

Balance Sheet

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue 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	29,184.57
Reserve Cash	6,337.46
Total Cash	35,522.03
Accounts Receivable	6,691.92
TOTAL ASSETS	42,213.95
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	667.82
Prepaid Assessments	4,758.23
Total Liabilities	5,426.05
Capital	
Retained Earnings	10,280.88
Calculated Retained Earnings	24,526.17
Calculated Prior Years Retained Earnings	1,980.85
Total Capital	36,787.90
TOTAL LIABILITIES & CAPITAL	42,213.95

Budget V Actual MTD - Operating

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue Myrtle Beach, SC 29577

As of: Sep 2025

Accounting Basis: Cash

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	2,700.00	2,640.00	60.00	31,680.00
Contributions	0.00	0.00	0.00	0.00
Contributions to Reserve	0.00	0.00	0.00	0.00
Total Operating Income	2,700.00	2,640.00	60.00	31,680.00
Expense				
Termite Treatment Contract	0.00	192.00	192.00	2,304.00
Contingency	0.00	212.33	212.33	2,548.00
Management Contract	550.00	550.00	0.00	6,600.00
Landscaping Contract	600.00	600.00	0.00	7,200.00
Repairs & Maintenance	200.00	250.00	50.00	3,000.00
Pest Control	0.00	170.66	170.66	2,048.00
Water & Sewer	885.93	125.00	-760.93	1,500.00
Electric	0.00	60.00	60.00	720.00
Total Operating Expense	2,235.93	2,159.99	-75.94	25,920.00
Total Operating Income	2,700.00	2,640.00	60.00	31,680.00
Total Operating Expense	2,235.93	2,159.99	-75.94	25,920.00
NOI - Net Operating Income	464.07	480.01	-15.94	5,760.00
Total Income	2,700.00	2,640.00	60.00	31,680.00
Total Expense	2,235.93	2,159.99	-75.94	25,920.00
Net Income	464.07	480.01	-15.94	5,760.00

Budget V Actual YTD- Operating

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue Myrtle Beach, SC 29577

As of: Sep 2025

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	31,680.00	14,553.04	23,760.00	-9,206.96
Contributions	0.00	3,200.00	0.00	3,200.00
Contributions to Reserve	0.00	400.00	0.00	400.00
Total Operating Income	31,680.00	18,153.04	23,760.00	-5,606.96
Expense				
Termite Treatment Contract	2,304.00	0.00	1,728.00	1,728.00
Contingency	2,548.00	719.48	1,911.01	1,191.53
Management Contract	6,600.00	4,800.00	4,950.00	150.00
Landscaping Contract	7,200.00	5,400.00	5,400.00	0.00
Repairs & Maintenance	3,000.00	1,063.00	2,250.00	1,187.00
Pest Control	2,048.00	0.00	1,536.02	1,536.02
Water & Sewer	1,500.00	2,564.13	1,125.00	-1,439.13
Electric	720.00	143.39	540.00	396.61
Total Operating Expense	25,920.00	14,690.00	19,440.03	4,750.03
Total Operating Income	31,680.00	18,153.04	23,760.00	-5,606.96
Total Operating Expense	25,920.00	14,690.00	19,440.03	4,750.03
NOI - Net Operating Income	5,760.00	3,463.04	4,319.97	-856.93
Total Income	31,680.00	18,153.04	23,760.00	-5,606.96
Total Expense	25,920.00	14,690.00	19,440.03	4,750.03
Net Income	5,760.00	3,463.04	4,319.97	-856.93