

Balance Sheet

Properties: Cascades At Azalea Lakes - 1756 Highway 501 Myrtle Beach, SC 29577

As of: 12/31/2025

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	22,485.20
Reserve Cash	72,655.80
Total Cash	95,141.00
Accounts Receivable	9,859.50
TOTAL ASSETS	105,000.50
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	24,635.00
Prepaid Assessments	19,104.99
Total Liabilities	43,739.99
Capital	
Opening balance equity	70.42
Retained Earnings	-12,229.49
Calculated Retained Earnings	51,937.03
Calculated Prior Years Retained Earnings	21,482.55
Total Capital	61,260.51
TOTAL LIABILITIES & CAPITAL	105,000.50

Budget V Actual MTD - Operating

Properties: Cascades At Azalea Lakes - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Dec 2025

Accounting Basis: Cash

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	13,375.00	13,860.00	-485.00	166,320.00
Contributions to Reserve	0.00	1,000.00	-1,000.00	12,000.00
Late Fee	200.00	0.00	200.00	0.00
Legal Fee Reimbursement	0.00	0.00	0.00	0.00
Fines	0.00	0.00	0.00	0.00
Total Operating Income	13,575.00	14,860.00	-1,285.00	178,320.00
Expense				
Bank Charges	-35.00	0.00	35.00	0.00
Accounting	0.00	195.83	195.83	2,350.00
Landscaping Expense/Supplies	0.00	875.00	875.00	10,500.00
Pond Maintenance	4,600.00	1,333.33	-3,266.67	16,000.00
Management Contract	1,358.33	1,358.33	0.00	16,300.00
Administration Expense	0.00	41.66	41.66	500.00
Homeowner Activities	110.00	41.66	-68.34	500.00
Insurance	0.00	280.41	280.41	3,365.00
Landscaping Contract	2,000.00	1,000.00	-1,000.00	12,000.00
Pond/Lake Maintenance Contract	0.00	810.00	810.00	9,720.00
Legal Fees	186.93	41.66	-145.27	500.00
General Maintenance & Repairs	0.00	416.66	416.66	5,000.00
Real Property Tax	0.00	37.50	37.50	450.00
Taxes and Licenses	0.00	0.00	0.00	0.00
Water & Sewer	30.39	30.00	-0.39	360.00
Electric	3,720.21	2,875.00	-845.21	34,500.00
Trash	2,977.00	3,522.91	545.91	42,275.00
Total Operating Expense	14,947.86	12,859.95	-2,087.91	154,320.00

Budget V Actual MTD - Operating

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Operating Income	13,575.00	14,860.00	-1,285.00	178,320.00
Total Operating Expense	14,947.86	12,859.95	-2,087.91	154,320.00
NOI - Net Operating Income	-1,372.86	2,000.05	-3,372.91	24,000.00
Total Income	13,575.00	14,860.00	-1,285.00	178,320.00
Total Expense	14,947.86	12,859.95	-2,087.91	154,320.00
Net Income	-1,372.86	2,000.05	-3,372.91	24,000.00

Budget V Actual YTD - Operating

Properties: Cascades At Azalea Lakes - 1756 Highway 501 Myrtle Beach, SC 29577

As of: Dec 2025

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	166,320.00	166,415.00	166,320.00	95.00
Contributions to Reserve	12,000.00	0.00	12,000.00	-12,000.00
Late Fee	0.00	3,134.83	0.00	3,134.83
Legal Fee Reimbursement	0.00	660.00	0.00	660.00
Fines	0.00	200.00	0.00	200.00
Total Operating Income	178,320.00	170,409.83	178,320.00	-7,910.17
Expense				
Bank Charges	0.00	60.00	0.00	-60.00
Accounting	2,350.00	350.00	2,350.00	2,000.00
Landscaping Expense/Supplies	10,500.00	4,730.00	10,500.00	5,770.00
Pond Maintenance	16,000.00	10,619.75	16,000.00	5,380.25
Management Contract	16,300.00	16,299.96	16,300.00	0.04
Administration Expense	500.00	801.08	500.00	-301.08
Homeowner Activities	500.00	185.00	500.00	315.00
Insurance	3,365.00	3,612.00	3,365.00	-247.00
Landscaping Contract	12,000.00	12,000.00	12,000.00	0.00
Pond/Lake Maintenance Contract	9,720.00	8,910.00	9,720.00	810.00
Legal Fees	500.00	1,157.00	500.00	-657.00
General Maintenance & Repairs	5,000.00	0.00	5,000.00	5,000.00
Real Property Tax	450.00	393.12	450.00	56.88
Taxes and Licenses	0.00	-60.00	0.00	60.00
Water & Sewer	360.00	354.81	360.00	5.19
Electric	34,500.00	19,912.80	34,500.00	14,587.20
Trash	42,275.00	39,147.28	42,275.00	3,127.72
Total Operating Expense	154,320.00	118,472.80	154,320.00	35,847.20

Budget V Actual YTD - Operating

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Operating Income	178,320.00	170,409.83	178,320.00	-7,910.17
Total Operating Expense	154,320.00	118,472.80	154,320.00	35,847.20
NOI - Net Operating Income	24,000.00	51,937.03	24,000.00	27,937.03
Total Income	178,320.00	170,409.83	178,320.00	-7,910.17
Total Expense	154,320.00	118,472.80	154,320.00	35,847.20
Net Income	24,000.00	51,937.03	24,000.00	27,937.03