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	$ 110,635.73	$ 0.00	$ 0.00	$ 110,635.73
100-WEB	Webster Operating MMKT	3,865.49	0.00	0.00	3,865.49
12047	First Virginia Community Bank Res CD	0.00	242,900.71	0.00	242,900.71
1335	Alliance Reserve Money Market	0.00	42,179.90	0.00	42,179.90
1335-ENC	Encore Bank Reserve MMKT	0.00	106,677.64	0.00	106,677.64
1335-MET	Metropolitan Bank Reserves	0.00	465,467.91	0.00	465,467.91
	Total Cash	**$ 114,501.22**	**$ 857,226.16**	**$ 0.00**	**$ 971,727.38**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 11,314.19	$ 0.00	$ 0.00	$ 11,314.19
1105	A/R - Int./Late Charges	629.08	0.00	0.00	629.08
1106	A/R - Admin Fees	555.00	0.00	0.00	555.00
1115	A/R - Other Due from Owners	4,074.70	0.00	0.00	4,074.70
	Accounts Receivable	**$ 16,572.97**	**$ 0.00**	**$ 0.00**	**$ 16,572.97**
1120	Allowance for Uncollectible Accts	$ 1,080.00	$ 0.00	$ 0.00	$ 1,080.00
	Total Accounts Receivable	**$ 17,652.97**	**$ 0.00**	**$ 0.00**	**$ 17,652.97**
	Fixed Assets				
1151	Equipment	$ 3,500.00	$ 0.00	$ 0.00	$ 3,500.00
1170	Accum. Depreciation	(3,500.00)	0.00	0.00	(3,500.00)
	Total Fixed Assets	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**
	Other Assets				
1129	Due from Reserves	$ 13,099.00	$ 0.00	$ 0.00	$ 13,099.00
1134	Prepaid Insurance	159,745.06	0.00	0.00	159,745.06
1421	Due to Operating for Insurance	0.00	43,302.27	0.00	43,302.27
	Total Other Assets	**$ 172,844.06**	**$ 43,302.27**	**$ 0.00**	**$ 216,146.33**
	TOTAL ASSETS	**$ 304,998.25**	**$ 900,528.43**	**$ 0.00**	**$ 1,205,526.68**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 31,907.83	$ 0.00	$ 0.00	$ 31,907.83
2010	Refund Payable	600.00	0.00	0.00	600.00
2027	Pool Key Deposits	50.00	0.00	0.00	50.00
2030	Accounts Payable	318.81	0.00	0.00	318.81
2050	Accrued Expenses	9,688.56	0.00	0.00	9,688.56
2061	Due to Reserves for Insurance	43,302.27	0.00	0.00	43,302.27
2070	Admin Fees Payable	2,140.00	0.00	0.00	2,140.00
2112	Income Tax Payable	11,428.00	0.00	0.00	11,428.00
2206	Reserve Def Income	0.00	27,150.00	0.00	27,150.00
2213	Contract Liability R	0.00	950,623.60	0.00	950,623.60
2260	Due to Operating	0.00	13,099.00	0.00	13,099.00
	Total Liabilities	**$ 99,435.47**	**$ 990,872.60**	**$ 0.00**	**$ 1,090,308.07**
	EQUITY				
3600	Owners Equity - Operating	$ 160,301.64	$ 0.00	$ 0.00	$ 160,301.64
3601	Prior Year Adjustments	(597.44)	0.00	0.00	(597.44)
3700	Owners Equity - Reserves	0.00	82,900.85	0.00	82,900.85
	Net Income/(Loss)	45,858.58	(173,245.02)	0.00	(127,386.44)
	TOTAL EQUITY	**$ 205,562.78**	**$ (90,344.17)**	**$ 0.00**	**$ 115,218.61**
	TOTAL LIABILITIES & EQUITY	**$ 304,998.25**	**$ 900,528.43**	**$ 0.00**	**$ 1,205,526.68**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 110,636	$ (3,313)	$ 113,949
100-WEB	Webster Operating MMKT	3,865	3,855	10
1100	A/R - Owner Assessment	11,314	10,145	1,169
1105	A/R - Int./Late Charges	629	526	103
1106	A/R - Admin Fees	555	365	190
1115	A/R - Other Due from Owners	4,075	4,799	(724)
1120	Allowance for Uncollectible Accts	1,080	1,080	0
1129	Due from Reserves	13,099	39,175	(26,076)
1134	Prepaid Insurance	159,745	178,595	(18,850)
1135	Prepaid Expenses	0	4,035	(4,035)
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 304,998**	**$ 239,261**	**$ 65,737**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 31,908	$ 31,676	$ 232
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	319	0	319
2050	Accrued Expenses	9,689	692	8,997
2061	Due to Reserves for Insurance	43,302	0	43,302
2070	Admin Fees Payable	2,140	1,845	295
2112	Income Tax Payable	11,428	11,428	0
	TOTAL LIABILITIES	**$ 99,435**	**$ 46,291**	**$ 53,145**
	EQUITY			
3600	Owners Equity - Operating	$ 160,302	$ 160,302	$ 0
3601	Prior Year Adjustments	(597)	(597)	0
	Net Income/(Loss)	45,859	33,266	12,592
	TOTAL EQUITY	**$ 205,563**	**$ 192,971**	**$ 12,592**
	TOTAL LIABILITIES AND EQUITY	**$ 304,998**	**$ 239,261**	**$ 65,737**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 242,901	$ 242,901	$ 0
1335	Alliance Reserve Money Market	42,180	44,885	(2,705)
1335-ENC	Encore Bank Reserve MMKT	106,678	96,881	9,796
1335-MET	Metropolitan Bank Reserves	465,468	556,212	(90,744)
1421	Due to Operating for Insurance	43,302	0	43,302
	TOTAL ASSETS	**$ 900,528**	**$ 940,879**	**$ (40,350)**
	LIABILITIES & EQUITY			
2206	Reserve Def Income	$ 27,150	$ 27,150	$ 0
2213	Contract Liability R	950,624	950,624	0
2260	Due to Operating	13,099	39,175	(26,076)
	TOTAL LIABILITIES	**$ 990,873**	**$ 1,016,948**	**$ (26,076)**
	EQUITY			
3700	Owners Equity-Rsrv	$ 82,901	$ 82,901	$ 0
	Net Income/(Loss)	(173,245)	(158,971)	(14,274)
	TOTAL EQUITY	**$ (90,344)**	**$ (76,070)**	**$ (14,274)**
	TOTAL LIABILITIES AND EQUITY	**$ 900,528**	**$ 940,879**	**$ (40,350)**

FirstService RESIDENTIAL

0372 Pawleys Place HOA
Operating Income Statement
08/31/2026

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	51	0	51	456	0	456	0
4027	Late Fees/NSF Fees	115	83	32	765	664	101	1,000
4029	Fines/Violations	0	292	(292)	450	2,336	(1,886)	3,500
4034	Working Capital Fee	1,720	502	1,218	8,600	4,016	4,584	6,020
4057	Cable TV Fee Income	10,932	10,932	0	87,459	87,456	3	131,188
4120	Interest Income-Operating	12	250	(238)	100	2,000	(1,900)	3,000
4199	Miscellaneous Income	0	208	(208)	1,816	1,664	152	2,500
	Total Income	$ 72,228	$ 71,665	$ 563	$ 574,827	$ 573,320	$ 1,507	$ 859,980
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 224	$ 208	$ (16)	$ 3,408	$ 1,664	$ (1,744)	$ 2,500
5017	Management Services	2,386	2,315	(71)	19,085	18,520	(565)	27,782
5021	Audit/Tax Preparation Services	2,300	0	(2,300)	2,300	3,800	1,500	3,800
5023	Insurance Expense	18,850	31,904	13,054	181,339	255,232	73,893	382,850
5034	Licenses & Permits	0	167	167	698	1,336	639	2,000
5037	Taxes	0	0	0	12,725	10,000	(2,725)	10,000
5039	Property Taxes	0	0	0	0	0	0	350
5015	Legal Services	0	208	208	(435)	1,664	2,099	2,500
	Total General & Administrative	$ 23,759	$ 34,802	$ 11,043	$ 219,119	$ 292,216	$ 73,097	$ 431,782
	Repairs & Maintenance							
6000	General Maintenance	$ 0	$ 1,667	$ 1,667	$ 18,368	$ 13,336	$ (5,032)	$ 20,000
6039	Termite Bond	1,740	1,583	(157)	14,387	12,664	(1,723)	19,000
6151	Contract Landscape Maintenance	6,500	6,500	0	52,000	52,000	0	78,000
6152	Landscape Maint	2,100	2,333	233	32,095	18,664	(13,431)	28,000
6157	Irrigation Expense	924	333	(591)	1,918	2,664	746	4,000
6159	Lake&Pond Maintenance	225	417	192	1,800	3,336	1,536	5,000
	Total Repairs & Maintenance	$ 11,489	$ 12,833	$ 1,344	$ 120,567	$ 102,664	$ (17,903)	$ 154,000
	Pool Expenses							
6400	Pool Contract	$ 800	$ 800	$ 0	$ 6,400	$ 6,400	$ 0	$ 9,600
6403	Pool Supplies	190	625	435	3,466	5,000	1,534	7,500
6405	Pool Repairs & Maintenance	567	208	(359)	2,803	1,664	(1,139)	2,500
	Total Pool Expenses	$ 1,557	$ 1,633	$ 76	$ 12,669	$ 13,064	$ 395	$ 19,600
	Utilities							
7951	Electric	$ 1,441	$ 1,458	$ 17	$ 12,991	$ 11,664	$ (1,327)	$ 17,500
7953	Water & Sewer	6,837	6,000	(837)	48,166	48,000	(166)	72,000
7957	Trash Removal	4,035	3,649	(386)	31,333	29,192	(2,141)	43,782
7963	Cable TV	10,340	9,947	(393)	82,722	79,576	(3,146)	119,366
7972	Telephone	179	163	(16)	1,401	1,304	(97)	1,950
	Total Utilities	$ 22,831	$ 21,217	$ (1,614)	$ 176,613	$ 169,736	$ (6,877)	$ 254,598
	Total Expenses	**$ 59,636**	**$ 70,485**	**$ 10,849**	**$ 528,968**	**$ 577,680**	**$ 48,712**	**$ 859,980**
	NET INCOME/(LOSS)	**$ 12,592**	**$ 1,180**	**$ 11,412**	**$ 45,859**	**$ (4,360)**	**$ 50,219**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
08/31/2026

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 2026
	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	65	0	43	132	81	30	54	51	0	0	0	0	456
4027	Late Fees/NSF Fees	210	45	5	115	95	35	145	115	83	83	83	87	1,101
4029	Fines/Violations	300	0	0	0	0	0	150	0	292	292	292	288	1,614
4034	Working Capital Fee	0	0	2,580	0	1,599	1,841	860	1,720	502	502	502	498	10,604
4057	Cable TV Fee Income	10,932	10,932	10,932	10,932	10,932	10,932	10,932	10,932	10,932	10,932	10,932	10,936	131,191
4120	Interest Income-Oper	14	11	14	12	13	12	12	12	250	250	250	250	1,100
4199	Miscellaneous Income	1,741	0	0	25	0	0	50	0	208	208	208	212	2,652
	Total Income	$ 72,661	$ 70,386	$ 72,972	$ 70,614	$ 72,118	$ 72,248	$ 71,601	$ 72,228	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 861,487
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Ex	$ 856	$ 243	$ 0	$ 485	$ 518	$ 631	$ 451	$ 224	$ 208	$ 208	$ 208	$ 212	$ 4,244
5017	Management Services	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,315	2,315	2,315	2,317	28,347
5021	Audit/Tax Preparatio	0	0	0	0	0	0	0	2,300	0	0	0	0	2,300
5023	Insurance Expense	26,338	26,338	26,338	26,928	18,850	18,850	18,850	18,850	31,904	31,904	31,904	31,906	308,957
5034	Licenses & Permits	0	128	0	570	0	0	0	0	167	167	167	163	1,362
5037	Taxes	0	0	0	12,725	0	0	0	0	0	0	0	0	12,725
5039	Property Taxes	0	0	0	0	0	0	0	0	0	0	350	0	350
5015	Legal Services	0	0	220	0	98	(1,095)	342	0	208	208	208	212	401
	Total General & Admi	$ 29,579	$ 29,094	$ 28,943	$ 43,094	$ 21,851	$ 20,771	$ 22,029	$ 23,759	$ 34,802	$ 34,802	$ 35,152	$ 34,810	$ 358,685
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 475	$ 1,381	$ 11,480	$ 4,325	$ 765	$ (58)	$ 0	$ 1,667	$ 1,667	$ 1,667	$ 1,663	$ 25,032
6039	Termite Bond	1,798	1,740	1,798	1,833	1,740	1,940	1,798	1,740	1,583	1,583	1,583	1,587	20,723
6151	Contract Landscape M	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	78,000
6152	Landscape Maint	900	3,850	1,950	1,950	9,060	8,060	4,225	2,100	2,333	2,333	2,333	2,337	41,431
6157	Irrigation Expense	0	0	0	0	0	880	114	924	333	333	333	337	3,254
6159	Lake&Pond Maintenanc	225	225	225	225	225	225	225	225	417	417	417	413	3,464
	Total Repairs & Main	$ 9,423	$ 12,790	$ 11,854	$ 21,988	$ 21,850	$ 18,370	$ 12,804	$ 11,489	$ 12,833	$ 12,833	$ 12,833	$ 12,837	$ 171,903
	Pool Expenses													
6400	Pool Contract	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 9,600
6403	Pool Supplies	165	269	301	777	462	849	452	190	625	625	625	625	5,966
6405	Pool Repairs & Maint	1,009	0	0	0	0	775	452	567	208	208	208	212	3,639
	Total Pool Expenses	$ 1,974	$ 1,069	$ 1,101	$ 1,577	$ 1,262	$ 2,424	$ 1,705	$ 1,557	$ 1,633	$ 1,633	$ 1,633	$ 1,637	$ 19,205
	Utilities													
7951	Electric	$ 1,417	$ 1,459	$ 1,561	$ 1,711	$ 1,945	$ 1,777	$ 1,680	$ 1,441	$ 1,458	$ 1,458	$ 1,458	$ 1,462	$ 18,827
7953	Water & Sewer	5,973	6,042	5,355	5,400	6,303	5,979	6,278	6,837	6,000	6,000	6,000	6,000	72,166
7957	Trash Removal	3,658	3,658	3,842	4,035	4,035	4,035	4,035	4,035	3,649	3,649	3,649	3,643	45,923
7963	Cable TV	10,345	10,340	10,340	10,340	10,340	10,340	10,340	10,340	9,947	9,947	9,947	9,949	122,512
7972	Telephone	165	165	179	179	179	179	179	179	163	163	163	157	2,047
	Total Utilities	$ 21,558	$ 21,663	$ 21,275	$ 21,664	$ 22,801	$ 22,309	$ 22,511	$ 22,831	$ 21,217	$ 21,217	$ 21,217	$ 21,211	$ 261,475
	Total Expenses	**$ 62,534**	**$ 64,616**	**$ 63,174**	**$ 88,323**	**$ 67,763**	**$ 63,874**	**$ 59,048**	**$ 59,636**	**$ 70,485**	**$ 70,485**	**$ 70,835**	**$ 70,495**	**$ 811,268**
	NET INCOME/(LOSS)	**$ 10,126**	**$ 5,770**	**$ 9,798**	**$ (17,709)**	**$ 4,355**	**$ 8,374**	**$ 12,553**	**$ 12,592**	**$ 1,180**	**$ 1,180**	**$ 830**	**$ 1,170**	**$ 50,219**

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
4320	Interest Income Reserves	1,592	0	1,592	19,153	0	19,153	0
	Total Income	$ 9,092	$ 7,500	$ 1,592	$ 79,153	$ 60,000	$ 19,153	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 0	$ 0	$ 0	$ 31,969	$ 0	$ (31,969)	$ 0
9014	Roadways	4,299	0	(4,299)	4,299	0	(4,299)	0
9052	Bulkhead Expense	19,068	0	(19,068)	212,457	0	(212,457)	0
9060	Pool Equipment Replacement	0	0	0	2,644	0	(2,644)	0
9202	Fence Installment & Repair	0	0	0	1,030	0	(1,030)	0
	Total Expenses	$ 23,367	$ 0	$ (23,367)	$ 252,398	$ 0	$ (252,398)	$ 0
	NET INCOME/ (LOSS)	**$ (14,274)**	**$ 7,500**	**$ (21,774)**	**$ (173,245)**	**$ 60,000**	**$ (233,245)**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
08/31/2026

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 2026
	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
4320	Interest Income Reserves	1,759	4,217	2,050	1,941	1,630	4,230	1,736	1,592	0	0	0	0	19,153
	Total Income	$ 9,259	$ 11,717	$ 9,550	$ 9,441	$ 9,130	$ 11,730	$ 9,236	$ 9,092	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 109,153
	EXPENSES													
9003	Irrigation System	$ 0	$ 22,848	$ 84,195	$ 10,921	$ 0	$ (85,995)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 31,969
9014	Roadways	0	0	0	0	0	0	0	4,299	0	0	0	0	4,299
9052	Bulkhead Expense	0	0	0	0	0	84,195	109,195	19,068	0	0	0	0	212,457
9060	Pool Equipment Replacemen	0	0	0	0	1,211	0	1,433	0	0	0	0	0	2,644
9202	Fence Installment & Repai	0	0	0	0	0	1,030	0	0	0	0	0	0	1,030
	Total Expenses	$ 0	$ 22,848	$ 84,195	$ 10,921	$ 1,211	$ (770)	$ 110,628	$ 23,367	$ 0	$ 0	$ 0	$ 0	$ 252,398
	NET INCOME/ (LOSS)	**$ 9,259**	**$ (11,131)**	**$ (74,645)**	**$ (1,480)**	**$ 7,919**	**$ 12,499**	**$ (101,392)**	**$ (14,274)**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ (143,245)**