

Balance Sheet

Properties: Azalea Lakes Property Owners' Association, Inc. - 1756 Highway 501 Myrtle Beach, SC 29577

As of: 03/31/2025

Accounting Basis: Cash

GL Account Map: 2025 GL Accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	323,101.08
Reserve Cash	429,755.16
Total Cash	752,856.24
Accounts Receivable	474.00
Utility Deposits	6,700.00
TOTAL ASSETS	760,030.24
LIABILITIES & CAPITAL	
Liabilities	
Deferred Revenue	-14,838.63
Prepaid Assessments	19,622.37
Total Liabilities	4,783.74
Capital	
Retained Earnings	298,433.53
Calculated Retained Earnings	226,379.95
Calculated Prior Years Retained Earnings	230,433.02
Total Capital	755,246.50
TOTAL LIABILITIES & CAPITAL	760,030.24

Budget V Actual MTD - Operating

Properties: Azalea Lakes Property Owners' Association, Inc. - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2025

Accounting Basis: Cash

Fund Type: Operating

Cost Center: All

GL Account Map: 2025 GL Accounts

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Income				
Assessment Income	80,707.08	96,501.36	-15,794.28	1,158,016.27
Contributions to Reserve	0.00	23,449.03	-23,449.03	281,388.27
Late Fee	125.00	0.00	125.00	0.00
Parking Pass	0.00	0.00	0.00	0.00
Fines	359.01	0.00	359.01	0.00
Total Operating Income	81,191.09	119,950.39	-38,759.30	1,439,404.54
Expense				
Bank Charges	4.50	0.00	-4.50	0.00
Office Supplies	0.00	83.34	83.34	1,000.00
Accounting	0.00	300.00	300.00	3,600.00
Fitness Room Equip/Supplies	0.00	41.67	41.67	500.00
Pond Maintenance Contract	96.00	100.00	4.00	1,200.00
Landscaping Expense/Supplies	0.00	1,250.00	1,250.00	15,000.00
Pond Maintenance	0.00	41.67	41.67	500.00
Security Cameras	0.00	0.00	0.00	0.00
Fire System Maintenance Contract	0.00	54.17	54.17	650.00
Fire Code Inspection	0.00	250.00	250.00	3,000.00
Termite Treatment Contract	0.00	308.34	308.34	3,700.00
Pool Contract	1,591.66	1,591.67	0.01	19,100.00
Pool Supplies and Repairs	629.38	41.67	-587.71	500.00
Telephone (pool)	0.00	125.00	125.00	1,500.00
Contingency	0.00	8,333.34	8,333.34	100,000.00
Management Contract	3,000.00	3,000.00	0.00	36,000.00
Postage	0.00	125.00	125.00	1,500.00
Printing	0.00	208.34	208.34	2,500.00
Administration Expense	0.00	833.34	833.34	10,000.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Propane fuel	309.07	166.67	-142.40	2,000.00
Property Insurance	18,687.95	0.00	-18,687.95	0.00
Irrigation Maintenance	0.00	125.00	125.00	1,500.00
Landscaping Contract	11,247.32	5,649.42	-5,597.90	67,793.00
Pond/Lake Maintenance Contract	0.00	100.00	100.00	1,200.00
Professional Services	0.00	416.67	416.67	5,000.00
Legal Fees	0.00	268.34	268.34	3,220.00
On-Site Property Maintenance	0.00	3,000.00	3,000.00	36,000.00
Pool Maintenance	0.00	241.67	241.67	2,900.00
Pool Chemicals	0.00	241.67	241.67	2,900.00
Pool DHEC	0.00	20.84	20.84	250.00
Contract Janitorial Services	3,000.00	3,000.00	0.00	36,000.00
General Maintenance & Repairs	725.00	3,166.67	2,441.67	38,000.00
Pest Control	0.00	889.00	889.00	10,668.00
Pest Control	416.00	889.00	473.00	10,668.00
Pool License	0.00	20.84	20.84	250.00
Pool Security System	65.00	0.00	-65.00	0.00
Pool Security	0.00	0.00	0.00	0.00
Supplies/Materials	238.46	0.00	-238.46	0.00
Taxes and Licenses	0.00	41.67	41.67	500.00
Water & Sewer	6,105.37	6,799.00	693.63	81,588.00
Cable & Internet	7,533.58	6,434.34	-1,099.24	77,212.00
Electric	1,725.35	2,491.09	765.74	29,893.00
Trash	4,725.11	3,776.31	-948.80	45,315.73
Total Operating Expense	60,099.75	54,425.75	-5,674.00	653,107.73
Total Operating Income	81,191.09	119,950.39	-38,759.30	1,439,404.54
Total Operating Expense	60,099.75	54,425.75	-5,674.00	653,107.73
NOI - Net Operating Income	21,091.34	65,524.64	-44,433.30	786,296.81
Total Income	81,191.09	119,950.39	-38,759.30	1,439,404.54
Total Expense	60,099.75	54,425.75	-5,674.00	653,107.73
Net Income	21,091.34	65,524.64	-44,433.30	786,296.81

Budget V Actual MTD - Operating

Account Name

MTD Actual

MTD Budget

MTD \$ Var.

Annual Budget

Budget V Actual YTD - Operating

Properties: Azalea Lakes Property Owners Association, Inc. - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Mar 2025

Accounting Basis: Accrual

Fund Type: Operating

Cost Center: All

GL Account Map: 2025 GL Accounts

Level of Detail: Detail View

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Assessment Income	1,158,016.27	218,662.65	289,504.08	-70,841.43
Contributions to Reserve	281,388.27	0.00	70,347.09	-70,347.09
Late Fee	0.00	1,125.00	0.00	1,125.00
Misc Income	0.00	375.00	0.00	375.00
Parking Pass	0.00	125.00	0.00	125.00
Pool Keys, Access Cards	0.00	25.00	0.00	25.00
Fines	0.00	1,600.00	0.00	1,600.00
Total Operating Income	1,439,404.54	221,912.65	359,851.17	-137,938.52
Expense				
Bank Charges	0.00	42.90	0.00	-42.90
Office Supplies	1,000.00	0.00	250.02	250.02
Accounting	3,600.00	350.00	900.00	550.00
Fitness Room Equip/Supplies	500.00	375.00	125.01	-249.99
Pond Maintenance Contract	1,200.00	384.00	300.00	-84.00
Landscaping Expense/Supplies	15,000.00	1,258.34	3,750.00	2,491.66
Pond Maintenance	500.00	0.00	125.01	125.01
Fire System Maintenance Contract	650.00	65.00	162.51	97.51
Fire Code Inspection	3,000.00	2,004.75	750.00	-1,254.75
Termite Treatment Contract	3,700.00	3,548.00	925.02	-2,622.98
Pool Contract	19,100.00	6,366.64	4,775.01	-1,591.63
Pool Supplies and Repairs	500.00	1,520.40	125.01	-1,395.39
Telephone (pool)	1,500.00	0.00	375.00	375.00
Contingency	100,000.00	0.00	25,000.02	25,000.02
Management Contract	36,000.00	12,000.00	9,000.00	-3,000.00
Postage	1,500.00	9.68	375.00	365.32
Printing	2,500.00	0.00	625.02	625.02

Budget V Actual YTD- Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Administration Expense	10,000.00	65.35	2,500.02	2,434.67
Propane fuel	2,000.00	1,231.68	500.01	-731.67
Insurance	0.00	18,681.95	0.00	-18,681.95
Property Insurance	0.00	37,375.90	0.00	-37,375.90
Irrigation Maintenance	1,500.00	0.00	375.00	375.00
Landscaping Contract	67,793.00	16,870.98	16,948.26	77.28
Pond/Lake Maintenance Contract	1,200.00	0.00	300.00	300.00
Professional Services	5,000.00	0.00	1,250.01	1,250.01
Legal Fees	3,220.00	0.00	805.02	805.02
On-Site Property Maintenance	36,000.00	0.00	9,000.00	9,000.00
Pool Maintenance	2,900.00	0.00	725.01	725.01
Pool Chemicals	2,900.00	0.00	725.01	725.01
Pool DHEC	250.00	0.00	62.52	62.52
Contract Janitorial Services	36,000.00	9,075.00	9,000.00	-75.00
General Maintenance & Repairs	38,000.00	8,373.76	9,500.01	1,126.25
Pest Control	10,668.00	-50.00	2,667.00	2,717.00
Pest Control	10,668.00	3,497.00	2,667.00	-830.00
Pool License	250.00	0.00	62.52	62.52
Pool Security System	0.00	65.00	0.00	-65.00
Pool Security	0.00	65.00	0.00	-65.00
Supplies/Materials	0.00	238.46	0.00	-238.46
Taxes and Licenses	500.00	0.00	125.01	125.01
Water & Sewer	81,588.00	19,160.93	20,397.00	1,236.07
Cable & Internet	77,212.00	22,615.71	19,303.02	-3,312.69
Electric	29,893.00	5,244.23	7,473.27	2,229.04
Trash	45,315.73	18,900.44	11,328.94	-7,571.50
Total Operating Expense	653,107.73	189,336.10	163,277.26	-26,058.84
Total Operating Income	1,439,404.54	221,912.65	359,851.17	-137,938.52
Total Operating Expense	653,107.73	189,336.10	163,277.26	-26,058.84
NOI - Net Operating Income	786,296.81	32,576.55	196,573.91	-163,997.36
Total Income	1,439,404.54	221,912.65	359,851.17	-137,938.52
Total Expense	653,107.73	189,336.10	163,277.26	-26,058.84

Budget V Actual YTD- Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Net Income	786,296.81	32,576.55	196,573.91	-163,997.36