

Balance Sheet

Properties: Gulf Stream Cottages - 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
ASSETS	
Cash	
Operating Cash	26,115.68
Reserve Cash	65,995.66
Total Cash	92,111.34
Accounts Receivable	3,615.01
Utility Deposits	400.00
TOTAL ASSETS	96,126.35
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	409.60
Prepaid Assessments	16,164.99
Total Liabilities	16,574.59
Capital	
Opening balance equity	9,165.51
Reserves -Capital Improvement	2,000.00
Reserves- Parking Lot Repairs	10,000.00
Reserves-Pool Equipment	5,000.00
Retained Earnings	7,986.59
Calculated Retained Earnings	22,195.52
Calculated Prior Years Retained Earnings	23,204.14
Total Capital	79,551.76
TOTAL LIABILITIES & CAPITAL	96,126.35

Budget V Actual MTD - Operating

Properties: Gulf Stream Cottages - 1756 Highway 501 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	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Collection Fee Income	0.00	0.00	0.00	0.00
Assessment Income	-0.01	10,200.00	-10,200.01	122,400.00
Late Fee	0.00	0.00	0.00	0.00
Misc Income	0.00	0.00	0.00	0.00
Fines	0.00	0.00	0.00	0.00
Total Operating Income	-0.01	10,200.00	-10,200.01	122,400.00
Expense				
Bank Charges	-70.00	0.00	70.00	0.00
Office Supplies	0.00	16.66	16.66	200.00
Accounting	0.00	250.00	250.00	3,000.00
Collection Expense	0.00	0.00	0.00	0.00
Landscaping Expense/Supplies	0.00	797.08	797.08	9,565.00
Fire System Maintenance Contract	516.42	547.91	31.49	6,575.00
Fire Code Inspection	200.60	0.00	-200.60	0.00
Termite Treatment Contract	0.00	425.00	425.00	5,100.00
Pool Contract	500.00	500.00	0.00	6,000.00
Pool Supplies and Repairs	509.50	791.66	282.16	9,500.00
Contingency	0.00	587.00	587.00	7,044.00
Management Contract	1,165.00	1,165.00	0.00	13,980.00
Insurance	0.00	0.00	0.00	0.00
Crime Insurance	0.00	37.91	37.91	455.00
Property Insurance	0.00	115.83	115.83	1,390.00
General Liability Insurance	0.00	125.00	125.00	1,500.00
D & O Insurance	0.00	81.25	81.25	975.00
Landscaping Contract	1,900.00	1,900.00	0.00	22,800.00
General Maintenance & Repairs	0.00	416.66	416.66	5,000.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Pool License	0.00	10.41	10.41	125.00
Real Property Tax	0.00	6.25	6.25	75.00
Taxes and Licenses	0.00	0.00	0.00	0.00
Water & Sewer	283.32	416.66	133.34	5,000.00
Electric	0.00	869.66	869.66	10,436.00
Fire Phones	126.82	120.00	-6.82	1,440.00
Total Operating Expense	5,131.66	9,179.94	4,048.28	110,160.00
Total Operating Income	-0.01	10,200.00	-10,200.01	122,400.00
Total Operating Expense	5,131.66	9,179.94	4,048.28	110,160.00
NOI - Net Operating Income	-5,131.67	1,020.06	-6,151.73	12,240.00
Total Income	-0.01	10,200.00	-10,200.01	122,400.00
Total Expense	5,131.66	9,179.94	4,048.28	110,160.00
Net Income	-5,131.67	1,020.06	-6,151.73	12,240.00

Budget V Actual YTD - Operating

Properties: Gulf Stream Cottages - 1756 Highway 501 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	200.00	0.00	200.00
Assessment Income	122,400.00	122,799.99	122,400.00	399.99
Late Fee	0.00	350.00	0.00	350.00
Misc Income	0.00	510.00	0.00	510.00
Fines	0.00	825.00	0.00	825.00
Total Operating Income	122,400.00	124,684.99	122,400.00	2,284.99
Expense				
Bank Charges	0.00	-35.00	0.00	35.00
Office Supplies	200.00	9.68	200.00	190.32
Accounting	3,000.00	350.00	3,000.00	2,650.00
Collection Expense	0.00	200.00	0.00	-200.00
Landscaping Expense/Supplies	9,565.00	7,776.10	9,565.00	1,788.90
Fire System Maintenance Contract	6,575.00	7,176.20	6,575.00	-601.20
Fire Code Inspection	0.00	3,233.80	0.00	-3,233.80
Termite Treatment Contract	5,100.00	5,100.00	5,100.00	0.00
Pool Contract	6,000.00	6,000.00	6,000.00	0.00
Pool Supplies and Repairs	9,500.00	7,195.46	9,500.00	2,304.54
Contingency	7,044.00	10,724.39	7,044.00	-3,680.39
Management Contract	13,980.00	13,980.00	13,980.00	0.00
Insurance	0.00	-3,231.00	0.00	3,231.00
Crime Insurance	455.00	452.25	455.00	2.75
Property Insurance	1,390.00	4,891.84	1,390.00	-3,501.84
General Liability Insurance	1,500.00	0.00	1,500.00	1,500.00
D & O Insurance	975.00	0.00	975.00	975.00
Landscaping Contract	22,800.00	22,800.00	22,800.00	0.00
General Maintenance & Repairs	5,000.00	6,196.78	5,000.00	-1,196.78

Budget V Actual YTD - Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Pool License	125.00	125.00	125.00	0.00
Real Property Tax	75.00	53.46	75.00	21.54
Taxes and Licenses	0.00	-60.00	0.00	60.00
Water & Sewer	5,000.00	3,427.90	5,000.00	1,572.10
Electric	10,436.00	9,114.27	10,436.00	1,321.73
Fire Phones	1,440.00	1,507.93	1,440.00	-67.93
Total Operating Expense	110,160.00	106,989.06	110,160.00	3,170.94
Total Operating Income	122,400.00	124,684.99	122,400.00	2,284.99
Total Operating Expense	110,160.00	106,989.06	110,160.00	3,170.94
NOI - Net Operating Income	12,240.00	17,695.93	12,240.00	5,455.93
Total Income	122,400.00	124,684.99	122,400.00	2,284.99
Total Expense	110,160.00	106,989.06	110,160.00	3,170.94
Net Income	12,240.00	17,695.93	12,240.00	5,455.93

Budget V Actual MTD - Reserve

Properties: Gulf Stream Cottages - 1756 Highway 501 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				
Reserve Contribution	0.00	1,020.00	-1,020.00	12,240.00
Special Assessment	0.00	0.00	0.00	0.00
Total Reserve Income	0.00	1,020.00	-1,020.00	12,240.00
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	1,020.00	-1,020.00	12,240.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	0.00	1,020.00	-1,020.00	12,240.00
Total Income	0.00	1,020.00	-1,020.00	12,240.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	0.00	1,020.00	-1,020.00	12,240.00

Budget V Actual YTD - Reserve

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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				
Reserve Contribution	12,240.00	0.00	12,240.00	-12,240.00
Special Assessment	0.00	78,799.59	0.00	78,799.59
Total Reserve Income	12,240.00	78,799.59	12,240.00	66,559.59
Expense				
Reserve Expenses	0.00	74,300.00	0.00	-74,300.00
Total Reserve Expense	0.00	74,300.00	0.00	-74,300.00
Total Reserve Income	12,240.00	78,799.59	12,240.00	66,559.59
Total Reserve Expense	0.00	74,300.00	0.00	-74,300.00
Net Reserve	12,240.00	4,499.59	12,240.00	-7,740.41
Total Income	12,240.00	78,799.59	12,240.00	66,559.59
Total Expense	0.00	74,300.00	0.00	-74,300.00
Net Income	12,240.00	4,499.59	12,240.00	-7,740.41