

Balance Sheet

Properties: Bellegrove Preserve POA - 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	44,680.90
Reserve Cash	395,102.95
Total Cash	439,783.85
First Palmetto CD-0181	105,641.45
Accounts Receivable	53,828.48
TOTAL ASSETS	599,253.78
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	7,026.48
Prepaid Assessments	25,357.29
Total Liabilities	32,383.77
Capital	
Opening balance equity	39,199.84
Retained Earnings	452,149.64
Calculated Retained Earnings	-37,164.64
Calculated Prior Years Retained Earnings	112,685.17
Total Capital	566,870.01
TOTAL LIABILITIES & CAPITAL	599,253.78

Budget V Actual MTD - Operating

Properties: Bellegrove Preserve POA - 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	37,609.00	41,342.33	-3,733.33	496,108.00
Clubhouse Rental Income	50.00	0.00	50.00	0.00
Contributions to Reserve	45,100.00	0.00	45,100.00	0.00
Late Fee	2,020.00	0.00	2,020.00	0.00
Legal Fee Reimbursement	0.00	0.00	0.00	0.00
Pool Keys, Access Cards	0.00	0.00	0.00	0.00
Arc Income	25.00	0.00	25.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Fines	50.00	0.00	50.00	0.00
Total Operating Income	84,854.00	41,342.33	43,511.67	496,108.00
Expense				
Bank Charges	18.60	41.66	23.06	500.00
Accounting	0.00	208.33	208.33	2,500.00
Collection Expense	0.00	0.00	0.00	0.00
Landscaping Expense/Supplies	250.00	1,458.33	1,208.33	17,500.00
Pool Contract	778.75	778.75	0.00	9,345.00
Contingency	369.94	2,342.75	1,972.81	28,113.00
Management Contract	2,083.33	2,083.33	0.00	25,000.00
Postage	0.00	83.33	83.33	1,000.00
Homeowner Activities	0.00	83.33	83.33	1,000.00
Insurance	0.00	2,200.00	2,200.00	26,400.00
Irrigation Maintenance	0.00	41.66	41.66	500.00
Landscaping Contract	3,500.00	3,500.00	0.00	42,000.00
Pond/Lake Maintenance Contract	457.00	460.00	3.00	5,520.00
Legal Fees	0.00	416.66	416.66	5,000.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Hvac	0.00	41.66	41.66	500.00
On-Site Property Maintenance	1,000.00	1,000.00	0.00	12,000.00
Pool Chemicals	324.68	750.00	425.32	9,000.00
General Maintenance & Repairs	125.00	466.66	341.66	5,600.00
Pool License	0.00	10.41	10.41	125.00
Pool Security System	308.70	125.00	-183.70	1,500.00
Reserve Contributions Expense	45,100.00	0.00	-45,100.00	0.00
Security	9,734.00	7,083.33	-2,650.67	85,000.00
Real Property Tax	0.00	208.33	208.33	2,500.00
Taxes and Licenses	0.00	0.00	0.00	0.00
Water & Sewer	0.00	217.91	217.91	2,615.00
Telephone	0.00	170.83	170.83	2,050.00
Electric	3,296.81	3,623.33	326.52	43,480.00
Trash	0.00	6,430.00	6,430.00	77,160.00
Total Operating Expense	67,346.81	33,825.59	-33,521.22	405,908.00
Total Operating Income	84,854.00	41,342.33	43,511.67	496,108.00
Total Operating Expense	67,346.81	33,825.59	-33,521.22	405,908.00
NOI - Net Operating Income	17,507.19	7,516.74	9,990.45	90,200.00
Total Income	84,854.00	41,342.33	43,511.67	496,108.00
Total Expense	67,346.81	33,825.59	-33,521.22	405,908.00
Net Income	17,507.19	7,516.74	9,990.45	90,200.00

Budget V Actual YTD - Operating

Properties: Bellegrove Preserve POA - 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	1,599.00	0.00	1,599.00
Assessment Income	496,108.00	449,843.64	496,108.00	-46,264.36
Clubhouse Rental Income	0.00	1,300.00	0.00	1,300.00
Contributions to Reserve	0.00	45,100.00	0.00	45,100.00
Late Fee	0.00	11,660.00	0.00	11,660.00
Legal Fee Reimbursement	0.00	5,273.27	0.00	5,273.27
Pool Keys, Access Cards	0.00	325.00	0.00	325.00
Arc Income	0.00	475.00	0.00	475.00
NSF Fees Collected	0.00	70.00	0.00	70.00
Fines	0.00	2,950.00	0.00	2,950.00
Total Operating Income	496,108.00	518,595.91	496,108.00	22,487.91
Expense				
Bank Charges	500.00	199.40	500.00	300.60
Accounting	2,500.00	350.00	2,500.00	2,150.00
Collection Expense	0.00	2,000.00	0.00	-2,000.00
Landscaping Expense/Supplies	17,500.00	25,575.00	17,500.00	-8,075.00
Pool Contract	9,345.00	9,345.00	9,345.00	0.00
Contingency	28,113.00	28,977.79	28,113.00	-864.79
Management Contract	25,000.00	24,999.96	25,000.00	0.04
Postage	1,000.00	483.83	1,000.00	516.17
Homeowner Activities	1,000.00	125.00	1,000.00	875.00
Insurance	26,400.00	26,606.90	26,400.00	-206.90
Irrigation Maintenance	500.00	4,050.00	500.00	-3,550.00
Landscaping Contract	42,000.00	48,500.00	42,000.00	-6,500.00
Pond/Lake Maintenance Contract	5,520.00	5,941.00	5,520.00	-421.00
Legal Fees	5,000.00	6,435.77	5,000.00	-1,435.77

Budget V Actual YTD - Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Hvac	500.00	0.00	500.00	500.00
On-Site Property Maintenance	12,000.00	12,000.00	12,000.00	0.00
Pool Chemicals	9,000.00	17,389.01	9,000.00	-8,389.01
General Maintenance & Repairs	5,600.00	7,925.92	5,600.00	-2,325.92
Pool License	125.00	125.00	125.00	0.00
Pool Security System	1,500.00	1,543.50	1,500.00	-43.50
Reserve Contributions Expense	0.00	45,100.00	0.00	-45,100.00
Security	85,000.00	110,112.73	85,000.00	-25,112.73
Real Property Tax	2,500.00	2,612.72	2,500.00	-112.72
Taxes and Licenses	0.00	-60.00	0.00	60.00
Water & Sewer	2,615.00	1,654.62	2,615.00	960.38
Telephone	2,050.00	2,201.46	2,050.00	-151.46
Electric	43,480.00	39,211.88	43,480.00	4,268.12
Trash	77,160.00	79,689.06	77,160.00	-2,529.06
Total Operating Expense	405,908.00	503,095.55	405,908.00	-97,187.55
Total Operating Income	496,108.00	518,595.91	496,108.00	22,487.91
Total Operating Expense	405,908.00	503,095.55	405,908.00	-97,187.55
NOI - Net Operating Income	90,200.00	15,500.36	90,200.00	-74,699.64
Total Income	496,108.00	518,595.91	496,108.00	22,487.91
Total Expense	405,908.00	503,095.55	405,908.00	-97,187.55
Net Income	90,200.00	15,500.36	90,200.00	-74,699.64

Budget V Actual MTD - Reserve

Properties: Bellegrove Preserve POA - 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
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	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	0.00	0.00	0.00	0.00

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Level of Detail: Detail View

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Expense				
Reserve Expenses	0.00	52,665.00	0.00	-52,665.00
Total Reserve Expense	0.00	52,665.00	0.00	-52,665.00
Total Reserve Income	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	52,665.00	0.00	-52,665.00
Net Reserve	0.00	-52,665.00	0.00	-52,665.00
Total Income	0.00	0.00	0.00	0.00
Total Expense	0.00	52,665.00	0.00	-52,665.00
Net Income	0.00	-52,665.00	0.00	-52,665.00