

Balance Sheet - Operating

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

Cost Center: -001 Operating

As of: 12/31/2024

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	21,052.26
Reserve Cash	612.00
Total Cash	21,664.26
Accounts Receivable	320.41
Due From Operating	-612.00
TOTAL ASSETS	21,372.67
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	7,588.08
Deferred Revenue	0.42
Prepaid Assessments	1,425.00
Total Liabilities	9,013.50
Capital	
Opening balance equity	27,826.25
Retained Earnings	-307.20
Appfolio Opening Balance Equity	271.46
Calculated Retained Earnings	12,463.25
Calculated Prior Years Retained Earnings	-26,058.59
Total Capital	14,195.17
TOTAL LIABILITIES & CAPITAL	23,208.67

Balance Sheet Reserve

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

Cost Center: -002 Reserve

As of: 12/31/2024

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	3,068.32
Reserve Cash	18,125.24
Total Cash	21,193.56
Accounts Receivable	2,811.24
TOTAL ASSETS	24,004.80
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Opening balance equity	18,674.36
Retained Earnings	-8,553.89
Calculated Prior Years Retained Earnings	12,048.33
Total Capital	22,168.80
TOTAL LIABILITIES & CAPITAL	22,168.80

Budget V Actual MTD - Operating

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

As of: Dec 2024

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
Income				
Assessment Income	5,865.00	6,120.00	-255.00	73,440.00
Contributions to Reserve	0.00	-612.00	612.00	-7,344.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	5,865.00	5,508.00	357.00	66,096.00
Expense				
Accounting	0.00	16.66	16.66	200.00
Master Association Dues	0.00	208.33	208.33	2,500.00
Landscaping Expense/Supplies	0.00	125.00	125.00	1,500.00
Contingency	380.00	814.58	434.58	9,775.00
Management Contract	400.00	400.00	0.00	4,800.00
Postage	0.00	0.00	0.00	0.00
Administration Expense	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00
Property Insurance	0.00	0.00	0.00	0.00
Landscaping Contract	0.00	800.00	800.00	9,600.00
Repairs & Maintenance	0.00	0.00	0.00	0.00
General Maintenance & Repairs	0.00	0.00	0.00	0.00
Pest Control	180.00	192.00	12.00	2,304.00
Taxes and Licenses	0.00	0.00	0.00	0.00
Water & Sewer	250.76	400.00	149.24	4,800.00
Cable & Internet	1,822.60	1,887.50	64.90	22,650.00
Electric	69.64	71.00	1.36	852.00
Trash	678.26	592.91	-85.35	7,115.00
Total Operating Expense	3,781.26	5,507.98	1,726.72	66,096.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Operating Income	5,865.00	5,508.00	357.00	66,096.00
Total Operating Expense	3,781.26	5,507.98	1,726.72	66,096.00
NOI - Net Operating Income	2,083.74	0.02	2,083.72	0.00
Total Income	5,865.00	5,508.00	357.00	66,096.00
Total Expense	3,781.26	5,507.98	1,726.72	66,096.00
Net Income	2,083.74	0.02	2,083.72	0.00

Budget V Actual YTD- Operating

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

As of: Dec 2024

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	73,440.00	73,185.00	73,440.00	-255.00
Contributions to Reserve	-7,344.00	0.00	-7,344.00	7,344.00
Late Fee	0.00	75.00	0.00	75.00
Total Operating Income	66,096.00	73,260.00	66,096.00	7,164.00
Expense				
Accounting	200.00	350.00	200.00	-150.00
Master Association Dues	2,500.00	0.00	2,500.00	2,500.00
Landscaping Expense/Supplies	1,500.00	2,983.00	1,500.00	-1,483.00
Contingency	9,775.00	4,064.00	9,775.00	5,711.00
Management Contract	4,800.00	4,800.00	4,800.00	0.00
Postage	0.00	97.04	0.00	-97.04
Administration Expense	0.00	501.60	0.00	-501.60
Insurance	0.00	5,793.47	0.00	-5,793.47
Insurance	0.00	1,030.50	0.00	-1,030.50
Property Insurance	0.00	26,378.11	0.00	-26,378.11
Landscaping Contract	9,600.00	9,775.00	9,600.00	-175.00
Repairs & Maintenance	0.00	125.00	0.00	-125.00
General Maintenance & Repairs	0.00	2,322.12	0.00	-2,322.12
Pest Control	2,304.00	2,160.00	2,304.00	144.00
Taxes and Licenses	0.00	60.00	0.00	-60.00
Water & Sewer	4,800.00	4,341.34	4,800.00	458.66
Cable & Internet	22,650.00	21,713.64	22,650.00	936.36
Electric	852.00	696.55	852.00	155.45
Trash	7,115.00	7,065.64	7,115.00	49.36
Total Operating Expense	66,096.00	94,257.01	66,096.00	-28,161.01

Budget V Actual YTD- Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Operating Income	66,096.00	73,260.00	66,096.00	7,164.00
Total Operating Expense	66,096.00	94,257.01	66,096.00	-28,161.01
NOI - Net Operating Income	0.00	-20,997.01	0.00	-20,997.01
Total Income	66,096.00	73,260.00	66,096.00	7,164.00
Total Expense	66,096.00	94,257.01	66,096.00	-28,161.01
Net Income	0.00	-20,997.01	0.00	-20,997.01

Budget V Actual MTD- Reserve

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

As of: Dec 2024

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				
Insurance Assessment	0.00	0.00	0.00	0.00
Reserve Contribution	0.00	612.00	-612.00	7,344.00
Total Reserve Income	0.00	612.00	-612.00	7,344.00
Total Reserve Income	0.00	612.00	-612.00	7,344.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	0.00	612.00	-612.00	7,344.00
Total Income	0.00	612.00	-612.00	7,344.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	0.00	612.00	-612.00	7,344.00

Budget V Actual YTD- Reserve

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Level of Detail: Detail View

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	7,344.00	-7,344.00
Total Reserve Income	7,344.00	32,129.54	7,344.00	24,785.54
Total Reserve Income	7,344.00	32,129.54	7,344.00	24,785.54
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	7,344.00	32,129.54	7,344.00	24,785.54
Total Income	7,344.00	32,129.54	7,344.00	24,785.54
Total Expense	0.00	0.00	0.00	0.00
Net Income	7,344.00	32,129.54	7,344.00	24,785.54