

Balance Sheet

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue 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	24,384.79
Reserve Cash	7,777.46
Total Cash	32,162.25
Accounts Receivable	5,443.17
TOTAL ASSETS	37,605.42
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	290.45
Prepaid Assessments	2,419.87
Total Liabilities	2,710.32
Capital	
Retained Earnings	10,280.88
Calculated Retained Earnings	-870.99
Calculated Prior Years Retained Earnings	25,485.21
Total Capital	34,895.10
TOTAL LIABILITIES & CAPITAL	37,605.42

Budget V Actual MTD - Operating (Accrual Only)

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue 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	2,400.00	2,400.00	0.00	28,800.00
Legal Fee Reimbursement	0.00	0.00	0.00	0.00
Total Operating Income	2,400.00	2,400.00	0.00	28,800.00
Expense				
Contingency	0.00	212.34	212.34	2,548.00
Management Contract	750.00	750.00	0.00	9,000.00
Landscaping Contract	600.00	600.00	0.00	7,200.00
General Maintenance & Repairs	0.00	412.67	412.67	4,952.00
Reserve Contributions Expense	240.00	240.00	0.00	2,880.00
Water & Sewer	8.56	125.00	116.44	1,500.00
Electric	311.64	60.00	-251.64	720.00
Total Operating Expense	1,910.20	2,400.01	489.81	28,800.00
Total Operating Income	2,400.00	2,400.00	0.00	28,800.00
Total Operating Expense	1,910.20	2,400.01	489.81	28,800.00
NOI - Net Operating Income	489.80	-0.01	489.81	0.00
Total Income	2,400.00	2,400.00	0.00	28,800.00
Total Expense	1,910.20	2,400.01	489.81	28,800.00
Net Income	489.80	-0.01	489.81	0.00

Budget V Actual MTD - Reserve (Accrual Only)

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue 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	240.00	240.00	0.00	2,880.00
Total Reserve Income	240.00	240.00	0.00	2,880.00
Total Reserve Income	240.00	240.00	0.00	2,880.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	240.00	240.00	0.00	2,880.00
Total Income	240.00	240.00	0.00	2,880.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	240.00	240.00	0.00	2,880.00

Budget V Actual YTD- Operating(Accrual Only)

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue 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	28,800.00	7,200.00	7,200.00	0.00
Legal Fee Reimbursement	0.00	100.00	0.00	100.00
Total Operating Income	28,800.00	7,300.00	7,200.00	100.00
Expense				
Contingency	2,548.00	3,096.56	637.02	-2,459.54
Management Contract	9,000.00	2,250.00	2,250.00	0.00
Landscaping Contract	7,200.00	1,800.00	1,800.00	0.00
General Maintenance & Repairs	4,952.00	0.00	1,238.01	1,238.01
Reserve Contributions Expense	2,880.00	720.00	720.00	0.00
Water & Sewer	1,500.00	24.88	375.00	350.12
Electric	720.00	999.55	180.00	-819.55
Total Operating Expense	28,800.00	8,890.99	7,200.03	-1,690.96
Total Operating Income	28,800.00	7,300.00	7,200.00	100.00
Total Operating Expense	28,800.00	8,890.99	7,200.03	-1,690.96
NOI - Net Operating Income	0.00	-1,590.99	-0.03	-1,590.96
Total Income	28,800.00	7,300.00	7,200.00	100.00
Total Expense	28,800.00	8,890.99	7,200.03	-1,690.96
Net Income	0.00	-1,590.99	-0.03	-1,590.96

Budget V Actual YTD- Reserve (Accrual Only)

Properties: Portofino Villas 62nd Ave - 900 62nd Avenue 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	2,880.00	720.00	720.00	0.00
Total Reserve Income	2,880.00	720.00	720.00	0.00
Total Reserve Income	2,880.00	720.00	720.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	2,880.00	720.00	720.00	0.00
Total Income	2,880.00	720.00	720.00	0.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	2,880.00	720.00	720.00	0.00