

Balance Sheet

Properties: Fountain Pointe - 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	69,659.87
Reserve Cash	161,739.13
Total Cash	231,399.00
Accounts Receivable	9,291.74
TOTAL ASSETS	240,690.74
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	2,486.44
Due to Reserves	-10,000.00
Prepaid Assessments	-1,245,094.59
Total Liabilities	-1,252,608.15
Capital	
Opening balance equity	2,110,305.03
Retained Earnings	-792,577.61
Appfolio Opening Balance Equity	467,417.26
Calculated Retained Earnings	-90,631.30
Calculated Prior Years Retained Earnings	-201,214.49
Total Capital	1,493,298.89
TOTAL LIABILITIES & CAPITAL	240,690.74

Budget V Actual MTD - Operating (Accrual Only)

Properties: Fountain Pointe - 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				
Collection Fee Income	0.00	0.00	0.00	0.00
Assessment Income	26,999.91	27,000.00	-0.09	324,000.00
Late Fee	225.00	0.00	225.00	0.00
Legal Fee Reimbursement	0.00	0.00	0.00	0.00
Misc Income	200.00	0.00	200.00	0.00
Parking Pass	150.00	0.00	150.00	0.00
Fines	0.00	0.00	0.00	0.00
Total Operating Income	27,574.91	27,000.00	574.91	324,000.00
Expense				
Office Supplies	0.00	16.67	16.67	200.00
Accounting	0.00	266.67	266.67	3,200.00
Collection Expense	0.00	0.00	0.00	0.00
Fire System Maintenance Contract	150.00	483.34	333.34	5,800.00
Jetting of Main Line	0.00	466.67	466.67	5,600.00
Pressure Washing/Carpet Cleaning	0.00	1,250.00	1,250.00	15,000.00
Contingency	0.00	1,558.98	1,558.98	18,707.70
Management Contract	2,683.33	2,683.34	0.01	32,200.00
Landscaping Contract	1,500.00	1,500.00	0.00	18,000.00
Pond/Lake Maintenance Contract	234.00	234.00	0.00	2,808.00
Legal Fees	0.00	41.67	41.67	500.00
On-Site Property Maintenance	1,200.00	1,200.00	0.00	14,400.00
General Maintenance & Repairs	1,905.92	1,666.67	-239.25	20,000.00
Pest Control	432.00	432.00	0.00	5,184.00
Reserve Contributions Expense	2,700.00	2,700.00	0.00	32,400.00
Water & Sewer	6,140.30	4,270.84	-1,869.46	51,250.00
Cable & Internet	4,980.25	4,854.19	-126.06	58,250.30

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Electric	33.78	875.00	841.22	10,500.00
Trash	2,763.37	2,500.00	-263.37	30,000.00
Total Operating Expense	24,722.95	27,000.04	2,277.09	324,000.00
Total Operating Income	27,574.91	27,000.00	574.91	324,000.00
Total Operating Expense	24,722.95	27,000.04	2,277.09	324,000.00
NOI - Net Operating Income	2,851.96	-0.04	2,852.00	0.00
Total Income	27,574.91	27,000.00	574.91	324,000.00
Total Expense	24,722.95	27,000.04	2,277.09	324,000.00
Net Income	2,851.96	-0.04	2,852.00	0.00

Budget V Actual MTD- Reserve (Accrual Only)

Properties: Fountain Pointe - 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	2,700.00	2,700.00	0.00	32,400.00
Total Reserve Income	2,700.00	2,700.00	0.00	32,400.00
Expense				
Insurance	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Total Reserve Income	2,700.00	2,700.00	0.00	32,400.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	2,700.00	2,700.00	0.00	32,400.00
Total Income	2,700.00	2,700.00	0.00	32,400.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	2,700.00	2,700.00	0.00	32,400.00

Budget V Actual YTD - Operating(Accrual Only)

Properties: Fountain Pointe - 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				
Collection Fee Income	0.00	500.00	0.00	500.00
Assessment Income	324,000.00	80,999.91	81,000.00	-0.09
Late Fee	0.00	700.00	0.00	700.00
Legal Fee Reimbursement	0.00	550.00	0.00	550.00
Misc Income	0.00	200.00	0.00	200.00
Parking Pass	0.00	400.00	0.00	400.00
Fines	0.00	325.00	0.00	325.00
Total Operating Income	324,000.00	83,674.91	81,000.00	2,674.91
Expense				
Office Supplies	200.00	132.83	50.01	-82.82
Accounting	3,200.00	1,816.56	800.01	-1,016.55
Collection Expense	0.00	500.00	0.00	-500.00
Fire System Maintenance Contract	5,800.00	2,084.00	1,450.02	-633.98
Jetting of Main Line	5,600.00	982.50	1,400.01	417.51
Pressure Washing/Carpet Cleaning	15,000.00	0.00	3,750.00	3,750.00
Contingency	18,707.70	0.00	4,676.94	4,676.94
Management Contract	32,200.00	8,049.99	8,050.02	0.03
Landscaping Contract	18,000.00	4,500.00	4,500.00	0.00
Pond/Lake Maintenance Contract	2,808.00	702.00	702.00	0.00
Legal Fees	500.00	1,650.00	125.01	-1,524.99
On-Site Property Maintenance	14,400.00	3,600.00	3,600.00	0.00
General Maintenance & Repairs	20,000.00	3,254.34	5,000.01	1,745.67
Pest Control	5,184.00	1,728.00	1,296.00	-432.00
Reserve Contributions Expense	32,400.00	8,100.00	8,100.00	0.00
Water & Sewer	51,250.00	15,066.67	12,812.52	-2,254.15
Cable & Internet	58,250.30	14,940.75	14,562.59	-378.16

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

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Electric	10,500.00	1,855.47	2,625.00	769.53
Trash	30,000.00	11,056.10	7,500.00	-3,556.10
Total Operating Expense	324,000.00	80,019.21	81,000.14	980.93
Total Operating Income	324,000.00	83,674.91	81,000.00	2,674.91
Total Operating Expense	324,000.00	80,019.21	81,000.14	980.93
NOI - Net Operating Income	0.00	3,655.70	-0.14	3,655.84
Total Income	324,000.00	83,674.91	81,000.00	2,674.91
Total Expense	324,000.00	80,019.21	81,000.14	980.93
Net Income	0.00	3,655.70	-0.14	3,655.84

Budget V Actual YTD- Reserve (Accrual Only)

Properties: Fountain Pointe - 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	32,400.00	8,100.00	8,100.00	0.00
Total Reserve Income	32,400.00	8,100.00	8,100.00	0.00
Expense				
Insurance	0.00	102,387.00	0.00	-102,387.00
Total Reserve Expense	0.00	102,387.00	0.00	-102,387.00
Total Reserve Income	32,400.00	8,100.00	8,100.00	0.00
Total Reserve Expense	0.00	102,387.00	0.00	-102,387.00
Net Reserve	32,400.00	-94,287.00	8,100.00	-102,387.00
Total Income	32,400.00	8,100.00	8,100.00	0.00
Total Expense	0.00	102,387.00	0.00	-102,387.00
Net Income	32,400.00	-94,287.00	8,100.00	-102,387.00