

## Balance Sheet

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

As of: 02/28/2026

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
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	11,851.22
Reserve Cash	13,548.74
<b>Total Cash</b>	<b>25,399.96</b>
Accounts Receivable	4,699.82
Due From Operating	-612.00
<b>TOTAL ASSETS</b>	<b>29,487.78</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Accounts Payable	4,266.81
Deferred Revenue	0.42
Prepaid Assessments	6,361.21
Clearing Account	-612.00
<b>Total Liabilities</b>	<b>10,016.44</b>
<b>Capital</b>	
Opening balance equity	46,500.61
Retained Earnings	-9,294.39
Appfolio Opening Balance Equity	-9,154.91
Calculated Retained Earnings	-9,569.53
Calculated Prior Years Retained Earnings	989.56
<b>Total Capital</b>	<b>19,471.34</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>29,487.78</b>

**Budget V Actual MTD - Operating (Accrual Only)**

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

As of: Feb 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
<b>Income</b>				
Assessment Income	6,600.00	6,600.00	0.00	79,200.00
Late Fee	25.00	0.00	25.00	0.00
<b>Total Operating Income</b>	<b>6,625.00</b>	<b>6,600.00</b>	<b>25.00</b>	<b>79,200.00</b>
<b>Expense</b>				
Accounting	31.56	16.67	-14.89	200.00
Landscaping Expense/Supplies	0.00	750.00	750.00	9,000.00
Management Contract	400.00	400.00	0.00	4,800.00
Postage	0.00	6.67	6.67	80.00
Insurance	0.00	0.00	0.00	0.00
Landscaping Contract	820.00	820.00	0.00	9,840.00
General Maintenance & Repairs	329.00	508.17	179.17	6,098.00
Pest Control	192.00	192.00	0.00	2,304.00
Reserve Contributions Expense	660.00	660.00	0.00	7,920.00
Water & Sewer	218.71	276.67	57.96	3,320.00
Cable & Internet	1,877.85	2,128.25	250.40	25,539.00
Electric	75.43	73.50	-1.93	882.00
Trash	0.00	768.09	768.09	9,217.00
<b>Total Operating Expense</b>	<b>4,604.55</b>	<b>6,600.02</b>	<b>1,995.47</b>	<b>79,200.00</b>
<b>Total Operating Income</b>	<b>6,625.00</b>	<b>6,600.00</b>	<b>25.00</b>	<b>79,200.00</b>
<b>Total Operating Expense</b>	<b>4,604.55</b>	<b>6,600.02</b>	<b>1,995.47</b>	<b>79,200.00</b>
<b>NOI - Net Operating Income</b>	<b>2,020.45</b>	<b>-0.02</b>	<b>2,020.47</b>	<b>0.00</b>
<b>Total Income</b>	<b>6,625.00</b>	<b>6,600.00</b>	<b>25.00</b>	<b>79,200.00</b>
<b>Total Expense</b>	<b>4,604.55</b>	<b>6,600.02</b>	<b>1,995.47</b>	<b>79,200.00</b>

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Net Income	2,020.45	-0.02	2,020.47	0.00

**Budget V Actual MTD- Reserve (Accrual Only)**

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

As of: Feb 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	660.00	660.00	0.00	7,920.00
<b>Total Reserve Income</b>	<b>660.00</b>	<b>660.00</b>	<b>0.00</b>	<b>7,920.00</b>
Total Reserve Income	660.00	660.00	0.00	7,920.00
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>660.00</b>	<b>660.00</b>	<b>0.00</b>	<b>7,920.00</b>
Total Income	660.00	660.00	0.00	7,920.00
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>660.00</b>	<b>660.00</b>	<b>0.00</b>	<b>7,920.00</b>

**Budget V Actual YTD- Operating(Accrual Only)**

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

As of: Feb 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.
<b>Income</b>				
Assessment Income	79,200.00	13,199.99	13,200.00	-0.01
Late Fee	0.00	50.00	0.00	50.00
<b>Total Operating Income</b>	<b>79,200.00</b>	<b>13,249.99</b>	<b>13,200.00</b>	<b>49.99</b>
<b>Expense</b>				
Accounting	200.00	396.56	33.34	-363.22
Landscaping Expense/Supplies	9,000.00	0.00	1,500.00	1,500.00
Management Contract	4,800.00	800.00	800.00	0.00
Postage	80.00	0.00	13.34	13.34
Insurance	0.00	13,789.20	0.00	-13,789.20
Landscaping Contract	9,840.00	1,640.00	1,640.00	0.00
General Maintenance & Repairs	6,098.00	744.02	1,016.34	272.32
Pest Control	2,304.00	384.00	384.00	0.00
Reserve Contributions Expense	7,920.00	1,320.00	1,320.00	0.00
Water & Sewer	3,320.00	437.42	553.34	115.92
Cable & Internet	25,639.00	3,755.70	4,256.50	500.80
Electric	882.00	150.36	147.00	-3.36
Trash	9,217.00	722.26	1,536.18	813.92
<b>Total Operating Expense</b>	<b>79,200.00</b>	<b>24,139.52</b>	<b>13,200.04</b>	<b>-10,939.48</b>
<b>Total Operating Income</b>	<b>79,200.00</b>	<b>13,249.99</b>	<b>13,200.00</b>	<b>49.99</b>
<b>Total Operating Expense</b>	<b>79,200.00</b>	<b>24,139.52</b>	<b>13,200.04</b>	<b>-10,939.48</b>
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>-10,889.53</b>	<b>-0.04</b>	<b>-10,889.49</b>
<b>Total Income</b>	<b>79,200.00</b>	<b>13,249.99</b>	<b>13,200.00</b>	<b>49.99</b>
<b>Total Expense</b>	<b>79,200.00</b>	<b>24,139.52</b>	<b>13,200.04</b>	<b>-10,939.48</b>

**Budget V Actual YTD- Operating(Accrual Only)**

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Net Income	0.00	-10,889.53	-0.04	-10,889.49

**Budget V Actual YTD- Reserve (Accrual Only)**

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

As of: Feb 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.
<b>Income</b>				
Contributions to Reserve	7,920.00	1,320.00	1,320.00	0.00
<b>Total Reserve Income</b>	<b>7,920.00</b>	<b>1,320.00</b>	<b>1,320.00</b>	<b>0.00</b>
Total Reserve Income	7,920.00	1,320.00	1,320.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
<b>Net Reserve</b>	<b>7,920.00</b>	<b>1,320.00</b>	<b>1,320.00</b>	<b>0.00</b>
Total Income	7,920.00	1,320.00	1,320.00	0.00
Total Expense	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>7,920.00</b>	<b>1,320.00</b>	<b>1,320.00</b>	<b>0.00</b>