

Balance Sheet

Properties: River Walk Townhomes - 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	9,388.42
Reserve Cash	10,838.05
Total Cash	20,226.47
Accounts Receivable	775.00
Electric Deposits	831.50
Water Deposit	210.00
TOTAL ASSETS	22,042.97
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	1,738.01
Prepaid Assessments	5,342.88
Total Liabilities	7,080.89
Capital	
Retained Earnings	9,805.74
Calculated Retained Earnings	3,428.20
Calculated Prior Years Retained Earnings	1,728.14
Total Capital	14,962.08
TOTAL LIABILITIES & CAPITAL	22,042.97

Budget V Actual MTD - Operating (Accrual Only)

Properties: River Walk Townhomes - 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	5,179.99	5,180.00	-0.01	62,160.00
Late Fee	100.00	0.00	100.00	0.00
Legal Fee Reimbursement	0.00	0.00	0.00	0.00
Total Operating Income	5,279.99	5,180.00	99.99	62,160.00
Expense				
Office Supplies	0.00	16.67	16.67	200.00
Landscaping Expense/Supplies	0.00	375.00	375.00	4,500.00
Management Contract	600.00	600.00	0.00	7,200.00
Insurance	0.00	271.25	271.25	3,255.00
Landscaping Contract	1,300.00	1,300.00	0.00	15,600.00
Professional Services	0.00	50.00	50.00	600.00
General Maintenance & Repairs	0.00	542.75	542.75	6,513.00
Pest Control	0.00	316.67	316.67	3,800.00
Reserve Contributions Expense	518.00	518.00	0.00	6,216.00
Water & Sewer	697.08	523.00	-174.08	6,276.00
Electric	273.69	166.67	-107.02	2,000.00
Trash	913.64	500.00	-413.64	6,000.00
Total Operating Expense	4,302.41	5,180.01	877.60	62,160.00
Total Operating Income	5,279.99	5,180.00	99.99	62,160.00
Total Operating Expense	4,302.41	5,180.01	877.60	62,160.00
NOI - Net Operating Income	977.58	-0.01	977.59	0.00
Total Income	5,279.99	5,180.00	99.99	62,160.00
Total Expense	4,302.41	5,180.01	877.60	62,160.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Net Income	977.58	-0.01	977.59	0.00

Budget V Actual MTD- Reserve (Accrual Only)

Properties: River Walk Townhomes - 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	518.00	518.00	0.00	6,216.00
Total Reserve Income	518.00	518.00	0.00	6,216.00
Total Reserve Income	518.00	518.00	0.00	6,216.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	518.00	518.00	0.00	6,216.00
Total Income	518.00	518.00	0.00	6,216.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	518.00	518.00	0.00	6,216.00

Budget V Actual YTD- Operating(Accrual Only)

Properties: River Walk Townhomes - 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	62,160.00	15,354.99	15,540.00	-185.01
Late Fee	0.00	125.00	0.00	125.00
Legal Fee Reimbursement	0.00	550.00	0.00	550.00
Total Operating Income	62,160.00	16,029.99	15,540.00	489.99
Expense				
Office Supplies	200.00	0.00	50.01	50.01
Landscaping Expense/Supplies	4,500.00	0.00	1,125.00	1,125.00
Management Contract	7,200.00	1,800.00	1,800.00	0.00
Insurance	3,255.00	0.00	813.75	813.75
Landscaping Contract	15,600.00	3,900.00	3,900.00	0.00
Professional Services	600.00	600.00	150.00	-450.00
General Maintenance & Repairs	6,513.00	1,216.56	1,628.25	411.69
Pest Control	3,800.00	0.00	950.01	950.01
Reserve Contributions Expense	6,216.00	1,554.00	1,554.00	0.00
Water & Sewer	6,276.00	2,129.01	1,569.00	-560.01
Electric	2,000.00	417.06	500.01	82.95
Trash	6,000.00	2,539.16	1,500.00	-1,039.16
Total Operating Expense	62,160.00	14,155.79	15,540.03	1,384.24
Total Operating Income	62,160.00	16,029.99	15,540.00	489.99
Total Operating Expense	62,160.00	14,155.79	15,540.03	1,384.24
NOI - Net Operating Income	0.00	1,874.20	-0.03	1,874.23
Total Income	62,160.00	16,029.99	15,540.00	489.99
Total Expense	62,160.00	14,155.79	15,540.03	1,384.24

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Net Income	0.00	1,874.20	-0.03	1,874.23

Budget V Actual YTD - Reserve (Accrual Only)

Properties: River Walk Townhomes - 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	6,216.00	1,554.00	1,554.00	0.00
Total Reserve Income	6,216.00	1,554.00	1,554.00	0.00
Total Reserve Income	6,216.00	1,554.00	1,554.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	6,216.00	1,554.00	1,554.00	0.00
Total Income	6,216.00	1,554.00	1,554.00	0.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	6,216.00	1,554.00	1,554.00	0.00