

## Balance Sheet

Properties: Bellegrove Preserve POA - 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	83,208.76
Reserve Cash	393,985.97
<b>Total Cash</b>	<b>477,194.73</b>
First Palmetto CD-0181	105,641.45
Accounts Receivable	45,609.13
<b>TOTAL ASSETS</b>	<b>628,445.31</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	4,652.26
Prepaid Assessments	40,353.19
<b>Total Liabilities</b>	<b>45,005.45</b>
<b>Capital</b>	
Opening balance equity	39,199.84
Retained Earnings	452,149.64
Calculated Retained Earnings	22,454.98
Calculated Prior Years Retained Earnings	69,635.40
<b>Total Capital</b>	<b>583,439.86</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>628,445.31</b>

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

Properties: Bellegrove Preserve POA - 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>				
Collection Fee Income	100.00	0.00	100.00	0.00
Assessment Income	39,268.72	37,584.00	1,684.72	451,008.00
Clubhouse Rental Income	50.00	0.00	50.00	0.00
Late Fee	953.00	0.00	953.00	0.00
Legal Fee Reimbursement	758.00	0.00	758.00	0.00
Pool Keys, Access Cards	125.00	0.00	125.00	0.00
Arc Income	21.00	0.00	21.00	0.00
Fines	450.00	0.00	450.00	0.00
<b>Total Operating Income</b>	<b>41,725.72</b>	<b>37,584.00</b>	<b>4,141.72</b>	<b>451,008.00</b>
<b>Expense</b>				
Bank Charges	21.60	16.67	-4.93	200.00
Office Supplies	0.00	16.67	16.67	200.00
Accounting	31.56	208.34	176.78	2,500.00
Collection Expense	0.00	166.67	166.67	2,000.00
Landscaping Expense/Supplies	218.85	1,693.59	1,474.74	20,323.00
Pressure Washing/Carpet Cleaning	0.00	158.34	158.34	1,900.00
Pool Contract	1,000.00	1,000.00	0.00	12,000.00
Management Contract	2,083.33	2,083.34	0.01	25,000.00
Postage	0.00	33.34	33.34	400.00
Insurance	0.00	2,239.00	2,239.00	26,868.00
Landscaping Contract	3,500.00	3,500.00	0.00	42,000.00
Pond/Lake Maintenance Contract	914.00	457.00	-457.00	5,484.00
Legal Fees	475.00	416.67	-58.33	5,000.00
Hvac	0.00	41.67	41.67	500.00
On-Site Property Maintenance	1,000.00	1,000.00	0.00	12,000.00
Pool Chemicals	13.71	1,148.34	1,134.63	13,780.00

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

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Clubhouse Repairs & Maintenance	831.00	116.67	-714.33	1,400.00
General Maintenance & Repairs	409.18	500.00	90.82	6,000.00
Pool License	0.00	10.42	10.42	125.00
Pool Security System	364.15	113.17	-250.98	1,358.00
Reserve Contributions Expense	3,758.34	3,758.34	0.00	45,100.00
Security	3,182.00	7,834.59	4,652.59	94,015.00
Real Property Tax	0.00	208.34	208.34	2,500.00
Water & Sewer	623.97	217.92	-406.05	2,615.00
Telephone	208.92	170.84	-38.08	2,050.00
Electric	6,452.61	3,623.34	-2,829.27	43,480.00
Trash	6,850.90	6,850.84	-0.06	82,210.00
<b>Total Operating Expense</b>	<b>31,939.12</b>	<b>37,584.11</b>	<b>5,644.99</b>	<b>451,008.00</b>
Total Operating Income	41,725.72	37,584.00	4,141.72	451,008.00
Total Operating Expense	31,939.12	37,584.11	5,644.99	451,008.00
<b>NOI - Net Operating Income</b>	<b>9,786.60</b>	<b>-0.11</b>	<b>9,786.71</b>	<b>0.00</b>
Total Income	41,725.72	37,584.00	4,141.72	451,008.00
Total Expense	31,939.12	37,584.11	5,644.99	451,008.00
<b>Net Income</b>	<b>9,786.60</b>	<b>-0.11</b>	<b>9,786.71</b>	<b>0.00</b>

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

Properties: Bellegrove Preserve POA - 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.
Income				
Collection Fee Income	0.00	100.00	0.00	100.00
Assessment Income	451,008.00	110,166.57	112,752.00	-2,585.43
Clubhouse Rental Income	0.00	200.00	0.00	200.00
Late Fee	0.00	2,172.43	0.00	2,172.43
Legal Fee Reimbursement	0.00	758.00	0.00	758.00
Pool Keys, Access Cards	0.00	125.00	0.00	125.00
Arc Income	0.00	96.00	0.00	96.00
Fines	0.00	782.00	0.00	782.00
<b>Total Operating Income</b>	<b>451,008.00</b>	<b>114,400.00</b>	<b>112,752.00</b>	<b>1,648.00</b>
Expense				
Bank Charges	200.00	49.80	50.01	0.21
Office Supplies	200.00	67.99	50.01	-17.98
Accounting	2,500.00	1,816.56	625.02	-1,191.54
Collection Expense	2,000.00	0.00	500.01	500.01
Landscaping Expense/Supplies	20,323.00	218.85	5,080.77	4,861.92
Pressure Washing/Carpet Cleaning	1,900.00	0.00	475.02	475.02
Pool Contract	12,000.00	3,000.00	3,000.00	0.00
Management Contract	25,000.00	6,249.99	6,250.02	0.03
Postage	400.00	78.00	100.02	22.02
Insurance	26,868.00	0.00	6,717.00	6,717.00
Landscaping Contract	42,000.00	10,500.00	10,500.00	0.00
Pond/Lake Maintenance Contract	5,484.00	1,371.00	1,371.00	0.00
Legal Fees	5,000.00	950.00	1,250.01	300.01
Hvac	500.00	0.00	125.01	125.01
On-Site Property Maintenance	12,000.00	3,000.00	3,000.00	0.00
Pool Chemicals	13,780.00	1,436.09	3,445.02	2,008.93

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

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Clubhouse Repairs & Maintenance	1,400.00	831.00	350.01	-480.99
General Maintenance & Repairs	6,000.00	972.80	1,500.00	527.20
Pool License	125.00	125.00	31.26	-93.74
Pool Security System	1,358.00	742.85	339.51	-403.34
Reserve Contributions Expense	45,100.00	11,275.02	11,275.02	0.00
Security	94,015.00	16,098.00	23,503.77	7,405.77
Real Property Tax	2,500.00	0.00	625.02	625.02
Water & Sewer	2,615.00	1,068.73	653.76	-414.97
Telephone	2,050.00	626.55	512.52	-114.03
Electric	43,480.00	9,797.11	10,870.02	1,072.91
Trash	82,210.00	20,552.70	20,552.52	-0.18
<b>Total Operating Expense</b>	<b>451,008.00</b>	<b>90,828.04</b>	<b>112,752.33</b>	<b>21,924.29</b>
Total Operating Income	451,008.00	114,400.00	112,752.00	1,648.00
Total Operating Expense	451,008.00	90,828.04	112,752.33	21,924.29
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>23,571.96</b>	<b>-0.33</b>	<b>23,572.29</b>
Total Income	451,008.00	114,400.00	112,752.00	1,648.00
Total Expense	451,008.00	90,828.04	112,752.33	21,924.29
<b>Net Income</b>	<b>0.00</b>	<b>23,571.96</b>	<b>-0.33</b>	<b>23,572.29</b>

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

Properties: Bellegrave Preserve POA - 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	3,758.34	3,758.34	0.00	45,100.00
<b>Total Reserve Income</b>	<b>3,758.34</b>	<b>3,758.34</b>	<b>0.00</b>	<b>45,100.00</b>
<b>Expense</b>				
Reserve Expenses	0.00	0.00	0.00	0.00
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Reserve Income	3,758.34	3,758.34	0.00	45,100.00
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>3,758.34</b>	<b>3,758.34</b>	<b>0.00</b>	<b>45,100.00</b>
Total Income	3,758.34	3,758.34	0.00	45,100.00
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>3,758.34</b>	<b>3,758.34</b>	<b>0.00</b>	<b>45,100.00</b>

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

Properties: Bellegrove Preserve POA - 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	45,100.00	11,275.02	11,275.02	0.00
<b>Total Reserve Income</b>	<b>45,100.00</b>	<b>11,275.02</b>	<b>11,275.02</b>	<b>0.00</b>
<b>Expense</b>				
Reserve Expenses	0.00	12,392.00	0.00	-12,392.00
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>12,392.00</b>	<b>0.00</b>	<b>-12,392.00</b>
Total Reserve Income	45,100.00	11,275.02	11,275.02	0.00
Total Reserve Expense	0.00	12,392.00	0.00	-12,392.00
<b>Net Reserve</b>	<b>45,100.00</b>	<b>-1,116.98</b>	<b>11,275.02</b>	<b>-12,392.00</b>
Total Income	45,100.00	11,275.02	11,275.02	0.00
Total Expense	0.00	12,392.00	0.00	-12,392.00
<b>Net Income</b>	<b>45,100.00</b>	<b>-1,116.98</b>	<b>11,275.02</b>	<b>-12,392.00</b>