c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

Account #	Description	Operating	Reserves	Special Project	Totals
	ASSETS				
	Cash				
100	Alliance Operating	$ 57,634	$ 0	$ 0	$ 57,634
100-WEB	Webster Operating MMKT	3,740	0	0	3,740
12047	First Virginia Community Bank Res CD	0	181,189	0	181,189
1335	Alliance Reserve Money Market	0	81,992	0	81,992
1335-ENC	Encore Bank Reserve MMKT	0	73,024	0	73,024
1335-MET	Metropolitan Bank Reserves	0	598,502	0	598,502
1389	Interest Receivable-Ops	0	3,737	0	3,737
	Total Cash	**$ 61,373**	**$ 938,443**	**$ 0**	**$ 999,817**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 20,522	$ 0	$ 0	$ 20,522
1105	A/R - Int./Late Charges	1,049	0	0	1,049
1106	A/R - Admin Fees	665	0	0	665
1115	A/R - Other Due from Owners	4,297	0	0	4,297
	Accounts Receivable	**$ 26,533**	**$ 0**	**$ 0**	**$ 26,533**
1120	Allowance for Uncollectible Accts	$ (9,540)	$ 0	$ 0	$ (9,540)
	Total Accounts Receivable	**$ 16,992**	**$ 0**	**$ 0**	**$ 16,992**
	Fixed Assets				
1151	Equipment	$ 3,500	$ 0	$ 0	$ 3,500
1170	Accum. Depreciation	(3,500)	0	0	(3,500)
	Total Fixed Assets	**$ 0**	**$ 0**	**$ 0**	**$ 0**
	Other Assets				
1134	Prepaid Insurance	$ 220,081	$ 0	$ 0	$ 220,081
1135	Prepaid Expenses	9,689	0	0	9,689
1420	Due from Operating	0	104,586	0	104,586
	Total Other Assets	**$ 229,770**	**$ 104,586**	**$ 0**	**$ 334,356**
	TOTAL ASSETS	**$ 308,136**	**$ 1,043,030**	**$ 0**	**$ 1,351,165**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 27,013	$ 0	$ 0	$ 27,013
2010	Refund Payable	600	0	0	600
2027	Pool Key Deposits	50	0	0	50
2030	Accounts Payable	529	0	0	529
2050	Accrued Expenses	5,758	0	0	5,758
2060	Due to Reserves	104,586	0	0	104,586
2070	Admin Fees Payable	920	0	0	920
2112	Income Tax Payable	10,418	0	0	10,418
22073	Ins Claim Payable	1,244	0	0	1,244
2213	Contract Liability R	0	880,315	0	880,315
	Total Liabilities	**$ 151,118**	**$ 880,315**	**$ 0**	**$ 1,031,433**
	EQUITY				
3600	Owners Equity - Operating	$ 146,602	$ 0	$ 0	$ 146,602
3700	Owners Equity - Reserves	0	70,308	0	70,308
	Net Income/(Loss)	10,416	92,406	0	102,822
	TOTAL EQUITY	**$ 157,017**	**$ 162,714**	**$ 0**	**$ 319,732**
	TOTAL LIABILITIES & EQUITY	**$ 308,136**	**$ 1,043,030**	**$ 0**	**$ 1,351,165**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 57,634	$ 41,820	$ 15,814
100-WEB	Webster Operating MMKT	3,740	3,727	13
1100	A/R - Owner Assessment	20,522	18,745	1,777
1105	A/R - Int./Late Charges	1,049	897	152
1106	A/R - Admin Fees	665	665	0
1115	A/R - Other Due from Owners	4,297	2,701	1,596
1120	Allowance for Uncollectible Accts	(9,540)	(9,540)	0
1134	Prepaid Insurance	220,081	246,419	(26,338)
1135	Prepaid Expenses	9,689	9,689	0
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 308,136**	**$ 315,123**	**$ (6,987)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 27,013	$ 35,706	$ (8,694)
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	529	203	326
2050	Accrued Expenses	5,758	2,439	3,319
2060	Due to Reserves	104,586	98,229	6,358
2070	Admin Fees Payable	920	1,065	(145)
2112	Income Tax Payable	10,418	10,418	0
22073	Ins Claim Payable	1,244	1,244	0
	TOTAL LIABILITIES	**$ 151,118**	**$ 149,954**	**$ 1,165**
	EQUITY			
3600	Owners Equity - Operating	$ 146,602	$ 146,602	$ 0
	Net Income/(Loss)	10,416	18,567	(8,152)
	TOTAL EQUITY	**$ 157,017**	**$ 165,169**	**$ (8,152)**
	TOTAL LIABILITIES AND EQUITY	**$ 308,136**	**$ 315,123**	**$ (6,987)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 181,189	$ 181,189	$ 0
1335	Alliance Reserve Money Market	81,992	98,291	(16,299)
1335-ENC	Encore Bank Reserve MMKT	73,024	72,821	203
1335-MET	Metropolitan Bank Reserves	598,502	569,089	29,413
1389	Interest Receivable-Ops	3,737	3,737	0
1420	Due from Operating	104,586	98,229	6,358
	TOTAL ASSETS	**$ 1,043,030**	**$ 1,023,356**	**$ 19,674**
	LIABILITIES & EQUITY			
2213	Contract Liability R	$ 880,315	$ 880,315	$ 0
	TOTAL LIABILITIES	**$ 880,315**	**$ 880,315**	**$ 0**
	EQUITY			
3700	Owners Equity-Rsrv	$ 70,308	$ 70,308	$ 0
	Net Income/(Loss)	92,406	72,733	19,674
	TOTAL EQUITY	**$ 162,714**	**$ 143,041**	**$ 19,674**
	TOTAL LIABILITIES AND EQUITY	**$ 1,043,030**	**$ 1,023,356**	**$ 19,674**

0372 Pawleys Place HOA
Operating Income Statement
08/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

	Description	Current Period Actual	Current Period Budget	Variance	Year To Date Actual	Year To Date Budget	Variance	Yearly Budget
	INCOME							
4001	Regular Assessments	$ 66,898	$ 66,898	$ 0	$ 535,181	$ 535,184	$ (3)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(60,000)	(60,000)	0	(90,000)
4026	Interest Late Charge	105	0	105	176	0	176	0
4027	Late Fees/NSF Fees	(15)	80	(95)	536	640	(104)	960
4029	Fines/Violations	1,500	88	1,412	2,250	704	1,546	1,056
4034	Working Capital Fee	0	430	(430)	4,295	3,440	855	5,160
4057	Cable TV Fee Income	10,930	10,932	(2)	87,438	87,456	(18)	131,188
4120	Interest Income-Operating	14	588	(574)	1,425	4,704	(3,279)	7,059
4199	Miscellaneous Income	(34,128)	250	(34,378)	(191)	2,000	(2,191)	3,000
	Total Income	$ 37,803	$ 71,766	$ (33,963)	$ 571,110	$ 574,128	$ (3,018)	$ 861,195
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 54	$ 422	$ 368	$ 1,022	$ 3,376	$ 2,354	$ 5,060
5017	Management Services	2,315	2,315	0	18,457	18,520	63	27,782
5021	Audit/Tax Preparation Services	(2,300)	3,728	6,028	2,305	3,728	1,423	3,728
5023	Insurance Expense	26,338	31,904	5,566	228,269	255,232	26,963	382,850
5034	Licenses & Permits	0	256	256	125	2,048	1,923	3,075
5037	Taxes	0	0	0	10,429	0	(10,429)	0
5039	Property Taxes	0	0	0	0	0	0	350
5015	Legal Services	0	417	417	190	3,336	3,146	5,000
	Total General & Administrative	$ 26,406	$ 39,042	$ 12,636	$ 260,797	$ 286,240	$ 25,443	$ 427,845
	Repairs & Maintenance							
6000	General Maintenance	$ 2,585	$ 1,486	$ (1,099)	$ 15,305	$ 11,888	$ (3,417)	$ 17,826
6039	Termite Bond	1,798	1,708	(90)	12,354	13,664	1,310	20,498
6151	Contract Landscape Maintenance	6,000	6,000	0	48,000	48,000	0	72,000
6152	Landscape Maint	(18,475)	2,264	20,739	28,297	18,112	(10,185)	27,171
6157	Irrigation Expense	596	332	(264)	2,641	2,656	15	3,983
6159	Lake&Pond Maintenance	1,500	305	(1,195)	3,221	2,440	(781)	3,654
	Total Repairs & Maintenance	$ (5,996)	$ 12,095	$ 18,091	$ 109,818	$ 96,760	$ (13,058)	$ 145,132
	Pool Expenses							
6400	Pool Contract	$ 800	$ 600	$ (200)	$ 6,400	$ 4,800	$ (1,600)	$ 7,200
6403	Pool Supplies	1,242	417	(825)	5,065	3,336	(1,729)	5,000
6405	Pool Repairs & Maintenance	0	21	21	1,858	168	(1,690)	249
6408	Pool Furniture	202	337	135	202	2,696	2,494	4,047
	Total Pool Expenses	$ 2,244	$ 1,375	$ (869)	$ 13,525	$ 11,000	$ (2,525)	$ 16,496
	Utilities							
7951	Electric	$ 1,641	$ 1,471	$ (170)	$ 11,579	$ 11,768	$ 189	$ 17,654
7953	Water & Sewer	7,889	5,962	(1,927)	47,840	47,696	(144)	71,539
7957	Trash Removal	3,658	4,092	434	30,208	32,736	2,528	49,107
7963	Cable TV	9,947	10,932	985	85,627	87,456	1,829	131,189
7972	Telephone	165	186	21	1,300	1,488	188	2,233
	Total Utilities	$ 23,300	$ 22,643	$ (657)	$ 176,554	$ 181,144	$ 4,590	$ 271,722
	Total Expenses	**$ 45,955**	**$ 75,155**	**$ 29,200**	**$ 560,694**	**$ 575,144**	**$ 14,450**	**$ 861,195**
	NET INCOME/(LOSS)	**$ (8,152)**	**$ (3,389)**	**$ (4,763)**	**$ 10,416**	**$ (1,016)**	**$ 11,432**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
08/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

	Descriptions Account	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Yearly 2025
	INCOME													
4001	Regular Assessments	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,894	$ 802,769
4002	Reserve Funding	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(90,000)
4026	Interest Late Charge	(7)	0	0	82	0	0	(5)	105	0	0	0	0	176
4027	Late Fees/NSF Fees	(55)	105	105	65	130	105	96	(15)	80	80	80	80	856
4029	Fines/Violations	150	0	0	0	150	450	0	1,500	88	88	88	88	2,602
4034	Working Capital Fee	1,715	860	0	860	860	0	0	0	430	430	430	430	6,015
4057	Cable TV Fee Income	10,927	10,927	10,935	10,930	10,930	10,930	10,930	10,930	10,932	10,932	10,932	10,936	131,170
4120	Interest Income-Operating	338	307	340	331	68	14	14	14	588	588	588	591	3,780
4199	Miscellaneous Income	0	0	0	0	0	33,938	0	(34,128)	250	250	250	250	809
	Total Income	$ 72,465	$ 71,596	$ 70,777	$ 71,666	$ 71,535	$ 104,834	$ 70,433	$ 37,803	$ 71,766	$ 71,766	$ 71,766	$ 71,769	$ 858,177
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Expense	$ 114	$ 250	$ 146	$ 125	$ 42	$ 0	$ 291	$ 54	$ 422	$ 422	$ 422	$ 418	$ 2,706
5017	Management Services	2,347	2,272	2,272	2,272	2,272	2,272	2,435	2,315	2,315	2,315	2,315	2,317	27,719
5021	Audit/Tax Preparation Ser	0	0	2,300	105	2,200	0	0	(2,300)	0	0	0	0	2,305
5023	Insurance Expense	30,778	27,800	30,778	30,355	28,913	26,970	26,338	26,338	31,904	31,904	31,904	31,906	355,887
5034	Licenses & Permits	0	125	0	0	0	0	0	0	256	256	256	259	1,152
5037	Taxes	0	0	0	9,177	1,252	0	0	0	0	0	0	0	10,429
5039	Property Taxes	0	0	0	0	0	0	0	0	0	0	350	0	350
5015	Legal Services	0	0	0	0	0	190	0	0	417	417	417	413	1,854
	Total General & Administr	$ 33,239	$ 30,447	$ 35,496	$ 42,034	$ 34,679	$ 29,432	$ 29,063	$ 26,406	$ 35,314	$ 35,314	$ 35,664	$ 35,313	$ 402,402
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 1,852	$ 1,074	$ 8,440	$ 0	$ 0	$ 1,354	$ 2,585	$ 1,486	$ 1,486	$ 1,486	$ 1,480	$ 21,243
6039	Termite Bond	0	0	1,740	3,538	1,740	1,740	1,798	1,798	1,708	1,708	1,708	1,710	19,188
6151	Contract Landscape Mainte	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
6152	Landscape Maint	0	3,700	1,950	950	3,800	30,715	5,657	(18,475)	2,264	2,264	2,264	2,267	37,356
6157	Irrigation Expense	0	0	0	756	290	0	999	596	332	332	332	331	3,968
6159	Lake&Pond Maintenance	225	225	225	225	225	371	225	1,500	305	305	305	299	4,435
	Total Repairs & Maintenan	$ 6,225	$ 11,777	$ 10,989	$ 19,909	$ 12,055	$ 38,826	$ 16,033	$ (5,996)	$ 12,095	$ 12,095	$ 12,095	$ 12,087	$ 158,190
	Pool Expenses													
6400	Pool Contract	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 600	$ 600	$ 600	$ 600	$ 8,800
6403	Pool Supplies	0	0	782	370	639	609	1,423	1,242	417	417	417	413	6,729
6405	Pool Repairs & Maintenanc	0	0	403	45	0	887	523	0	21	21	21	18	1,939
6408	Pool Furniture	0	0	0	0	0	0	0	202	337	337	337	340	1,553
	Total Pool Expenses	$ 800	$ 800	$ 1,985	$ 1,215	$ 1,439	$ 2,296	$ 2,746	$ 2,244	$ 1,375	$ 1,375	$ 1,375	$ 1,371	$ 19,021
	Utilities													
7951	Electric	$ 1,301	$ 1,300	$ 1,396	$ 1,330	$ 1,589	$ 1,507	$ 1,517	$ 1,641	$ 1,471	$ 1,471	$ 1,471	$ 1,473	$ 17,465
7953	Water & Sewer	5,280	6,156	5,894	4,937	6,097	5,936	5,652	7,889	5,962	5,962	5,962	5,957	71,683
7957	Trash Removal	4,418	4,033	3,465	3,658	3,658	3,658	3,658	3,658	4,092	4,092	4,092	4,095	46,579
7963	Cable TV	11,533	11,528	11,528	11,528	9,669	9,947	9,947	9,947	10,932	10,932	10,932	10,937	129,360
7972	Telephone	155	155	165	165	165	165	165	165	186	186	186	187	2,045
	Total Utilities	$ 22,687	$ 23,172	$ 22,447	$ 21,618	$ 21,177	$ 21,213	$ 20,939	$ 23,300	$ 22,643	$ 22,643	$ 22,643	$ 22,649	$ 267,132
	Total Expenses	**$ 62,951**	**$ 66,196**	**$ 70,918**	**$ 84,776**	**$ 69,351**	**$ 91,767**	**$ 68,781**	**$ 45,955**	**$ 71,427**	**$ 71,427**	**$ 71,777**	**$ 71,420**	**$ 846,745**
	NET INCOME/(LOSS)	**$ 9,515**	**$ 5,400**	**$ (140)**	**$ (13,111)**	**$ 2,185**	**$ 13,067**	**$ 1,652**	**$ (8,152)**	**$ 339**	**$ 339**	**$ (11)**	**$ 349**	**$ 11,432**

0372 Pawleys Place HOA
Reserve Income Statement - Accrual
08/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

	Description	Current Period Actual	Current Period Budget	Variance	Year To Date Actual	Year To Date Budget	Variance	Yearly Budget
	INCOME							
4202	Reserve Funding	$ 7,500	$ 7,500	$ 0	$ 60,000	$ 60,000	$ 0	$ 90,000
4299	Misc Income-Reserves	33,938	0	33,938	33,938	0	33,938	0
4320	Interest Income Reserves	2,161	0	2,161	24,694	0	24,694	0
	Total Income	$ 43,599	$ 7,500	$ 36,099	$ 118,631	$ 60,000	$ 58,631	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 3,150	$ 0	$ (3,150)	$ 3,150	$ 0	$ (3,150)	$ 0
9005	Reserve Study	2,300	0	(2,300)	4,600	0	(4,600)	0
9040	Landscaping Reserves	18,475	0	(18,475)	18,475	0	(18,475)	0
	Total Expenses	$ 23,925	$ 0	$ (23,925)	$ 26,225	$ 0	$ (26,225)	$ 0
	NET INCOME/ (LOSS)	**$ 19,674**	**$ 7,500**	**$ 12,174**	**$ 92,406**	**$ 60,000**	**$ 32,406**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
08/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

	Account Descriptions	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Yearly 2025
	INCOME													
4202	Reserve Funding	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 90,000
4299	Misc Income-Reserves	0	0	0	0	0	0	0	33,938	0	0	0	0	33,938
4320	Interest Income Reserves	2,226	6,234	3,984	2,411	3,614	1,979	2,085	2,161	0	0	0	0	24,694
	Total Income	$ 9,726	$ 13,734	$ 11,484	$ 9,911	$ 11,114	$ 9,479	$ 9,585	$ 43,599	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 148,631
	EXPENSES													
9003	Irrigation System	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,150	$ 0	$ 0	$ 0	$ 0	$ 3,150
9005	Reserve Study	0	0	0	0	0	0	2,300	2,300	0	0	0	0	4,600
9040	Landscaping Reserves	0	0	0	0	0	0	0	18,475	0	0	0	0	18,475
	Total Expenses	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,300	$ 23,925	$ 0	$ 0	$ 0	$ 0	$ 26,225
	NET INCOME/ (LOSS)	**$ 9,726**	**$ 13,734**	**$ 11,484**	**$ 9,911**	**$ 11,114**	**$ 9,479**	**$ 7,285**	**$ 19,674**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 122,406**