Balance Sheet

Properties: Harborview POA - 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	75,773.76
Reserve Cash	17,261.35
Total Cash	**93,035.11**
Investment	273,025.00
Accounts Receivable	7,068.86
TOTAL ASSETS	**373,128.97**
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	13,702.82
Prepaid Assessments	20,951.79
Total Liabilities	**34,654.61**
Capital	
Opening balance equity	294,985.13
Calculated Retained Earnings	25,512.54
Calculated Prior Years Retained Earnings	17,976.69
Total Capital	**338,474.36**
TOTAL LIABILITIES & CAPITAL	**373,128.97**

Budget V Actual MTD - Operating (Accrual Only)

Properties: Harborview POA - 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				
Collection Fee Income	0.00	0.00	0.00	0.00
Assessment Income	28,980.00	28,980.00	0.00	347,760.00
Working Capital Contribution	750.00	0.00	750.00	0.00
Late Fee	240.00	0.00	240.00	0.00
Legal Fee Reimbursement	0.00	0.00	0.00	0.00
Misc Income	0.00	0.00	0.00	0.00
Parking Pass	280.00	0.00	280.00	0.00
Pool Keys, Access Cards	50.00	0.00	50.00	0.00
Fines	165.00	0.00	165.00	0.00
Total Operating Income	**30,465.00**	**28,980.00**	**1,485.00**	**347,760.00**
Expense				
Office Supplies	56.72	375.00	318.28	4,500.00
Accounting	0.00	291.67	291.67	3,500.00
Collection Expense	0.00	0.00	0.00	0.00
Landscaping Expense/Supplies	600.00	1,541.67	941.67	18,500.00
Pool Contract	1,000.00	1,000.00	0.00	12,000.00
Pool Supplies and Repairs	933.99	577.92	-356.07	6,935.00
Contingency	0.00	1,458.33	1,458.33	17,500.00
Management Contract	2,000.00	2,000.00	0.00	24,000.00
Insurance	0.00	666.67	666.67	8,000.00
Irrigation Maintenance	143.94	145.83	1.89	1,750.00
Landscaping Contract	3,940.00	4,166.67	226.67	50,000.00
Legal Fees	374.01	208.33	-165.68	2,500.00
Gate and Fence	0.00	1,358.33	1,358.33	16,300.00
Pool Chemicals	939.01	1,375.00	435.99	16,500.00
General Maintenance & Repairs	418.63	916.67	498.04	11,000.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD $ Var.	Annual Budget
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	279.10	583.33	304.23	7,000.00
Telephone	193.72	145.83	-47.89	1,750.00
Electric	3,121.64	3,166.67	45.03	38,000.00
Trash	2,700.00	3,083.33	383.33	37,000.00
Reserve Study	0.00	250.00	250.00	3,000.00
Total Operating Expense	**22,117.43**	**30,667.51**	**8,550.08**	**368,010.00**
Total Operating Income	30,465.00	28,980.00	1,485.00	347,760.00
Total Operating Expense	22,117.43	30,667.51	8,550.08	368,010.00
NOI - Net Operating Income	**8,347.57**	**-1,687.51**	**10,035.08**	**-20,250.00**
Total Income	30,465.00	28,980.00	1,485.00	347,760.00
Total Expense	22,117.43	30,667.51	8,550.08	368,010.00
Net Income	**8,347.57**	**-1,687.51**	**10,035.08**	**-20,250.00**

Budget V Actual YTD- Operating(Accrual Only)

Properties: Harborview POA - 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				
Collection Fee Income	0.00	400.00	0.00	400.00
Assessment Income	347,760.00	173,880.00	173,880.00	0.00
Working Capital Contribution	0.00	750.00	0.00	750.00
Late Fee	0.00	1,060.00	0.00	1,060.00
Legal Fee Reimbursement	0.00	973.00	0.00	973.00
Misc Income	0.00	35.00	0.00	35.00
Parking Pass	0.00	2,040.00	0.00	2,040.00
Pool Keys, Access Cards	0.00	110.00	0.00	110.00
Fines	0.00	860.00	0.00	860.00
Total Operating Income	**347,760.00**	**180,108.00**	**173,880.00**	**6,228.00**
Expense				
Office Supplies	4,500.00	586.67	2,250.00	1,663.33
Accounting	3,500.00	396.56	1,750.02	1,353.46
Collection Expense	0.00	500.00	0.00	-500.00
Landscaping Expense/Supplies	18,500.00	7,004.83	9,250.02	2,245.19
Pool Contract	12,000.00	5,000.00	6,000.00	1,000.00
Pool Supplies and Repairs	6,935.00	2,484.06	3,467.52	983.46
Contingency	17,500.00	0.00	8,750.02	8,750.02
Management Contract	24,000.00	12,000.00	12,000.00	0.00
Insurance	8,000.00	10,272.69	4,000.02	-6,272.67
Irrigation Maintenance	1,750.00	390.49	875.02	484.53
Landscaping Contract	50,000.00	19,700.00	25,000.02	5,300.02
Legal Fees	2,500.00	1,671.51	1,250.02	-421.49
Gate and Fence	16,300.00	8,328.18	8,150.02	-178.16
Pool Chemicals	16,500.00	3,695.82	8,250.00	4,554.18
General Maintenance & Repairs	11,000.00	6,748.64	5,500.02	-1,248.62

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD $ Var.
Pool License	125.00	127.50	62.52	-64.98
Reserve Contributions Expense	65,000.00	32,500.02	32,500.02	0.00
Security	5,000.00	643.87	2,500.02	1,856.15
Real Property Tax	18,150.00	0.00	9,075.00	9,075.00
Water & Sewer	7,000.00	1,513.93	3,500.02	1,986.09
Telephone	1,750.00	1,357.37	875.02	-482.35
Electric	38,000.00	19,080.41	19,000.02	-80.39
Trash	37,000.00	16,235.00	18,500.02	2,265.02
Reserve Study	3,000.00	1,800.00	1,500.00	-300.00
Total Operating Expense	**368,010.00**	**152,037.55**	**184,005.34**	**31,967.79**
Total Operating Income	347,760.00	180,108.00	173,880.00	6,228.00
Total Operating Expense	368,010.00	152,037.55	184,005.34	31,967.79
NOI - Net Operating Income	**-20,250.00**	**28,070.45**	**-10,125.34**	**38,195.79**
Total Income	347,760.00	180,108.00	173,880.00	6,228.00
Total Expense	368,010.00	152,037.55	184,005.34	31,967.79
Net Income	**-20,250.00**	**28,070.45**	**-10,125.34**	**38,195.79**

Budget V Actual MTD- Reserve (Accrual Only)

Properties: Harborview POA - 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	0.00	0.00	0.00	0.00
Contributions to Reserve	5,416.67	5,416.67	0.00	65,000.00
Total Reserve Income	**5,416.67**	**5,416.67**	**0.00**	**65,000.00**
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	5,416.67	5,416.67	0.00	65,000.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	**5,416.67**	**5,416.67**	**0.00**	**65,000.00**
Total Income	5,416.67	5,416.67	0.00	65,000.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	**5,416.67**	**5,416.67**	**0.00**	**65,000.00**

Budget V Actual YTD- Reserve (Accrual Only)

Properties: Harborview POA - 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	0.00	750.00	0.00	750.00
Contributions to Reserve	65,000.00	32,500.02	32,500.02	0.00
Total Reserve Income	**65,000.00**	**33,250.02**	**32,500.02**	**750.00**
Expense				
Reserve Expenses	0.00	35,807.93	0.00	-35,807.93
Total Reserve Expense	**0.00**	**35,807.93**	**0.00**	**-35,807.93**
Total Reserve Income	65,000.00	33,250.02	32,500.02	750.00
Total Reserve Expense	0.00	35,807.93	0.00	-35,807.93
Net Reserve	**65,000.00**	**-2,557.91**	**32,500.02**	**-35,057.93**
Total Income	65,000.00	33,250.02	32,500.02	750.00
Total Expense	0.00	35,807.93	0.00	-35,807.93
Net Income	**65,000.00**	**-2,557.91**	**32,500.02**	**-35,057.93**