

Balance Sheet - Operating

Properties: Ocean Bay Townhomes - 1756 Highway 501 Myrtle Beach, SC 29577

Cost Center: -001 Operating

As of: 03/31/2024

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Operating Cash	5,618.69
Total Cash	5,618.69
Accounts Receivable	34,531.82
TOTAL ASSETS	40,150.51
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	7,107.92
Deferred Revenue	0.42
Prepaid Assessments	1,425.00
Clearing Account	-1,312.81
Total Liabilities	7,220.53
Capital	
Opening balance equity	27,826.25
Retained Earnings	-2,799.95
Appfolio Opening Balance Equity	271.46
Calculated Retained Earnings	34,109.35
Calculated Prior Years Retained Earnings	-26,477.13
Total Capital	32,929.98
TOTAL LIABILITIES & CAPITAL	40,150.51

Balance Sheet Reserve

Properties: Ocean Bay Townhomes - 1756 Highway 501 Myrtle Beach, SC 29577

Cost Center: -002 Reserve

As of: 03/31/2024

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Operating Cash	1,849.16
Reserve Cash	16,664.44
Total Cash	18,513.60
Accounts Receivable	4,448.94
TOTAL ASSETS	22,962.54
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Opening balance equity	18,674.36
Retained Earnings	-8,178.69
Calculated Prior Years Retained Earnings	12,466.87
Total Capital	22,962.54
TOTAL LIABILITIES & CAPITAL	22,962.54

Budget V Actual MTD - Operating

Properties: Ocean Bay Townhomes - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2024

Accounting Basis: Cash

Fund Type: Operating

Cost Center: All

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Assessment Income	5,610.00	6,120.00	-510.00	73,440.00
Contributions to Reserve	0.00	-612.00	612.00	-7,344.00
Total Operating Income	5,610.00	5,508.00	102.00	66,096.00
Expense				
Accounting	0.00	16.67	16.67	200.00
Master Association Dues	0.00	208.34	208.34	2,500.00
Landscaping Expense/Supplies	150.00	125.00	-25.00	1,500.00
Contingency	0.00	814.59	814.59	9,775.00
Management Contract	400.00	400.00	0.00	4,800.00
Insurance	0.00	0.00	0.00	0.00
Property Insurance	0.00	0.00	0.00	0.00
Landscaping Contract	800.00	800.00	0.00	9,600.00
Repairs & Maintenance	0.00	0.00	0.00	0.00
Pest Control	180.00	192.00	12.00	2,304.00
Water & Sewer	300.08	400.00	99.92	4,800.00
Cable & Internet	1,770.08	1,887.50	117.42	22,650.00
Electric	69.53	71.00	1.47	852.00
Trash	492.70	592.92	100.22	7,115.00
Total Operating Expense	4,162.39	5,508.02	1,345.63	66,096.00
Total Operating Income	5,610.00	5,508.00	102.00	66,096.00
Total Operating Expense	4,162.39	5,508.02	1,345.63	66,096.00
NOI - Net Operating Income	1,447.61	-0.02	1,447.63	0.00
Total Income	5,610.00	5,508.00	102.00	66,096.00
Total Expense	4,162.39	5,508.02	1,345.63	66,096.00
Net Income	1,447.61	-0.02	1,447.63	0.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
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Budget V Actual YTD- Operating

Properties: Ocean Bay Townhomes - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2024

Accounting Basis: Cash

Fund Type: Operating

Cost Center: All

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Assessment Income	73,440.00	18,615.00	18,360.00	255.00
Contributions to Reserve	-7,344.00	0.00	-1,836.00	1,836.00
Total Operating Income	66,096.00	18,615.00	16,524.00	2,091.00
Expense				
Accounting	200.00	0.00	50.01	50.01
Master Association Dues	2,500.00	0.00	625.02	625.02
Landscaping Expense/Supplies	1,500.00	150.00	375.00	225.00
Contingency	9,775.00	0.00	2,443.77	2,443.77
Management Contract	4,800.00	1,200.00	1,200.00	0.00
Insurance	0.00	472.50	0.00	-472.50
Property Insurance	0.00	3,204.23	0.00	-3,204.23
Landscaping Contract	9,600.00	2,400.00	2,400.00	0.00
Repairs & Maintenance	0.00	125.00	0.00	-125.00
Pest Control	2,304.00	720.00	576.00	-144.00
Water & Sewer	4,800.00	1,200.08	1,200.00	-0.08
Cable & Internet	22,650.00	5,310.24	5,662.50	352.26
Electric	852.00	138.73	213.00	74.27
Trash	7,115.00	1,759.02	1,778.76	19.74
Total Operating Expense	66,096.00	16,679.80	16,524.06	-155.74
Total Operating Income	66,096.00	18,615.00	16,524.00	2,091.00
Total Operating Expense	66,096.00	16,679.80	16,524.06	-155.74
NOI - Net Operating Income	0.00	1,935.20	-0.06	1,935.26
Total Income	66,096.00	18,615.00	16,524.00	2,091.00
Total Expense	66,096.00	16,679.80	16,524.06	-155.74
Net Income	0.00	1,935.20	-0.06	1,935.26

Budget V Actual YTD- Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
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Budget V Actual MTD- Reserve

Properties: Ocean Bay Townhomes - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2024

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Insurance Assessment	43,716.48	0.00	43,716.48	0.00
Reserve Contribution	0.00	612.00	-612.00	7,344.00
Total Reserve Income	43,716.48	612.00	43,104.48	7,344.00
Total Reserve Income	43,716.48	612.00	43,104.48	7,344.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	43,716.48	612.00	43,104.48	7,344.00
Total Income	43,716.48	612.00	43,104.48	7,344.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	43,716.48	612.00	43,104.48	7,344.00

Budget V Actual YTD- Reserve

Properties: Ocean Bay Townhomes - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2024

Accounting Basis: Accrual

Fund Type: Reserve

Cost Center: All

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Insurance Assessment	0.00	32,129.54	0.00	32,129.54
Reserve Contribution	7,344.00	0.00	1,836.00	-1,836.00
Total Reserve Income	7,344.00	32,129.54	1,836.00	30,293.54
Total Reserve Income	7,344.00	32,129.54	1,836.00	30,293.54
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	7,344.00	32,129.54	1,836.00	30,293.54
Total Income	7,344.00	32,129.54	1,836.00	30,293.54
Total Expense	0.00	0.00	0.00	0.00
Net Income	7,344.00	32,129.54	1,836.00	30,293.54