

Balance Sheet

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

As of: 01/31/2026

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	30,422.51
Reserve Cash	74,155.80
Total Cash	104,578.31
Accounts Receivable	9,649.43
TOTAL ASSETS	114,227.74
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	5,057.62
Prepaid Assessments	23,279.99
Total Liabilities	28,337.61
Capital	
Opening balance equity	70.42
Retained Earnings	10,742.53
Calculated Retained Earnings	1,757.60
Calculated Prior Years Retained Earnings	73,319.58
Total Capital	85,890.13
TOTAL LIABILITIES & CAPITAL	114,227.74

Budget V Actual MTD - Operating (Accrual Only)

Properties: Cascades At Azalea Lakes - 1756 Highway 501 Myrtle Beach, SC 29577
 As of: Jan 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				
Assessment Income	13,860.00	13,860.00	0.00	166,320.00
Contributions to Reserve	1,500.00	1,500.00	0.00	18,000.00
Late Fee	275.00	0.00	275.00	0.00
Total Operating Income	15,635.00	15,360.00	275.00	184,320.00
Expense				
Accounting	365.00	200.00	-165.00	2,400.00
Landscaping Expense/Supplies	725.00	833.34	108.34	10,000.00
Pond Maintenance	0.00	1,666.67	1,666.67	20,000.00
Management Contract	1,358.33	1,358.34	0.01	16,300.00
Administration Expense	0.00	41.67	41.67	500.00
Homeowner Activities	37.91	41.67	3.76	500.00
Insurance	0.00	279.59	279.59	3,355.00
Landscaping Contract	1,000.00	1,000.00	0.00	12,000.00
Pond/Lake Maintenance Contract	810.00	810.00	0.00	9,720.00
Legal Fees	0.00	83.34	83.34	1,000.00
General Maintenance & Repairs	0.00	153.75	153.75	1,845.00
Reserve Contributions Expense	1,500.00	1,500.00	0.00	18,000.00
Real Property Tax	0.00	29.17	29.17	350.00
Water & Sewer	30.36	29.17	-1.19	350.00
Electric	5,073.80	2,666.67	-2,407.13	32,000.00
Trash	2,977.00	3,166.67	189.67	36,000.00
Total Operating Expense	13,877.40	13,860.05	-17.35	166,320.00
Total Operating Income	15,635.00	15,360.00	275.00	184,320.00
Total Operating Expense	13,877.40	13,860.05	-17.35	166,320.00
NOI - Net Operating Income	1,757.60	1,499.95	257.65	18,000.00

Budget V Actual MTD - Operating (Accrual Only)

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	Annual Budget
Total Income	15,636.00	15,360.00	275.00	184,320.00
Total Expense	13,877.40	13,860.05	-17.35	166,320.00
Net Income	1,757.60	1,499.95	257.65	18,000.00

Budget V Actual MTD- Reserve (Accrual Only)

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

As of: Jan 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

Budget V Actual YTD- Operating(Accrual Only)

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

As of: Jan 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				
Assessment Income	166,320.00	13,860.00	13,860.00	0.00
Contributions to Reserve	18,000.00	1,500.00	1,500.00	0.00
Late Fee	0.00	275.00	0.00	275.00
Total Operating Income	184,320.00	15,635.00	15,360.00	275.00
Expense				
Accounting	2,400.00	365.00	200.00	-165.00
Landscaping Expense/Supplies	10,000.00	725.00	833.34	108.34
Pond Maintenance	20,000.00	0.00	1,666.67	1,666.67
Management Contract	16,300.00	1,358.33	1,358.34	0.01
Administration Expense	500.00	0.00	41.67	41.67
Homeowner Activities	500.00	37.91	41.67	3.76
Insurance	3,355.00	0.00	279.59	279.59
Landscaping Contract	12,000.00	1,000.00	1,000.00	0.00
Pond/Lake Maintenance Contract	9,720.00	810.00	810.00	0.00
Legal Fees	1,000.00	0.00	83.34	83.34
General Maintenance & Repairs	1,845.00	0.00	153.75	153.75
Reserve Contributions Expense	18,000.00	1,500.00	1,500.00	0.00
Real Property Tax	350.00	0.00	29.17	29.17
Water & Sewer	350.00	30.36	29.17	-1.19
Electric	32,000.00	5,073.80	2,666.67	-2,407.13
Trash	38,000.00	2,977.00	3,166.67	189.67
Total Operating Expense	166,320.00	13,877.40	13,860.05	-17.35
Total Operating Income	184,320.00	15,635.00	15,360.00	275.00
Total Operating Expense	166,320.00	13,877.40	13,860.05	-17.35
NOI - Net Operating Income	18,000.00	1,757.60	1,499.95	257.65

Budget V Actual YTD- Operating(Accrual Only)

Account Name	Annual Budget	YTD Actual	YTD Budget	YTD \$ Var.
Total Income	184,320.00	15,635.00	15,360.00	275.00
Total Expense	166,320.00	13,877.40	13,860.05	-17.35
Net Income	18,000.00	1,757.60	1,499.95	257.65

Budget V Actual YTD- Reserve (Accrual Only)

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As of: Jan 2026

Accounting Basis: Accrual

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Level of Detail: Detail View

Account Name

Annual Budget

YTD Actual

YTD Budget

YTD \$ Var.