

Balance Sheet

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

As of: 01/31/2026

Accounting Basis: Accrual

GL Account Map: 2025 GL Accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	219,045.35
Reserve Cash	725,516.46
Total Cash	944,561.81
Accounts Receivable	150,934.55
Utility Deposits	6,700.00
TOTAL ASSETS	1,102,196.36
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	5,554.73
Deferred Revenue	-14,838.63
Prepaid Assessments	32,860.82
Total Liabilities	23,576.92
Capital	
Retained Earnings	298,433.53
Calculated Retained Earnings	207,859.20
Calculated Prior Years Retained Earnings	572,326.71
Total Capital	1,078,619.44
TOTAL LIABILITIES & CAPITAL	1,102,196.36

Budget V Actual MTD - Operating (Accrual Only)

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

As of: Jan 2026

Accounting Basis: Accrual

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	72,919.00	73,369.00	-450.00	880,428.00
Contributions to Reserve	16,239.17	16,239.17	0.00	194,870.00
Late Fee	350.00	0.00	350.00	0.00
Pool Keys, Access Cards	25.00	0.00	25.00	0.00
Total Operating Income	89,533.17	89,608.17	-75.00	1,075,298.00
Expense				
Bank Charges	21.90	0.00	-21.90	0.00
Office Supplies	261.51	83.34	-178.17	1,000.00
Accounting	1,785.00	300.00	-1,485.00	3,600.00
Fitness Room Equip/Supplies	125.00	62.50	-62.50	750.00
Collection Expense	0.00	125.00	125.00	1,500.00
Landscaping Expense/Supplies	0.00	1,666.67	1,666.67	20,000.00
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	1,800.00	1,800.00	0.00	21,600.00
Pool Supplies and Repairs	26.92	333.34	306.42	4,000.00
Telephone (pool)	7,728.80	125.00	-7,603.80	1,500.00
Contingency	0.00	8,333.34	8,333.34	100,000.00
Management Contract	3,300.00	3,300.00	0.00	39,600.00
Postage	0.00	66.67	66.67	800.00
Printing	0.00	125.00	125.00	1,500.00
Administration Expense	0.00	416.67	416.67	5,000.00
Propane fuel	360.06	208.34	-151.72	2,500.00
Insurance	16,188.79	0.00	-16,188.79	0.00
Irrigation Maintenance	0.00	125.00	125.00	1,500.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Landscaping Contract	0.00	5,665.00	5,665.00	67,980.00
Pond/Lake Maintenance Contract	96.00	162.50	66.50	1,950.00
Professional Services	65.00	416.67	351.67	5,000.00
Legal Fees	0.00	416.67	416.67	5,000.00
Pool Chemicals	0.00	500.00	500.00	6,000.00
General Maintenance & Repairs	2,478.80	6,250.00	3,771.20	75,000.00
Pest Control	1,833.00	889.00	-944.00	10,668.00
Pool License	0.00	20.84	20.84	250.00
Reserve Contributions Expense	16,239.17	16,239.17	0.00	194,870.00
Taxes and Licenses	0.00	20.84	20.84	250.00
Water & Sewer	6,897.68	6,833.34	-64.34	82,000.00
Cable & Internet	10.00	0.00	-10.00	0.00
Electric	1,934.45	2,083.34	148.89	25,000.00
Trash	5,468.25	4,833.34	-634.91	58,000.00
Cable	0.00	7,666.67	7,666.67	92,000.00
Condensation Drain Lines	0.00	388.34	388.34	4,660.00
Property Attendant/Cleaning	0.00	3,300.00	3,300.00	39,600.00
Total Operating Expense	66,620.33	73,389.10	6,748.77	880,428.00
Total Operating Income	89,533.17	89,608.17	-75.00	1,075,298.00
Total Operating Expense	66,620.33	73,389.10	6,748.77	880,428.00
NOI - Net Operating Income	22,912.84	16,239.07	6,673.77	194,870.00
Total Income	89,533.17	89,608.17	-75.00	1,075,298.00
Total Expense	66,620.33	73,389.10	6,748.77	880,428.00
Net Income	22,912.84	16,239.07	6,673.77	194,870.00

Budget V Actual MTD- Reserve (Accrual Only)

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

As of: Jan 2026

Accounting Basis: Accrual

Fund Type: Reserve

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				
Insurance Assessment	184,946.36	0.00	184,946.36	0.00
Total Reserve Income	184,946.36	0.00	184,946.36	0.00
Total Reserve Income	184,946.36	0.00	184,946.36	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	184,946.36	0.00	184,946.36	0.00
Total Income	184,946.36	0.00	184,946.36	0.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	184,946.36	0.00	184,946.36	0.00

Budget V Actual YTD- Operating(Accrual Only)

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

As of: Jan 2026

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	880,428.00	72,919.00	73,369.00	-450.00
Contributions to Reserve	194,870.00	16,239.17	16,239.17	0.00
Late Fee	0.00	350.00	0.00	350.00
Pool Keys, Access Cards	0.00	25.00	0.00	25.00
Total Operating Income	1,075,298.00	89,533.17	89,608.17	-75.00
Expense				
Bank Charges	0.00	21.90	0.00	-21.90
Office Supplies	1,000.00	261.51	83.34	-178.17
Accounting	3,600.00	1,785.00	300.00	-1,485.00
Fitness Room Equip/Supplies	750.00	125.00	62.50	-62.50
Collection Expense	1,500.00	0.00	125.00	125.00
Landscaping Expense/Supplies	20,000.00	0.00	1,666.67	1,666.67
Fire System Maintenance Contract	650.00	0.00	54.17	54.17
Fire Code Inspection	3,000.00	0.00	250.00	250.00
Termite Treatment Contract	3,700.00	0.00	308.34	308.34
Pool Contract	21,600.00	1,800.00	1,800.00	0.00
Pool Supplies and Repairs	4,000.00	26.92	333.34	306.42
Telephone (pool)	1,500.00	7,728.80	125.00	-7,603.80
Contingency	100,000.00	0.00	8,333.34	8,333.34
Management Contract	39,600.00	3,300.00	3,300.00	0.00
Postage	800.00	0.00	66.67	66.67
Printing	1,500.00	0.00	125.00	125.00
Administration Expense	5,000.00	0.00	416.67	416.67
Propane fuel	2,500.00	360.06	208.34	-151.72
Insurance	0.00	16,188.79	0.00	-16,188.79
Irrigation Maintenance	1,500.00	0.00	125.00	125.00

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Landscaping Contract	67,980.00	0.00	5,665.00	5,665.00
Pond/Lake Maintenance Contract	1,950.00	96.00	162.50	66.50
Professional Services	5,000.00	65.00	416.67	351.67
Legal Fees	5,000.00	0.00	416.67	416.67
Pool Chemicals	6,000.00	0.00	500.00	500.00
General Maintenance & Repairs	75,000.00	2,478.80	6,250.00	3,771.20
Pest Control	10,668.00	1,833.00	889.00	-944.00
Pool License	250.00	0.00	20.84	20.84
Reserve Contributions Expense	194,870.00	16,239.17	16,239.17	0.00
Taxes and Licenses	250.00	0.00	20.84	20.84
Water & Sewer	82,000.00	6,897.68	6,833.34	-64.34
Cable & Internet	0.00	10.00	0.00	-10.00
Electric	25,000.00	1,934.45	2,083.34	148.89
Trash	58,000.00	5,468.25	4,833.34	-634.91
Cable	92,000.00	0.00	7,666.67	7,666.67
Condensation Drain Lines	4,660.00	0.00	388.34	388.34
Property Attendant/Cleaning	39,600.00	0.00	3,300.00	3,300.00
Total Operating Expense	880,428.00	66,620.33	73,369.10	6,748.77
Total Operating Income	1,075,298.00	89,533.17	89,608.17	-75.00
Total Operating Expense	880,428.00	66,620.33	73,369.10	6,748.77
NOI - Net Operating Income	194,870.00	22,912.84	16,239.07	6,673.77
Total Income	1,075,298.00	89,533.17	89,608.17	-75.00
Total Expense	880,428.00	66,620.33	73,369.10	6,748.77
Net Income	194,870.00	22,912.84	16,239.07	6,673.77

Budget V Actual YTD- Reserve (Accrual Only)

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Fund Type: Reserve

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Level of Detail: Detail View

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Income				
Insurance Assessment	0.00	184,946.36	0.00	184,946.36
Total Reserve Income	0.00	184,946.36	0.00	184,946.36
Total Reserve Income	0.00	184,946.36	0.00	184,946.36
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	0.00	184,946.36	0.00	184,946.36
Total Income	0.00	184,946.36	0.00	184,946.36
Total Expense	0.00	0.00	0.00	0.00
Net Income	0.00	184,946.36	0.00	184,946.36