

## Balance Sheet

Properties: Lakeview Villas Condominium Owners Association - 1756 Highway 501 Myrtle Beach, SC 29577

As of: 03/31/2026

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	4,141.38
Reserve Cash	3,024.57
<b>Total Cash</b>	<b>7,165.95</b>
Accounts Receivable	4,892.68
Electric Deposits	765.08
Water Deposit	765.08
<b>TOTAL ASSETS</b>	<b>13,588.79</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Deferred Revenue	-6,267.23
Prepaid Assessments	13,754.23
<b>Total Liabilities</b>	<b>7,487.00</b>
<b>Capital</b>	
Opening balance equity	38,494.95
Retained Earnings	724.61
Owner Contribution	40,000.00
Calculated Retained Earnings	-14,949.73
Calculated Prior Years Retained Earnings	-58,168.04
<b>Total Capital</b>	<b>6,101.79</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>13,588.79</b>

**Budget V Actual MTD - Operating (Cash Only)**

Properties: Lakeview Villas Condominium Owners Association - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2026

Accounting Basis: Cash

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
<b>Income</b>				
Assessment Income	8,185.00	6,872.00	1,313.00	82,464.00
<b>Total Operating Income</b>	<b>8,185.00</b>	<b>6,872.00</b>	<b>1,313.00</b>	<b>82,464.00</b>
<b>Expense</b>				
Office Supplies	0.00	47.92	47.92	575.00
Accounting	31.56	60.42	28.86	725.00
Elevator Inspection	0.00	16.67	16.67	200.00
Elevator Phone	205.34	130.00	-75.34	1,560.00
Elevator Repairs	836.19	41.67	-794.52	500.00
Landscaping Expense/Supplies	375.00	166.67	-208.33	2,000.00
Fire System Maintenance Contract	0.00	65.00	65.00	780.00
Pressure Washing/Carpet Cleaning	0.00	66.67	66.67	800.00
Termite Treatment Contract	0.00	29.17	29.17	350.00
Backflow Inspection	0.00	12.50	12.50	150.00
Management Contract	600.00	600.00	0.00	7,200.00
Insurance	7,090.03	1,907.25	-5,182.78	22,887.00
Landscaping Contract	600.00	758.34	158.34	9,100.00
Legal Fees	0.00	41.67	41.67	500.00
General Maintenance & Repairs	75.00	139.84	64.84	1,678.00
Pest Control	125.00	104.17	-20.83	1,250.00
Reserve Contributions Expense	680.33	0.00	-680.33	0.00
Security	0.00	0.00	0.00	0.00
Water & Sewer	498.84	700.00	201.16	8,400.00
Cable & Internet	1,333.36	630.00	-703.36	7,560.00
Electric	352.52	326.17	-26.35	3,914.00
Trash	1,861.48	496.84	-1,364.64	5,962.00
<b>Total Operating Expense</b>	<b>14,664.65</b>	<b>6,340.97</b>	<b>-8,323.68</b>	<b>76,091.00</b>

**Budget V Actual MTD - Operating (Cash Only)**

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Operating Income	8,185.00	6,872.00	1,313.00	82,464.00
Total Operating Expense	14,664.65	6,340.97	-8,323.68	76,091.00
<b>NOI - Net Operating Income</b>	<b>-6,479.65</b>	<b>531.03</b>	<b>-7,010.68</b>	<b>6,373.00</b>
Total Income	8,185.00	6,872.00	1,313.00	82,464.00
Total Expense	14,664.65	6,340.97	-8,323.68	76,091.00
<b>Net Income</b>	<b>-6,479.65</b>	<b>531.03</b>	<b>-7,010.68</b>	<b>6,373.00</b>

**Budget V Actual MTD- Reserve (Cash Only)**

Properties: Lakeview Villas Condominium Owners Association - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2026

Accounting Basis: Cash

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
<b>Income</b>				
Contributions to Reserve	680.33	0.00	680.33	0.00
<b>Total Reserve Income</b>	<b>680.33</b>	<b>0.00</b>	<b>680.33</b>	<b>0.00</b>
Total Reserve Income	680.33	0.00	680.33	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>680.33</b>	<b>0.00</b>	<b>680.33</b>	<b>0.00</b>
Total Income	680.33	0.00	680.33	0.00
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>680.33</b>	<b>0.00</b>	<b>680.33</b>	<b>0.00</b>

**Budget V Actual YTD- Operating(Cash Only)**

Properties: Lakeview Villas Condominium Owners Association - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2026

Accounting Basis: Cash

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.
<b>Income</b>				
Assessment Income	82,464.00	24,555.00	20,616.00	3,939.00
<b>Total Operating Income</b>	<b>82,464.00</b>	<b>24,555.00</b>	<b>20,616.00</b>	<b>3,939.00</b>
<b>Expense</b>				
Office Supplies	575.00	0.00	143.76	143.76
Accounting	725.00	396.56	181.26	-215.30
Elevator Inspection	200.00	0.00	50.01	50.01
Elevator Phone	1,560.00	565.34	390.00	-175.34
Elevator Repairs	500.00	836.19	125.01	-711.18
Landscaping Expense/Supplies	2,000.00	375.00	500.01	125.01
Fire System Maintenance Contract	780.00	0.00	195.00	195.00
Pressure Washing/Carpet Cleaning	800.00	0.00	200.01	200.01
Termite Treatment Contract	350.00	0.00	87.51	87.51
Backflow Inspection	150.00	0.00	37.50	37.50
Management Contract	7,200.00	1,800.00	1,800.00	0.00
Insurance	22,887.00	21,447.19	5,721.75	-15,725.44
Landscaping Contract	9,100.00	3,600.00	2,275.02	-1,324.98
Legal Fees	500.00	0.00	125.01	125.01
General Maintenance & Repairs	1,678.00	562.63	419.52	-143.11
Pest Control	1,250.00	375.00	312.51	-62.49
Reserve Contributions Expense	0.00	1,360.66	0.00	-1,360.66
Security	0.00	195.00	0.00	-195.00
Water & Sewer	8,400.00	1,544.82	2,100.00	555.18
Cable & Internet	7,560.00	4,001.22	1,890.00	-2,111.22
Electric	3,914.00	1,013.56	978.51	-35.05
Trash	5,962.00	2,792.22	1,490.52	-1,301.70
<b>Total Operating Expense</b>	<b>76,091.00</b>	<b>40,865.39</b>	<b>19,022.91</b>	<b>-21,842.48</b>

**Budget V Actual YTD- Operating(Cash Only)**

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Operating Income	82,464.00	24,555.00	20,616.00	3,939.00
Total Operating Expense	76,091.00	40,865.39	19,022.91	-21,842.48
<b>NOI - Net Operating Income</b>	<b>6,373.00</b>	<b>-16,310.39</b>	<b>1,593.09</b>	<b>-17,903.48</b>
Total Income	82,464.00	24,555.00	20,616.00	3,939.00
Total Expense	76,091.00	40,865.39	19,022.91	-21,842.48
<b>Net Income</b>	<b>6,373.00</b>	<b>-16,310.39</b>	<b>1,593.09</b>	<b>-17,903.48</b>

**Budget V Actual YTD- Reserve (Cash Only)**

Properties: Lakeview Villas Condominium Owners Association - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2026

Accounting Basis: Cash

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.
<b>Income</b>				
Contributions to Reserve	0.00	1,360.66	0.00	1,360.66
<b>Total Reserve Income</b>	<b>0.00</b>	<b>1,360.66</b>	<b>0.00</b>	<b>1,360.66</b>
Total Reserve Income	0.00	1,360.66	0.00	1,360.66
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>0.00</b>	<b>1,360.66</b>	<b>0.00</b>	<b>1,360.66</b>
Total Income	0.00	1,360.66	0.00	1,360.66
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>0.00</b>	<b>1,360.66</b>	<b>0.00</b>	<b>1,360.66</b>