Balance Sheet

Properties: Quail Marsh HOA - 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	180,350.82
Reserve Cash	127,536.39
Total Cash	**307,887.21**
Accounts Receivable	93,110.92
TOTAL ASSETS	**400,998.13**
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	32,421.28
Due to Reserves	47,550.79
Loan to Ops	-47,550.79
Prepaid Assessments	26,689.97
Total Liabilities	**59,111.25**
Capital	
Opening balance equity	26,621.58
Retained Earnings	43,785.99
Calculated Retained Earnings	-99,457.09
Calculated Prior Years Retained Earnings	370,936.40
Total Capital	**341,886.88**
TOTAL LIABILITIES & CAPITAL	**400,998.13**

Budget V Actual MTD - Operating (Accrual Only)

Properties: Quail Marsh HOA - 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				
Assessment Income	57,599.89	57,600.00	-0.11	691,200.00
Insurance Assessment	0.00	0.00	0.00	0.00
Late Fee	360.00	0.00	360.00	0.00
Misc Income	25.99	0.00	25.99	0.00
Parking Pass	300.00	0.00	300.00	0.00
Pool Keys, Access Cards	25.00	0.00	25.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Fines	450.00	0.00	450.00	0.00
Total Operating Income	**58,760.88**	**57,600.00**	**1,160.88**	**691,200.00**
Expense				
Office Supplies	86.05	58.33	-27.72	700.00
Accounting	0.00	29.17	29.17	350.00
Landscaping Expense/Supplies	0.00	416.67	416.67	5,000.00
Security Cameras	40.00	0.00	-40.00	0.00
Termite Treatment Contract	0.00	300.00	300.00	3,600.00
Pool Contract	1,500.00	1,500.00	0.00	18,000.00
Pool Supplies and Repairs	2,766.52	833.33	-1,933.19	10,000.00
Telephone (pool)	0.00	126.27	126.27	1,515.24
Contingency	4,160.00	833.33	-3,326.67	10,000.00
Management Contract	1,800.00	1,800.00	0.00	21,600.00
Insurance	0.00	0.00	0.00	0.00
Landscaping Contract	1,916.67	1,916.67	0.00	23,000.00
Legal Fees	0.00	41.67	41.67	500.00
On-Site Property Maintenance	3,666.67	3,666.67	0.00	44,000.00
Pool Maintenance	0.00	333.33	333.33	4,000.00
General Maintenance & Repairs	1,112.50	2,500.00	1,387.50	30,000.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD $ Var.	Annual Budget
Pest Control	1,344.00	1,451.83	107.83	17,422.00
Pool License	0.00	18.75	18.75	225.00
Reserve Contributions Expense	5,760.00	5,760.00	0.00	69,120.00
Security	5,215.54	4,866.67	-348.87	58,400.00
Supplies/Materials	1,050.38	416.67	-633.71	5,000.00
Real Property Tax	0.00	1.34	1.34	16.11
Water & Sewer	11,599.64	11,666.67	67.03	140,000.00
Internet	344.52	311.65	-32.87	3,739.84
Electric	1,867.82	1,833.33	-34.49	22,000.00
Trash	6,202.16	4,150.00	-2,052.16	49,800.00
Dumpster	907.17	1,150.00	242.83	13,800.00
Loan Expense	0.00	11,617.65	11,617.65	139,411.81
Total Operating Expense	**51,339.64**	**57,600.00**	**6,260.36**	**691,200.00**
Total Operating Income	58,760.88	57,600.00	1,160.88	691,200.00
Total Operating Expense	51,339.64	57,600.00	6,260.36	691,200.00
NOI - Net Operating Income	**7,421.24**	**0.00**	**7,421.24**	**0.00**
Total Income	58,760.88	57,600.00	1,160.88	691,200.00
Total Expense	51,339.64	57,600.00	6,260.36	691,200.00
Net Income	**7,421.24**	**0.00**	**7,421.24**	**0.00**

Budget V Actual MTD- Reserve (Accrual Only)

Properties: Quail Marsh HOA - 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 to Reserve	5,760.00	5,760.00	0.00	69,120.00
Total Reserve Income	**5,760.00**	**5,760.00**	**0.00**	**69,120.00**
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	5,760.00	5,760.00	0.00	69,120.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	**5,760.00**	**5,760.00**	**0.00**	**69,120.00**
Total Income	5,760.00	5,760.00	0.00	69,120.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	**5,760.00**	**5,760.00**	**0.00**	**69,120.00**

Budget V Actual YTD- Operating(Accrual Only)

Properties: Quail Marsh HOA - 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				
Assessment Income	691,200.00	345,624.55	345,600.00	24.55
Insurance Assessment	0.00	171,525.40	0.00	171,525.40
Late Fee	0.00	3,080.00	0.00	3,080.00
Misc Income	0.00	25.99	0.00	25.99
Parking Pass	0.00	800.00	0.00	800.00
Pool Keys, Access Cards	0.00	75.00	0.00	75.00
NSF Fees Collected	0.00	35.00	0.00	35.00
Fines	0.00	1,950.00	0.00	1,950.00
Total Operating Income	**691,200.00**	**523,115.94**	**345,600.00**	**177,515.94**
Expense				
Office Supplies	700.00	519.13	350.02	-169.11
Accounting	350.00	350.00	175.02	-174.98
Landscaping Expense/Supplies	5,000.00	3,653.18	2,500.02	-1,153.16
Security Cameras	0.00	240.00	0.00	-240.00
Termite Treatment Contract	3,600.00	3,600.00	1,800.00	-1,800.00
Pool Contract	18,000.00	9,000.00	9,000.00	0.00
Pool Supplies and Repairs	10,000.00	9,964.36	5,000.02	-4,964.34
Telephone (pool)	1,515.24	796.44	757.62	-38.82
Contingency	10,000.00	7,916.60	5,000.02	-2,916.58
Management Contract	21,600.00	10,800.00	10,800.00	0.00
Insurance	0.00	62,411.33	0.00	-62,411.33
Landscaping Contract	23,000.00	11,500.02	11,500.02	0.00
Legal Fees	500.00	0.00	250.02	250.02
On-Site Property Maintenance	44,000.00	22,000.02	22,000.02	0.00
Pool Maintenance	4,000.00	0.00	2,000.02	2,000.02
General Maintenance & Repairs	30,000.00	28,100.50	15,000.00	-13,100.50

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD $ Var.
Pest Control	17,422.00	9,708.00	8,711.02	-996.98
Pool License	225.00	225.00	112.50	-112.50
Reserve Contributions Expense	69,120.00	34,560.00	34,560.00	0.00
Security	58,400.00	32,633.70	29,200.02	-3,433.68
Supplies/Materials	5,000.00	2,162.91	2,500.02	337.11
Real Property Tax	16.11	0.00	8.07	8.07
Water & Sewer	140,000.00	65,569.84	70,000.02	4,430.18
Internet	3,739.84	2,022.41	1,869.94	-152.47
Electric	22,000.00	11,155.24	11,000.02	-155.22
Trash	49,800.00	36,867.36	24,900.00	-11,967.36
Dumpster	13,800.00	4,332.87	6,900.00	2,567.13
Loan Expense	139,411.81	0.00	69,705.91	69,705.91
Total Operating Expense	**691,200.00**	**370,088.91**	**345,600.32**	**-24,488.59**
Total Operating Income	691,200.00	523,115.94	345,600.00	177,515.94
Total Operating Expense	691,200.00	370,088.91	345,600.32	-24,488.59
NOI - Net Operating Income	**0.00**	**153,027.03**	**-0.32**	**153,027.35**
Total Income	691,200.00	523,115.94	345,600.00	177,515.94
Total Expense	691,200.00	370,088.91	345,600.32	-24,488.59
Net Income	**0.00**	**153,027.03**	**-0.32**	**153,027.35**

Budget V Actual YTD- Reserve (Accrual Only)

Properties: Quail Marsh HOA - 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 to Reserve	69,120.00	34,560.00	34,560.00	0.00
Total Reserve Income	**69,120.00**	**34,560.00**	**34,560.00**	**0.00**
Expense				
Reserve Expenses	0.00	287,044.12	0.00	-287,044.12
Total Reserve Expense	**0.00**	**287,044.12**	**0.00**	**-287,044.12**
Total Reserve Income	69,120.00	34,560.00	34,560.00	0.00
Total Reserve Expense	0.00	287,044.12	0.00	-287,044.12
Net Reserve	**69,120.00**	**-252,484.12**	**34,560.00**	**-287,044.12**
Total Income	69,120.00	34,560.00	34,560.00	0.00
Total Expense	0.00	287,044.12	0.00	-287,044.12
Net Income	**69,120.00**	**-252,484.12**	**34,560.00**	**-287,044.12**