

Balance Sheet

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue 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
ASSETS	
Cash	
Operating Cash	25,050.84
Reserve Cash	7,057.46
Total Cash	32,108.30
Accounts Receivable	6,930.27
TOTAL ASSETS	39,038.57
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	8.16
Prepaid Assessments	3,458.58
Total Liabilities	3,466.74
Capital	
Retained Earnings	10,280.88
Calculated Retained Earnings	23,310.10
Calculated Prior Years Retained Earnings	1,980.85
Total Capital	35,571.83
TOTAL LIABILITIES & CAPITAL	39,038.57

Budget V Actual MTD - Operating

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

As of: Dec 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	2,100.00	2,640.00	-540.00	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	2,100.00	2,640.00	-540.00	31,680.00
Expense				
Collection Expense	0.00	0.00	0.00	0.00
Termite Treatment Contract	0.00	192.00	192.00	2,304.00
Contingency	2,700.00	212.33	-2,487.67	2,548.00
Management Contract	550.00	550.00	0.00	6,600.00
Landscaping Contract	1,200.00	600.00	-600.00	7,200.00
Repairs & Maintenance	300.00	250.00	-50.00	3,000.00
Pest Control	0.00	170.66	170.66	2,048.00
Water & Sewer	153.12	125.00	-28.12	1,500.00
Electric	222.49	60.00	-162.49	720.00
Total Operating Expense	5,125.61	2,159.99	-2,965.62	25,920.00
Total Operating Income	2,100.00	2,640.00	-540.00	31,680.00
Total Operating Expense	5,125.61	2,159.99	-2,965.62	25,920.00
NOI - Net Operating Income	-3,025.61	480.01	-3,505.62	5,760.00
Total Income	2,100.00	2,640.00	-540.00	31,680.00
Total Expense	5,125.61	2,159.99	-2,965.62	25,920.00
Net Income	-3,025.61	480.01	-3,505.62	5,760.00

Budget V Actual MTD- Reserve

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

As of: Dec 2025

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				
Insurance Assessment	0.00	0.00	0.00	0.00
Reserve Contribution	0.00	0.00	0.00	0.00
Total Reserve Income	0.00	0.00	0.00	0.00
Expense				
Reserve Expenses	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Total Reserve Income	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	0.00	0.00	0.00	0.00

Budget V Actual YTD - Operating

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

As of: Dec 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				
Collection Fee Income	0.00	100.00	0.00	100.00
Assessment Income	31,680.00	21,753.04	31,680.00	-9,926.96
Contributions	0.00	3,200.00	0.00	3,200.00
Contributions to Reserve	0.00	400.00	0.00	400.00
Legal Fee Reimbursement	0.00	100.00	0.00	100.00
Total Operating Income	31,680.00	25,553.04	31,680.00	-6,126.96
Expense				
Collection Expense	0.00	200.00	0.00	-200.00
Termite Treatment Contract	2,304.00	0.00	2,304.00	2,304.00
Contingency	2,548.00	3,582.97	2,548.00	-1,034.97
Management Contract	6,600.00	6,450.00	6,600.00	150.00
Landscaping Contract	7,200.00	7,200.00	7,200.00	0.00
Repairs & Maintenance	3,000.00	2,163.00	3,000.00	837.00
Pest Control	2,048.00	0.00	2,048.00	2,048.00
Water & Sewer	1,500.00	2,945.16	1,500.00	-1,445.16
Electric	720.00	764.94	720.00	-44.94
Total Operating Expense	25,920.00	23,306.07	25,920.00	2,613.93
Total Operating Income	31,680.00	25,553.04	31,680.00	-6,126.96
Total Operating Expense	25,920.00	23,306.07	25,920.00	2,613.93
NOI - Net Operating Income	5,760.00	2,246.97	5,760.00	-3,513.03
Total Income	31,680.00	25,553.04	31,680.00	-6,126.96
Total Expense	25,920.00	23,306.07	25,920.00	2,613.93
Net Income	5,760.00	2,246.97	5,760.00	-3,513.03

Budget V Actual YTD- Operating

Account Name

Annual Budget

YTD Actual

YTD Budget

YTD \$ Var.

Budget V Actual YTD - Reserve

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

As of: Dec 2025

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				
Insurance Assessment	0.00	34,663.13	0.00	34,663.13
Reserve Contribution	0.00	400.00	0.00	400.00
Total Reserve Income	0.00	35,063.13	0.00	35,063.13
Expense				
Reserve Expenses	0.00	14,000.00	0.00	-14,000.00
Total Reserve Expense	0.00	14,000.00	0.00	-14,000.00
Total Reserve Income	0.00	35,063.13	0.00	35,063.13
Total Reserve Expense	0.00	14,000.00	0.00	-14,000.00
Net Reserve	0.00	21,063.13	0.00	21,063.13
Total Income	0.00	35,063.13	0.00	35,063.13
Total Expense	0.00	14,000.00	0.00	-14,000.00
Net Income	0.00	21,063.13	0.00	21,063.13