

Balance Sheet

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

As of: 03/31/2026

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
ASSETS	
Cash	
Operating Cash	13,333.00
Reserve Cash	14,208.74
Total Cash	27,541.74
Accounts Receivable	4,149.81
Due From Operating	-612.00
TOTAL ASSETS	31,079.55
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	1,367.73
Deferred Revenue	0.42
Prepaid Assessments	7,346.21
Clearing Account	-612.00
Total Liabilities	8,102.36
Capital	
Opening balance equity	46,500.61
Retained Earnings	-9,294.39
Appfolio Opening Balance Equity	-9,154.91
Calculated Retained Earnings	-6,063.68
Calculated Prior Years Retained Earnings	989.56
Total Capital	22,977.19
TOTAL LIABILITIES & CAPITAL	31,079.55

Budget V Actual MTD - Operating (Accrual Only)

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

As of: Mar 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
Income				
Assessment Income	6,599.99	6,600.00	-0.01	79,200.00
Late Fee	0.00	0.00	0.00	0.00
Fines	75.00	0.00	75.00	0.00
Total Operating Income	6,674.99	6,600.00	74.99	79,200.00
Expense				
Accounting	0.00	16.67	16.67	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	-553.00	0.00	553.00	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	0.00	192.00	192.00	2,304.00
Reserve Contributions Expense	660.00	660.00	0.00	7,920.00
Water & Sewer	218.73	276.67	57.94	3,320.00
Cable & Internet	1,877.85	2,128.25	250.40	25,539.00
Electric	76.56	73.50	-3.06	882.00
Trash	0.00	768.09	768.09	9,217.00
Total Operating Expense	3,829.14	6,600.02	2,770.88	79,200.00
Total Operating Income	6,674.99	6,600.00	74.99	79,200.00
Total Operating Expense	3,829.14	6,600.02	2,770.88	79,200.00
NOI - Net Operating Income	2,845.85	-0.02	2,845.87	0.00
Total Income	6,674.99	6,600.00	74.99	79,200.00
Total Expense	3,829.14	6,600.02	2,770.88	79,200.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Net Income	2,845.85	-0.02	2,845.87	0.00

Budget V Actual MTD- Reserve (Accrual Only)

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

As of: Mar 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
Total Reserve Income	660.00	660.00	0.00	7,920.00
Total Reserve Income	660.00	660.00	0.00	7,920.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	660.00	660.00	0.00	7,920.00
Total Income	660.00	660.00	0.00	7,920.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	660.00	660.00	0.00	7,920.00

Budget V Actual YTD- Operating(Accrual Only)

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

As of: Mar 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.
Income				
Assessment Income	79,200.00	19,799.98	19,800.00	-0.02
Late Fee	0.00	50.00	0.00	50.00
Fines	0.00	75.00	0.00	75.00
Total Operating Income	79,200.00	19,924.98	19,800.00	124.98
Expense				
Accounting	200.00	396.56	50.01	-346.55
Landscaping Expense/Supplies	9,000.00	0.00	2,250.00	2,250.00
Management Contract	4,800.00	1,200.00	1,200.00	0.00
Postage	80.00	0.00	20.01	20.01
Insurance	0.00	13,236.20	0.00	-13,236.20
Landscaping Contract	9,840.00	2,460.00	2,460.00	0.00
General Maintenance & Repairs	6,098.00	1,073.02	1,524.51	451.49
Pest Control	2,304.00	384.00	576.00	192.00
Reserve Contributions Expense	7,920.00	1,980.00	1,980.00	0.00
Water & Sewer	3,320.00	656.15	830.01	173.86
Cable & Internet	25,539.00	5,633.55	6,384.75	751.20
Electric	882.00	226.92	220.50	-6.42
Trash	9,217.00	722.26	2,304.27	1,582.01
Total Operating Expense	79,200.00	27,968.66	19,800.06	-8,168.60
Total Operating Income	79,200.00	19,924.98	19,800.00	124.98
Total Operating Expense	79,200.00	27,968.66	19,800.06	-8,168.60
NOI - Net Operating Income	0.00	-8,043.68	-0.06	-8,043.62
Total Income	79,200.00	19,924.98	19,800.00	124.98
Total Expense	79,200.00	27,968.66	19,800.06	-8,168.60

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Net Income	0.00	-8,043.68	-0.06	-8,043.62

Budget V Actual YTD- Reserve (Accrual Only)

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

As of: Mar 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.
Income				
Contributions to Reserve	7,920.00	1,980.00	1,980.00	0.00
Total Reserve Income	7,920.00	1,980.00	1,980.00	0.00
Total Reserve Income	7,920.00	1,980.00	1,980.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	7,920.00	1,980.00	1,980.00	0.00
Total Income	7,920.00	1,980.00	1,980.00	0.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	7,920.00	1,980.00	1,980.00	0.00