

Balance Sheet

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

As of: 12/31/2025

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	21,390.80
Reserve Cash	12,228.74
Total Cash	33,619.54
Accounts Receivable	4,403.12
Due From Operating	-612.00
TOTAL ASSETS	37,410.66
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	1,341.00
Deferred Revenue	0.42
Prepaid Assessments	6,146.65
Clearing Account	-1,347.25
Total Liabilities	6,140.82
Capital	
Opening balance equity	46,500.61
Retained Earnings	-9,294.39
Appfolio Opening Balance Equity	-9,154.91
Calculated Retained Earnings	2,129.34
Calculated Prior Years Retained Earnings	1,089.19
Total Capital	31,269.84
TOTAL LIABILITIES & CAPITAL	37,410.66

Budget V Actual MTD - Operating

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

As of: Dec 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
Income				
Collection Fee Income	0.00	0.00	0.00	0.00
Assessment Income	6,021.70	7,260.00	-1,238.30	87,120.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	6,021.70	7,260.00	-1,238.30	87,120.00
Expense				
Accounting	0.00	16.66	16.66	200.00
Master Association Dues	0.00	208.33	208.33	2,500.00
Collection Expense	0.00	0.00	0.00	0.00
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	820.00	800.00	-20.00	9,600.00
General Maintenance & Repairs	329.00	701.41	372.41	8,417.00
Pest Control	384.00	192.00	-192.00	2,304.00
Taxes and Licenses	0.00	0.00	0.00	0.00
Water & Sewer	388.48	418.41	29.93	5,021.00
Cable & Internet	1,877.85	1,934.75	56.90	23,217.00
Electric	150.72	71.00	-79.72	852.00
Trash	0.00	640.41	640.41	7,685.00
Total Operating Expense	4,350.05	5,939.97	1,589.92	71,280.00
Total Operating Income	6,021.70	7,260.00	-1,238.30	87,120.00
Total Operating Expense	4,350.05	5,939.97	1,589.92	71,280.00
NOI - Net Operating Income	1,671.65	1,320.03	351.62	15,840.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Income	6,021.70	7,260.00	-1,238.30	87,120.00
Total Expense	4,350.05	5,939.97	1,589.92	71,280.00
Net Income	1,671.65	1,320.03	351.62	15,840.00

Budget V Actual YTD- Operating

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

As of: Dec 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.
Income				
Collection Fee Income	0.00	100.00	0.00	100.00
Assessment Income	87,120.00	79,475.00	87,120.00	-7,645.00
Late Fee	0.00	75.00	0.00	75.00
Total Operating Income	87,120.00	79,650.00	87,120.00	-7,470.00
Expense				
Accounting	200.00	350.00	200.00	-150.00
Master Association Dues	2,500.00	0.00	2,500.00	2,500.00
Collection Expense	0.00	100.00	0.00	-100.00
Landscaping Expense/Supplies	6,684.00	9,453.00	6,684.00	-2,769.00
Management Contract	4,800.00	4,400.00	4,800.00	400.00
Postage	0.00	156.48	0.00	-156.48
Insurance	0.00	1,026.00	0.00	-1,026.00
Property Insurance	0.00	43,223.20	0.00	-43,223.20
Landscaping Contract	9,600.00	9,680.00	9,600.00	-80.00
General Maintenance & Repairs	8,417.00	4,381.26	8,417.00	4,035.74
Pest Control	2,304.00	2,304.00	2,304.00	0.00
Taxes and Licenses	0.00	-60.00	0.00	60.00
Water & Sewer	5,021.00	3,532.39	5,021.00	1,488.61
Cable & Internet	23,217.00	22,110.14	23,217.00	1,106.86
Electric	852.00	885.07	852.00	-33.07
Trash	7,685.00	8,403.12	7,685.00	-718.12
Total Operating Expense	71,280.00	109,944.66	71,280.00	-38,664.66
Total Operating Income	87,120.00	79,650.00	87,120.00	-7,470.00
Total Operating Expense	71,280.00	109,944.66	71,280.00	-38,664.66
NOI - Net Operating Income	15,840.00	-30,294.66	15,840.00	-46,134.66

Budget V Actual YTD- Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Income	87,120.00	79,650.00	87,120.00	-7,470.00
Total Expense	71,280.00	109,944.66	71,280.00	-38,664.66
Net Income	15,840.00	-30,294.66	15,840.00	-46,134.66

Budget V Actual MTD- Reserve

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

As of: Dec 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
Income				
Insurance Assessment	0.00	0.00	0.00	0.00
Total Reserve Income	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	0.00	0.00	0.00	0.00

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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				
Insurance Assessment	0.00	46,924.00	0.00	46,924.00
Total Reserve Income	0.00	46,924.00	0.00	46,924.00
Expense				
Reserve Expenses	0.00	14,500.00	0.00	-14,500.00
Total Reserve Expense	0.00	14,500.00	0.00	-14,500.00
Total Reserve Income	0.00	46,924.00	0.00	46,924.00
Total Reserve Expense	0.00	14,500.00	0.00	-14,500.00
Net Reserve	0.00	32,424.00	0.00	32,424.00
Total Income	0.00	46,924.00	0.00	46,924.00
Total Expense	0.00	14,500.00	0.00	-14,500.00
Net Income	0.00	32,424.00	0.00	32,424.00