

**Balance Sheet - Operating**

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

Cost Center: -001 Operating

As of: 06/30/2025

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	-33,652.83
Reserve Cash	612.00
<b>Total Cash</b>	<b>-33,040.83</b>
Accounts Receivable	501.96
Due From Operating	-612.00
<b>TOTAL ASSETS</b>	<b>-33,150.87</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	11,742.52
Deferred Revenue	0.42
Prepaid Assessments	1,425.00
<b>Total Liabilities</b>	<b>13,167.94</b>
<b>Capital</b>	
Opening balance equity	27,826.25
Retained Earnings	-307.20
Appfolio Opening Balance Equity	271.46
Calculated Retained Earnings	-56,782.98
Calculated Prior Years Retained Earnings	-13,042.34
<b>Total Capital</b>	<b>-42,034.81</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>-28,866.87</b>

**Balance Sheet Reserve**

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

Cost Center: -002 Reserve

As of: 06/30/2025

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	3,068.32
Reserve Cash	13,323.24
<b>Total Cash</b>	<b>16,391.56</b>
Accounts Receivable	2,811.24
<b>TOTAL ASSETS</b>	<b>19,202.80</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	7,250.00
<b>Total Liabilities</b>	<b>7,250.00</b>
<b>Capital</b>	
Opening balance equity	18,674.36
Retained Earnings	-8,553.89
Calculated Retained Earnings	-14,500.00
Calculated Prior Years Retained Earnings	12,048.33
<b>Total Capital</b>	<b>7,668.80</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>14,918.80</b>

**Budget V Actual MTD - Operating**

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

As of: Jun 2025

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>				
Assessment Income	6,379.27	7,260.00	-880.73	87,120.00
Late Fee	50.00	0.00	50.00	0.00
<b>Total Operating Income</b>	<b>6,429.27</b>	<b>7,260.00</b>	<b>-830.73</b>	<b>87,120.00</b>
<b>Expense</b>				
Accounting	0.00	16.67	16.67	200.00
Master Association Dues	0.00	208.33	208.33	2,500.00
Landscaping Expense/Supplies	0.00	557.00	557.00	6,684.00
Management Contract	400.00	400.00	0.00	4,800.00
Postage	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	800.00	800.00	0.00	9,600.00
General Maintenance & Repairs	256.00	701.42	445.42	8,417.00
Pest Control	192.00	192.00	0.00	2,304.00
Taxes and Licenses	-60.00	0.00	60.00	0.00
Water & Sewer	217.50	418.42	200.92	5,021.00
Cable & Internet	1,877.85	1,934.75	56.90	23,217.00
Electric	0.00	71.00	71.00	852.00
Trash	678.26	640.42	-37.84	7,685.00
<b>Total Operating Expense</b>	<b>4,361.61</b>	<b>5,940.01</b>	<b>1,578.40</b>	<b>71,280.00</b>
Total Operating Income	6,429.27	7,260.00	-830.73	87,120.00
Total Operating Expense	4,361.61	5,940.01	1,578.40	71,280.00
<b>NOI - Net Operating Income</b>	<b>2,067.66</b>	<b>1,319.99</b>	<b>747.67</b>	<b>15,840.00</b>
Total Income	6,429.27	7,260.00	-830.73	87,120.00

**Budget V Actual MTD - Operating**

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Expense	4,361.61	5,940.01	1,578.40	71,280.00
Net Income	2,067.66	1,319.99	747.67	15,840.00

**Budget V Actual YTD- Operating**

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

As of: Jun 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.
<b>Income</b>				
Assessment Income	87,120.00	39,875.00	43,560.00	-3,685.00
Late Fee	0.00	75.00	0.00	75.00
<b>Total Operating Income</b>	<b>87,120.00</b>	<b>39,950.00</b>	<b>43,560.00</b>	<b>-3,610.00</b>
<b>Expense</b>				
Accounting	200.00	350.00	100.02	-249.98
Master Association Dues	2,500.00	0.00	1,250.02	1,250.02
Landscaping Expense/Supplies	6,684.00	0.00	3,342.00	3,342.00
Management Contract	4,800.00	2,000.00	2,400.00	400.00
Postage	0.00	146.00	0.00	-146.00
Insurance	0.00	553.00	0.00	-553.00
Property Insurance	0.00	31,777.80	0.00	-31,777.80
Landscaping Contract	9,600.00	22,700.00	4,800.00	-17,900.00
General Maintenance & Repairs	8,417.00	1,915.33	4,208.52	2,293.19
Pest Control	2,304.00	1,152.00	1,152.00	0.00
Taxes and Licenses	0.00	-60.00	0.00	60.00
Water & Sewer	5,021.00	1,039.34	2,510.52	1,471.18
Cable & Internet	23,217.00	11,101.35	11,608.50	507.15
Electric	852.00	358.80	426.00	67.20
Trash	7,685.00	3,391.30	3,842.52	451.22
<b>Total Operating Expense</b>	<b>71,280.00</b>	<b>76,424.92</b>	<b>35,640.10</b>	<b>-40,784.82</b>
Total Operating Income	87,120.00	39,950.00	43,560.00	-3,610.00
Total Operating Expense	71,280.00	76,424.92	35,640.10	-40,784.82
<b>NOI - Net Operating Income</b>	<b>15,840.00</b>	<b>-36,474.92</b>	<b>7,919.90</b>	<b>-44,394.82</b>
Total Income	87,120.00	39,950.00	43,560.00	-3,610.00

**Budget V Actual YTD- Operating**

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Expense	71,280.00	76,424.92	35,640.10	-40,784.82
Net Income	15,840.00	-36,474.92	7,919.90	-44,394.82

**Budget V Actual MTD - Reserve**

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

As of: Jun 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
<b>Income</b>				
Insurance Assessment	0.00	0.00	0.00	0.00
<b>Total Reserve Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Reserve Income	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Income	0.00	0.00	0.00	0.00
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Budget V Actual YTD - Reserve**

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

As of: Jun 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	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
<b>Income</b>				
Insurance Assessment	0.00	46,924.00	0.00	46,924.00
<b>Total Reserve Income</b>	<b>0.00</b>	<b>46,924.00</b>	<b>0.00</b>	<b>46,924.00</b>
Total Reserve Income	0.00	46,924.00	0.00	46,924.00
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>0.00</b>	<b>46,924.00</b>	<b>0.00</b>	<b>46,924.00</b>
Total Income	0.00	46,924.00	0.00	46,924.00
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>0.00</b>	<b>46,924.00</b>	<b>0.00</b>	<b>46,924.00</b>