

Balance Sheet

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

As of: 06/30/2026

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	309,289.84
Reserve Cash	775,199.31
Total Cash	1,084,489.15
Accounts Receivable	74,185.27
Utility Deposits	6,700.00
TOTAL ASSETS	1,165,374.42
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	48,229.00
Deferred Revenue	-14,838.63
Prepaid Assessments	39,813.97
Total Liabilities	73,204.34
Capital	
Retained Earnings	298,433.53
Calculated Retained Earnings	221,634.84
Calculated Prior Years Retained Earnings	572,101.71
Total Capital	1,092,170.08
TOTAL LIABILITIES & CAPITAL	1,165,374.42

Budget V Actual MTD - Operating (Accrual Only)

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

As of: Jun 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	73,005.99	73,369.00	-363.01	880,428.00
Insurance Assessment	0.00	12,843.48	-12,843.48	154,121.79
Late Fee	300.00	0.00	300.00	0.00
Legal Fee Reimbursement	0.00	0.00	0.00	0.00
Parking Pass	0.00	0.00	0.00	0.00
Pool Keys, Access Cards	100.00	0.00	100.00	0.00
NSF Fees Collected	35.00	0.00	35.00	0.00
Fines	0.00	0.00	0.00	0.00
Total Operating Income	73,440.99	86,212.48	-12,771.49	1,034,549.79
Expense				
Bank Charges	5.40	0.00	-5.40	0.00
Office Supplies	110.91	83.33	-27.58	1,000.00
Accounting	0.00	300.00	300.00	3,600.00
Fitness Room Equip/Supplies	0.00	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	308.33	308.33	3,700.00
Pool Contract	1,800.00	1,800.00	0.00	21,600.00
Pool Supplies and Repairs	122.50	333.33	210.83	4,000.00
Telephone (pool)	109.02	125.00	15.98	1,500.00
Contingency	0.00	8,333.33	8,333.33	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

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Printing	473.06	125.00	-348.06	1,500.00
Administration Expense	0.00	416.67	416.67	5,000.00
Propane fuel	56.55	208.33	151.78	2,500.00
Insurance	15,412.18	12,843.48	-2,568.70	154,121.79
Irrigation Maintenance	0.00	125.00	125.00	1,500.00
Landscaping Contract	22,660.00	5,665.00	-16,995.00	67,980.00
Pond/Lake Maintenance Contract	0.00	162.50	162.50	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	886.82	500.00	-386.82	6,000.00
General Maintenance & Repairs	1,660.19	6,250.00	4,589.81	75,000.00
Pest Control	425.00	889.00	464.00	10,668.00
Pool License	0.00	20.83	20.83	250.00
Reserve Contributions Expense	16,239.17	16,239.17	0.00	194,870.00
Taxes and Licenses	0.00	20.83	20.83	250.00
Water & Sewer	7,457.70	6,833.33	-624.37	82,000.00
Cable & Internet	7,719.05	7,666.67	-52.38	92,000.00
Electric	1,924.50	2,083.33	158.83	25,000.00
Trash	6,298.31	4,833.33	-1,464.98	58,000.00
Condensation Drain Lines	0.00	388.33	388.33	4,660.00
Property Attendant/Cleaning	0.00	3,300.00	3,300.00	39,600.00
Total Operating Expense	86,725.36	86,212.47	-512.89	1,034,549.79
Total Operating Income	73,440.99	86,212.48	-12,771.49	1,034,549.79
Total Operating Expense	86,725.36	86,212.47	-512.89	1,034,549.79
NOI - Net Operating Income	-13,284.37	0.01	-13,284.38	0.00
Total Income	73,440.99	86,212.48	-12,771.49	1,034,549.79
Total Expense	86,725.36	86,212.47	-512.89	1,034,549.79
Net Income	-13,284.37	0.01	-13,284.38	0.00

Budget V Actual MTD- Reserve (Accrual Only)

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

As of: Jun 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	16,239.17	16,239.17	0.00	194,870.00
Total Reserve Income	16,239.17	16,239.17	0.00	194,870.00
Expense				
General Maintenance & Repairs	0.00	0.00	0.00	0.00
Reserve Expenses	0.00	0.00	0.00	0.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Total Reserve Income	16,239.17	16,239.17	0.00	194,870.00
Total Reserve Expense	0.00	0.00	0.00	0.00
Net Reserve	16,239.17	16,239.17	0.00	194,870.00
Total Income	16,239.17	16,239.17	0.00	194,870.00
Total Expense	0.00	0.00	0.00	0.00
Net Income	16,239.17	16,239.17	0.00	194,870.00

Budget V Actual YTD- Operating(Accrual Only)

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

As of: Jun 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	700.00	0.00	700.00
Assessment Income	880,428.00	440,132.00	440,214.00	-82.00
Insurance Assessment	154,121.79	184,946.36	77,060.91	107,885.45
Late Fee	0.00	2,025.00	0.00	2,025.00
Legal Fee Reimbursement	0.00	1,445.00	0.00	1,445.00
Parking Pass	0.00	125.00	0.00	125.00
Pool Keys, Access Cards	0.00	200.00	0.00	200.00
NSF Fees Collected	0.00	35.00	0.00	35.00
Fines	0.00	650.00	0.00	650.00
Total Operating Income	1,034,549.79	630,258.36	517,274.91	112,983.45
Expense				
Bank Charges	0.00	76.50	0.00	-76.50
Office Supplies	1,000.00	938.28	500.02	-438.26
Accounting	3,600.00	1,816.56	1,800.00	-16.56
Fitness Room Equip/Supplies	750.00	385.00	375.00	-10.00
Collection Expense	1,500.00	700.00	750.00	50.00
Landscaping Expense/Supplies	20,000.00	0.00	10,000.02	10,000.02
Fire System Maintenance Contract	650.00	0.00	325.02	325.02
Fire Code Inspection	3,000.00	1,097.90	1,500.00	402.10
Termite Treatment Contract	3,700.00	3,548.00	1,850.02	-1,697.98
Pool Contract	21,600.00	10,800.00	10,800.00	0.00
Pool Supplies and Repairs	4,000.00	684.57	2,000.02	1,315.45
Telephone (pool)	1,500.00	625.26	750.00	124.74
Contingency	100,000.00	0.00	50,000.02	50,000.02
Management Contract	39,600.00	19,800.00	19,800.00	0.00
Postage	800.00	130.40	400.02	269.62

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Printing	1,500.00	908.88	750.00	-158.88
Administration Expense	5,000.00	0.00	2,500.02	2,500.02
Propane fuel	2,500.00	1,681.57	1,250.02	-431.55
Insurance	154,121.79	108,667.87	77,060.91	-31,606.96
Irrigation Maintenance	1,500.00	0.00	750.00	750.00
Landscaping Contract	67,980.00	33,990.00	33,990.00	0.00
Pond/Lake Maintenance Contract	1,950.00	384.00	975.00	591.00
Professional Services	5,000.00	390.00	2,500.02	2,110.02
Legal Fees	5,000.00	1,445.00	2,500.02	1,055.02
Pool Chemicals	6,000.00	4,183.17	3,000.00	-1,183.17
General Maintenance & Repairs	75,000.00	22,496.66	37,500.00	15,003.34
Pest Control	10,668.00	5,375.00	5,334.00	-41.00
Pool License	250.00	250.00	125.02	-124.98
Reserve Contributions Expense	194,870.00	97,435.02	97,435.02	0.00
Taxes and Licenses	250.00	0.00	125.02	125.02
Water & Sewer	82,000.00	42,114.67	41,000.02	-1,114.65
Cable & Internet	92,000.00	46,334.05	46,000.02	-334.03
Electric	25,000.00	11,635.38	12,500.02	864.64
Trash	58,000.00	40,151.80	29,000.02	-11,151.78
Condensation Drain Lines	4,660.00	0.00	2,330.02	2,330.02
Property Attendant/Cleaning	39,600.00	16,500.00	19,800.00	3,300.00
Total Operating Expense	1,034,549.79	474,545.54	517,275.29	42,729.75
Total Operating Income	1,034,549.79	630,258.36	517,274.91	112,983.45
Total Operating Expense	1,034,549.79	474,545.54	517,275.29	42,729.75
NOI - Net Operating Income	0.00	155,712.82	-0.38	155,713.20
Total Income	1,034,549.79	630,258.36	517,274.91	112,983.45
Total Expense	1,034,549.79	474,545.54	517,275.29	42,729.75
Net Income	0.00	155,712.82	-0.38	155,713.20

Budget V Actual YTD- Reserve (Accrual Only)

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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	194,870.00	97,435.02	97,435.02	0.00
Total Reserve Income	194,870.00	97,435.02	97,435.02	0.00
Expense				
General Maintenance & Repairs	0.00	275.00	0.00	-275.00
Reserve Expenses	0.00	31,238.00	0.00	-31,238.00
Total Reserve Expense	0.00	31,513.00	0.00	-31,513.00
Total Reserve Income	194,870.00	97,435.02	97,435.02	0.00
Total Reserve Expense	0.00	31,513.00	0.00	-31,513.00
Net Reserve	194,870.00	65,922.02	97,435.02	-31,513.00
Total Income	194,870.00	97,435.02	97,435.02	0.00
Total Expense	0.00	31,513.00	0.00	-31,513.00
Net Income	194,870.00	65,922.02	97,435.02	-31,513.00