

Balance Sheet

Properties: Harborview POA - 1756 Highway 501 Myrtle Beach, SC 29577

As of: 01/31/2026

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	52,239.02
Reserve Cash	298,427.78
Total Cash	350,666.80
Accounts Receivable	6,146.50
TOTAL ASSETS	356,813.30
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	10,134.93
Prepaid Assessments	15,941.80
Total Liabilities	26,076.73
Capital	
Opening balance equity	294,225.38
Retained Earnings	6,000.00
Calculated Retained Earnings	12,579.95
Calculated Prior Years Retained Earnings	17,931.24
Total Capital	330,736.57
TOTAL LIABILITIES & CAPITAL	356,813.30

Budget V Actual MTD - Operating (Accrual Only)

Properties: Harborview POA - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jan 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	28,980.00	28,980.00	0.00	347,760.00
Contributions to Reserve	5,416.67	5,416.67	0.00	65,000.00
Parking Pass	820.00	0.00	820.00	0.00
Fines	165.00	0.00	165.00	0.00
Total Operating Income	35,381.67	34,396.67	985.00	412,760.00
Expense				
Office Supplies	433.00	375.00	-58.00	4,500.00
Accounting	365.00	291.67	-73.33	3,500.00
Landscaping Expense/Supplies	0.00	1,541.67	1,541.67	18,500.00
Pool Contract	0.00	1,000.00	1,000.00	12,000.00
Pool Supplies and Repairs	162.00	577.92	415.92	6,935.00
Contingency	0.00	1,458.34	1,458.34	17,500.00
Management Contract	2,000.00	2,000.00	0.00	24,000.00
Insurance	10,169.79	666.67	-9,503.12	8,000.00
Irrigation Maintenance	0.00	145.84	145.84	1,750.00
Landscaping Contract	0.00	4,166.67	4,166.67	50,000.00
Legal Fees	0.00	208.34	208.34	2,500.00
Gate and Fence	776.08	1,358.34	582.26	16,300.00
Pool Chemicals	0.00	1,375.00	1,375.00	16,500.00
General Maintenance & Repairs	0.00	916.67	916.67	11,000.00
Pool License	0.00	10.42	10.42	125.00
Reserve Contributions Expense	5,416.67	5,416.67	0.00	65,000.00
Security	0.00	416.67	416.67	5,000.00
Real Property Tax	0.00	1,512.50	1,512.50	18,150.00
Water & Sewer	0.00	583.34	583.34	7,000.00
Telephone	191.64	145.84	-45.80	1,750.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Electric	587.54	3,166.67	2,579.13	38,000.00
Trash	2,700.00	3,083.34	383.34	37,000.00
Reserve Study	0.00	250.00	250.00	3,000.00
Total Operating Expense	22,801.72	30,667.58	7,865.86	368,010.00
Total Operating Income	35,381.67	34,396.67	985.00	412,760.00
Total Operating Expense	22,801.72	30,667.58	7,865.86	368,010.00
NOI - Net Operating Income	12,579.95	3,729.09	8,850.86	44,750.00
Total Income	35,381.67	34,396.67	985.00	412,760.00
Total Expense	22,801.72	30,667.58	7,865.86	368,010.00
Net Income	12,579.95	3,729.09	8,850.86	44,750.00

Budget V Actual YTD- Operating(Accrual Only)

Properties : Harborview POA - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Jan 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	347,760.00	28,980.00	28,980.00	0.00
Contributions to Reserve	65,000.00	5,416.67	5,416.67	0.00
Parking Pass	0.00	820.00	0.00	820.00
Fines	0.00	165.00	0.00	165.00
Total Operating Income	412,760.00	35,381.67	34,396.67	985.00
Expense				
Office Supplies	4,500.00	433.00	375.00	-58.00
Accounting	3,500.00	365.00	291.67	-73.33
Landscaping Expense/Supplies	18,500.00	0.00	1,541.67	1,541.67
Pool Contract	12,000.00	0.00	1,000.00	1,000.00
Pool Supplies and Repairs	6,935.00	182.00	577.92	415.92
Contingency	17,500.00	0.00	1,458.34	1,458.34
Management Contract	24,000.00	2,000.00	2,000.00	0.00
Insurance	8,000.00	10,169.79	666.67	-9,503.12
Irrigation Maintenance	1,750.00	0.00	145.84	145.84
Landscaping Contract	50,000.00	0.00	4,166.67	4,166.67
Legal Fees	2,500.00	0.00	208.34	208.34
Gate and Fence	16,300.00	776.08	1,358.34	582.26
Pool Chemicals	16,500.00	0.00	1,375.00	1,375.00
General Maintenance & Repairs	11,000.00	0.00	916.67	916.67
Pool License	125.00	0.00	10.42	10.42
Reserve Contributions Expense	65,000.00	5,416.67	5,416.67	0.00
Security	5,000.00	0.00	416.67	416.67
Real Property Tax	18,150.00	0.00	1,512.50	1,512.50
Water & Sewer	7,000.00	0.00	583.34	583.34
Telephone	1,750.00	191.64	145.84	-45.80

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Electric	38,000.00	587.54	3,166.67	2,579.13
Trash	37,000.00	2,700.00	3,083.34	383.34
Reserve Study	3,000.00	0.00	250.00	250.00
Total Operating Expense	368,010.00	22,801.72	30,667.58	7,865.86
Total Operating Income	412,760.00	35,381.67	34,396.67	985.00
Total Operating Expense	368,010.00	22,801.72	30,667.58	7,865.86
NOI - Net Operating Income	44,750.00	12,579.95	3,729.09	8,850.86
Total Income	412,760.00	35,381.67	34,396.67	985.00
Total Expense	368,010.00	22,801.72	30,667.58	7,865.86
Net Income	44,750.00	12,579.95	3,729.09	8,850.86