

Balance Sheet

Properties: Gulf Stream Cottages - 1756 Highway 501 Myrtle Beach, SC 29577

As of: 06/30/2026

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	23,492.99
Reserve Cash	62,685.66
Total Cash	86,178.65
Accounts Receivable	2,150.01
Utility Deposits	400.00
TOTAL ASSETS	88,728.66
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	2,940.97
Prepaid Assessments	13,065.00
Total Liabilities	16,005.97
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	-5,476.29
Calculated Prior Years Retained Earnings	44,046.88
Total Capital	72,722.69
TOTAL LIABILITIES & CAPITAL	88,728.66

Budget V Actual MTD - Operating (Accrual Only)

Properties: Gulf Stream Cottages - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jun 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	0.00	10,200.00	-10,200.00	122,400.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	0.00	10,200.00	-10,200.00	122,400.00
Expense				
Office Supplies	56.72	16.67	-40.05	200.00
Accounting	0.00	250.00	250.00	3,000.00
Landscaping Expense/Supplies	0.00	797.08	797.08	9,565.00
Fire System Maintenance Contract	503.00	547.92	44.92	6,575.00
Fire Code Inspection	0.00	250.00	250.00	3,000.00
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	940.75	791.67	-149.08	9,500.00
Contingency	1,143.50	157.13	-986.37	1,885.50
Management Contract	1,165.00	1,165.00	0.00	13,980.00
Insurance	0.00	489.88	489.88	5,878.50
Landscaping Contract	1,900.00	1,900.00	0.00	22,800.00
General Maintenance & Repairs	0.00	416.67	416.67	5,000.00
Pool License	0.00	10.42	10.42	125.00
Reserve Contributions Expense	1,020.00	1,020.00	0.00	12,240.00
Real Property Tax	0.00	6.25	6.25	75.00
Water & Sewer	733.89	416.67	-317.22	5,000.00
Internet	89.40	50.00	-39.40	600.00
Electric	800.00	869.67	69.67	10,436.00
Fire Phones	126.93	120.00	-6.93	1,440.00
Total Operating Expense	8,979.19	10,200.03	1,220.84	122,400.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Operating Income	0.00	10,200.00	-10,200.00	122,400.00
Total Operating Expense	8,979.19	10,200.03	1,220.84	122,400.00
NOI - Net Operating Income	-8,979.19	-0.03	-8,979.16	0.00
Total Income	0.00	10,200.00	-10,200.00	122,400.00
Total Expense	8,979.19	10,200.03	1,220.84	122,400.00
Net Income	-8,979.19	-0.03	-8,979.16	0.00

Budget V Actual MTD- Reserve (Accrual Only)

Properties: Gulf Stream Cottages - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jun 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	1,020.00	1,020.00	0.00	12,240.00
Total Reserve Income	1,020.00	1,020.00	0.00	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	1,020.00	1,020.00	0.00	12,240.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	1,020.00	1,020.00	0.00	12,240.00
Total Income	1,020.00	1,020.00	0.00	12,240.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	1,020.00	1,020.00	0.00	12,240.00

Budget V Actual YTD- Operating(Accrual Only)

Properties: Gulf Stream Cottages - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jun 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	122,400.00	61,199.99	61,200.00	-0.01
Late Fee	0.00	200.00	0.00	200.00
Total Operating Income	122,400.00	61,399.99	61,200.00	199.99
Expense				
Office Supplies	200.00	56.72	100.02	43.30
Accounting	3,000.00	1,816.56	1,500.00	-316.56
Landscaping Expense/Supplies	9,565.00	1,050.00	4,782.52	3,732.52
Fire System Maintenance Contract	6,575.00	2,515.00	3,287.52	772.52
Fire Code Inspection	3,000.00	6,530.68	1,500.00	-5,030.68
Termite Treatment Contract	5,100.00	5,100.00	2,550.00	-2,550.00
Pool Contract	6,000.00	3,000.00	3,000.00	0.00
Pool Supplies and Repairs	9,500.00	3,587.47	4,750.02	1,162.55
Contingency	1,885.50	1,428.50	942.78	-485.72
Management Contract	13,980.00	6,990.00	6,990.00	0.00
Insurance	5,878.50	452.00	2,939.28	2,487.28
Landscaping Contract	22,800.00	11,400.00	11,400.00	0.00
General Maintenance & Repairs	5,000.00	5,639.59	2,500.02	-3,139.57
Pool License	125.00	125.00	62.52	-62.48
Reserve Contributions Expense	12,240.00	6,120.00	6,120.00	0.00
Real Property Tax	75.00	0.00	37.50	37.50
Water & Sewer	5,000.00	1,708.01	2,500.02	792.01
Internet	600.00	560.15	300.00	-260.15
Electric	10,436.00	4,724.48	5,218.02	493.54
Fire Phones	1,440.00	762.12	720.00	-42.12
Total Operating Expense	122,400.00	63,566.28	61,200.22	-2,366.06

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Operating Income	122,400.00	61,399.99	61,200.00	199.99
Total Operating Expense	122,400.00	63,566.28	61,200.22	-2,366.06
NOI - Net Operating Income	0.00	-2,166.29	-0.22	-2,166.07
Total Income	122,400.00	61,399.99	61,200.00	199.99
Total Expense	122,400.00	63,566.28	61,200.22	-2,366.06
Net Income	0.00	-2,166.29	-0.22	-2,166.07

Budget V Actual YTD- Reserve (Accrual Only)

Properties: Gulf Stream Cottages - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jun 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	12,240.00	6,120.00	6,120.00	0.00
Total Reserve Income	12,240.00	6,120.00	6,120.00	0.00
Expense				
Reserve Expenses	0.00	9,430.00	0.00	-9,430.00
Total Reserve Expense	0.00	9,430.00	0.00	-9,430.00
Total Reserve Income	12,240.00	6,120.00	6,120.00	0.00
Total Reserve Expense	0.00	9,430.00	0.00	-9,430.00
Net Reserve	12,240.00	-3,310.00	6,120.00	-9,430.00
Total Income	12,240.00	6,120.00	6,120.00	0.00
Total Expense	0.00	9,430.00	0.00	-9,430.00
Net Income	12,240.00	-3,310.00	6,120.00	-9,430.00