-10,962.21
Total Income	68,376.00	63,935.00	68,376.00	-4,441.00
Total Expense	55,944.00	62,465.21	55,944.00	-6,521.21
Net Income	12,432.00	1,469.79	12,432.00	-10,962.21