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	$ 213,199.67	$ 0.00	$ 0.00	$ 213,199.67
100-WEB	Webster Operating MMKT	3,785.30	0.00	0.00	3,785.30
12047	First Virginia Community Bank Res CD	0.00	297,013.71	0.00	297,013.71
1335	Alliance Reserve Money Market	0.00	15,256.10	0.00	15,256.10
1335-ENC	Encore Bank Reserve MMKT	0.00	73,870.05	0.00	73,870.05
1335-MET	Metropolitan Bank Reserves	0.00	530,924.79	0.00	530,924.79
1389	Interest Receivable-Ops	0.00	3,736.87	0.00	3,736.87
	Total Cash	**$ 216,984.97**	**$ 920,801.52**	**$ 0.00**	**$ 1,137,786.49**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 20,969.27	$ 0.00	$ 0.00	$ 20,969.27
1105	A/R - Int./Late Charges	1,486.91	0.00	0.00	1,486.91
1106	A/R - Admin Fees	660.00	0.00	0.00	660.00
1115	A/R - Other Due from Owners	4,038.35	0.00	0.00	4,038.35
	Accounts Receivable	**$ 27,154.53**	**$ 0.00**	**$ 0.00**	**$ 27,154.53**
1120	Allowance for Uncollectible Accts	$ (9,540.15)	$ 0.00	$ 0.00	$ (9,540.15)
	Total Accounts Receivable	**$ 17,614.38**	**$ 0.00**	**$ 0.00**	**$ 17,614.38**
	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	$ 5,431.20	$ 0.00	$ 0.00	$ 5,431.20
1134	Prepaid Insurance	114,730.86	0.00	0.00	114,730.86
1135	Prepaid Expenses	13,346.92	0.00	0.00	13,346.92
1420	Due from Operating	0.00	138,962.00	0.00	138,962.00
	Total Other Assets	**$ 133,508.98**	**$ 138,962.00**	**$ 0.00**	**$ 272,470.98**
	TOTAL ASSETS	**$ 368,108.33**	**$ 1,059,763.52**	**$ 0.00**	**$ 1,427,871.85**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 31,701.29	$ 0.00	$ 0.00	$ 31,701.29
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	1,226.53	0.00	0.00	1,226.53
2050	Accrued Expenses	1,740.00	0.00	0.00	1,740.00
2060	Due to Reserves	138,962.00	0.00	0.00	138,962.00
2070	Admin Fees Payable	1,265.00	0.00	0.00	1,265.00
22073	Ins Claim Payable	1,244.06	0.00	0.00	1,244.06
2213	Contract Liability R	0.00	880,315.31	0.00	880,315.31
2260	Due to Operating	0.00	5,431.20	0.00	5,431.20
	Total Liabilities	**$ 176,788.88**	**$ 885,746.51**	**$ 0.00**	**$ 1,062,535.39**
	EQUITY				
3600	Owners Equity - Operating	$ 146,601.85	$ 0.00	$ 0.00	$ 146,601.85
3700	Owners Equity - Reserves	0.00	70,308.29	0.00	70,308.29
	Net Income/(Loss)	44,717.60	103,708.72	0.00	148,426.32
	TOTAL EQUITY	**$ 191,319.45**	**$ 174,017.01**	**$ 0.00**	**$ 365,336.46**
	TOTAL LIABILITIES & EQUITY	**$ 368,108.33**	**$ 1,059,763.52**	**$ 0.00**	**$ 1,427,871.85**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 213,200	$ 33,942	$ 179,257
100-WEB	Webster Operating MMKT	3,785	3,774	11
1100	A/R - Owner Assessment	20,969	24,183	(3,214)
1105	A/R - Int./Late Charges	1,487	1,539	(52)
1106	A/R - Admin Fees	660	890	(230)
1115	A/R - Other Due from Owners	4,038	6,136	(2,097)
1120	Allowance for Uncollectible Accts	(9,540)	(9,540)	0
1129	Due from Reserves	5,431	5,431	0
1134	Prepaid Insurance	114,731	141,068	(26,338)
1135	Prepaid Expenses	13,347	11,388	1,959
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 368,108**	**$ 218,812**	**$ 149,296**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 31,701	$ 23,622	$ 8,079
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	1,227	1,902	(676)
2050	Accrued Expenses	1,740	3,840	(2,100)
2060	Due to Reserves	138,962	0	138,962
2070	Admin Fees Payable	1,265	1,250	15
2112	Income Tax Payable	0	10,418	(10,418)
22073	Ins Claim Payable	1,244	1,244	0
	TOTAL LIABILITIES	**$ 176,789**	**$ 42,926**	**$ 133,862**
	EQUITY			
3600	Owners Equity - Operating	$ 146,602	$ 146,602	$ 0
	Net Income/(Loss)	44,718	29,284	15,434
	TOTAL EQUITY	**$ 191,319**	**$ 175,886**	**$ 15,434**
	TOTAL LIABILITIES AND EQUITY	**$ 368,108**	**$ 218,812**	**$ 149,296**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 297,014	$ 181,189	$ 115,824
1335	Alliance Reserve Money Market	15,256	104,847	(89,591)
1335-ENC	Encore Bank Reserve MMKT	73,870	73,650	220
1335-MET	Metropolitan Bank Reserves	530,925	686,973	(156,048)
1389	Interest Receivable-Ops	3,737	3,737	0
1420	Due from Operating	138,962	0	138,962
	TOTAL ASSETS	**$ 1,059,764**	**$ 1,050,396**	**$ 9,368**
	LIABILITIES & EQUITY			
2213	Contract Liability R	$ 880,315	$ 880,315	$ 0
2260	Due to Operating	5,431	5,431	0
	TOTAL LIABILITIES	**$ 885,747**	**$ 885,747**	**$ 0**
	EQUITY			
3700	Owners Equity-Rsrv	$ 70,308	$ 70,308	$ 0
	Net Income/(Loss)	103,709	94,341	9,368
	TOTAL EQUITY	**$ 174,017**	**$ 164,649**	**$ 9,368**
	TOTAL LIABILITIES AND EQUITY	**$ 1,059,764**	**$ 1,050,396**	**$ 9,368**

0372 Pawleys Place HOA
Operating Income Statement
12/31/2025

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	$ 66,894	$ 4	$ 802,771	$ 802,772	$ (1)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(90,000)	(90,000)	0	(90,000)
4026	Interest Late Charge	109	0	109	603	0	603	0
4027	Late Fees/NSF Fees	50	80	(30)	883	960	(77)	960
4029	Fines/Violations	0	88	(88)	3,150	1,056	2,094	1,056
4034	Working Capital Fee	1,720	430	1,290	7,735	5,160	2,575	5,160
4057	Cable TV Fee Income	10,932	10,936	(4)	131,189	131,188	1	131,188
4120	Interest Income-Operating	15	591	(576)	1,479	7,059	(5,580)	7,059
4199	Miscellaneous Income	0	250	(250)	511	3,000	(2,489)	3,000
	Total Income	$ 72,224	$ 71,769	$ 455	$ 858,321	$ 861,195	$ (2,874)	$ 861,195
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 1,921	$ 418	$ (1,503)	$ 6,124	$ 5,060	$ (1,064)	$ 5,060
5017	Management Services	2,315	2,317	2	27,718	27,782	64	27,782
5021	Audit/Tax Preparation Services	0	0	0	2,305	3,728	1,423	3,728
5023	Insurance Expense	26,338	31,906	5,568	333,619	382,850	49,231	382,850
5034	Licenses & Permits	0	259	259	125	3,075	2,950	3,075
5037	Taxes	(10,418)	0	10,418	11	0	(11)	0
5039	Property Taxes	246	0	(246)	378	350	(28)	350
5015	Legal Services	(20)	413	433	1,867	5,000	3,133	5,000
	Total General & Administrative	$ 20,382	$ 35,313	$ 14,931	$ 372,146	$ 427,845	$ 55,699	$ 427,845
	Repairs & Maintenance							
6000	General Maintenance	$ 5,236	$ 1,480	$ (3,756)	$ 25,155	$ 17,826	$ (7,329)	$ 17,826
6039	Termite Bond	1,765	1,710	(55)	19,339	20,498	1,159	20,498
6151	Contract Landscape Maintenance	6,500	6,000	(500)	74,000	72,000	(2,000)	72,000
6152	Landscape Maint	1,020	2,267	1,247	33,067	27,171	(5,896)	27,171
6157	Irrigation Expense	938	331	(607)	4,949	3,983	(966)	3,983
6159	Lake&Pond Maintenance	225	299	74	4,121	3,654	(467)	3,654
	Total Repairs & Maintenance	$ 15,684	$ 12,087	$ (3,597)	$ 160,631	$ 145,132	$ (15,499)	$ 145,132
	Pool Expenses							
6400	Pool Contract	$ 800	$ 600	$ (200)	$ 9,600	$ 7,200	$ (2,400)	$ 7,200
6403	Pool Supplies	232	413	181	6,834	5,000	(1,834)	5,000
6405	Pool Repairs & Maintenance	0	18	18	2,797	249	(2,548)	249
6408	Pool Furniture	0	340	340	1,848	4,047	2,199	4,047
	Total Pool Expenses	$ 1,032	$ 1,371	$ 339	$ 21,079	$ 16,496	$ (4,583)	$ 16,496
	Utilities							
7951	Electric	$ 400	$ 1,473	$ 1,073	$ 17,028	$ 17,654	$ 626	$ 17,654
7953	Water & Sewer	5,522	5,957	435	70,503	71,539	1,036	71,539
7957	Trash Removal	3,658	4,095	437	44,840	49,107	4,267	49,107
7963	Cable TV	9,947	10,937	990	125,416	131,189	5,773	131,189
7972	Telephone	165	187	22	1,960	2,233	273	2,233
	Total Utilities	$ 19,692	$ 22,649	$ 2,957	$ 259,747	$ 271,722	$ 11,975	$ 271,722
	Total Expenses	**$ 56,790**	**$ 71,420**	**$ 14,630**	**$ 813,604**	**$ 861,195**	**$ 47,591**	**$ 861,195**
	NET INCOME/(LOSS)	**$ 15,434**	**$ 349**	**$ 15,085**	**$ 44,718**	**$ 0**	**$ 44,718**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
12/31/2025

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 Actual	Oct Actual	Nov Actual	Dec Actual	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	$ 66,898	$ 802,771
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	110	116	93	109	603
4027	Late Fees/NSF Fees	(55)	105	105	65	130	105	96	(15)	75	52	170	50	883
4029	Fines/Violations	150	0	0	0	150	450	0	1,500	0	900	0	0	3,150
4034	Working Capital Fee	1,715	860	0	860	860	0	0	0	860	0	860	1,720	7,735
4057	Cable TV Fee Income	10,927	10,927	10,935	10,930	10,930	10,930	10,930	10,930	10,930	10,930	10,959	10,932	131,189
4120	Interest Income-Operating	338	307	340	331	68	14	14	14	14	13	12	15	1,479
4199	Miscellaneous Income	0	0	0	0	0	33,938	0	(34,128)	0	677	25	0	511
	Total Income	$ 72,465	$ 71,596	$ 70,777	$ 71,666	$ 71,535	$ 104,834	$ 70,433	$ 37,803	$ 71,386	$ 72,086	$ 71,516	$ 72,224	$ 858,321
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Expense	$ 114	$ 250	$ 146	$ 125	$ 42	$ 0	$ 291	$ 54	$ 382	$ 939	$ 1,860	$ 1,921	$ 6,124
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	2,315	27,718
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	26,338	26,338	26,338	26,338	333,619
5034	Licenses & Permits	0	125	0	0	0	0	0	0	0	0	0	0	125
5037	Taxes	0	0	0	9,177	1,252	0	0	0	0	0	0	(10,418)	11
5039	Property Taxes	0	0	0	0	0	0	0	0	0	0	132	246	378
5015	Legal Services	0	0	0	0	0	190	0	0	0	0	1,697	(20)	1,867
	Total General & Administr	$ 33,239	$ 30,447	$ 35,496	$ 42,034	$ 34,679	$ 29,432	$ 29,063	$ 26,406	$ 29,035	$ 29,591	$ 32,342	$ 20,382	$ 372,146
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 1,852	$ 1,074	$ 8,440	$ 0	$ 0	$ 1,354	$ 2,585	$ 2,415	$ 1,204	$ 995	$ 5,236	$ 25,155
6039	Termite Bond	0	0	1,740	3,538	1,740	1,740	1,798	1,798	1,682	1,856	1,682	1,765	19,339
6151	Contract Landscape Mainte	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,500	6,500	6,500	6,500	74,000
6152	Landscape Maint	0	3,700	1,950	950	3,800	30,715	5,657	(18,475)	0	1,800	1,950	1,020	33,067
6157	Irrigation Expense	0	0	0	756	290	0	999	596	1,200	0	170	938	4,949
6159	Lake&Pond Maintenance	225	225	225	225	225	371	225	1,500	225	225	225	225	4,121
	Total Repairs & Maintenan	$ 6,225	$ 11,777	$ 10,989	$ 19,909	$ 12,055	$ 38,826	$ 16,033	$ (5,996)	$ 12,022	$ 11,585	$ 11,522	$ 15,684	$ 160,631
	Pool Expenses													
6400	Pool Contract	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 9,600
6403	Pool Supplies	0	0	782	370	639	609	1,423	1,242	177	1,232	128	232	6,834
6405	Pool Repairs & Maintenanc	0	0	403	45	0	887	523	0	0	939	0	0	2,797
6408	Pool Furniture	0	0	0	0	0	0	0	202	1,646	0	0	0	1,848
	Total Pool Expenses	$ 800	$ 800	$ 1,985	$ 1,215	$ 1,439	$ 2,296	$ 2,746	$ 2,244	$ 2,623	$ 2,970	$ 928	$ 1,032	$ 21,079
	Utilities													
7951	Electric	$ 1,301	$ 1,300	$ 1,396	$ 1,330	$ 1,589	$ 1,507	$ 1,517	$ 1,641	$ 1,641	$ 1,709	$ 1,700	$ 400	$ 17,028
7953	Water & Sewer	5,280	6,156	5,894	4,937	6,097	5,936	5,652	7,889	5,912	5,813	5,416	5,522	70,503
7957	Trash Removal	4,418	4,033	3,465	3,658	3,658	3,658	3,658	3,658	3,658	3,658	3,658	3,658	44,840
7963	Cable TV	11,533	11,528	11,528	11,528	9,669	9,947	9,947	9,947	9,947	9,947	9,947	9,947	125,416
7972	Telephone	155	155	165	165	165	165	165	165	165	165	165	165	1,960
	Total Utilities	$ 22,687	$ 23,172	$ 22,447	$ 21,618	$ 21,177	$ 21,213	$ 20,939	$ 23,300	$ 21,323	$ 21,292	$ 20,886	$ 19,692	$ 259,747
	Total Expenses	**$ 62,951**	**$ 66,196**	**$ 70,918**	**$ 84,776**	**$ 69,351**	**$ 91,767**	**$ 68,781**	**$ 45,955**	**$ 65,003**	**$ 65,439**	**$ 65,677**	**$ 56,790**	**$ 813,604**
	NET INCOME/(LOSS)	**$ 9,515**	**$ 5,400**	**$ (140)**	**$ (13,111)**	**$ 2,185**	**$ 13,067**	**$ 1,652**	**$ (8,152)**	**$ 6,383**	**$ 6,647**	**$ 5,839**	**$ 15,434**	**$ 44,718**

0372 Pawleys Place HOA
Reserve Income Statement - Accrual
12/31/2025

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	$ 90,000	$ 90,000	$ 0	$ 90,000
4299	Misc Income-Reserves	0	0	0	33,938	0	33,938	0
4320	Interest Income Reserves	1,868	0	1,868	33,274	0	33,274	0
	Total Income	$ 9,368	$ 7,500	$ 1,868	$ 157,211	$ 90,000	$ 67,211	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 0	$ 0	$ 0	$ 16,428	$ 0	$ (16,428)	$ 0
9005	Reserve Study	0	0	0	4,600	0	(4,600)	0
9040	Landscaping Reserves	0	0	0	18,475	0	(18,475)	0
9052	Bulkhead Expense	0	0	0	8,400	0	(8,400)	0
9068	Column Skirt Painting	0	0	0	5,600	0	(5,600)	0
	Total Expenses	$ 0	$ 0	$ 0	$ 53,503	$ 0	$ (53,503)	$ 0
	NET INCOME/ (LOSS)	**$ 9,368**	**$ 7,500**	**$ 1,868**	**$ 103,709**	**$ 90,000**	**$ 13,709**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
12/31/2025

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 Actual	Oct Actual	Nov Actual	Dec Actual	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	2,288	2,294	2,131	1,868	33,274
	Total Income	$ 9,726	$ 13,734	$ 11,484	$ 9,911	$ 11,114	$ 9,479	$ 9,585	$ 43,599	$ 9,788	$ 9,794	$ 9,631	$ 9,368	$ 157,211
	EXPENSES													
9003	Irrigation System	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,150	$ 3,150	$ 10,128	$ 0	$ 0	$ 16,428
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
9052	Bulkhead Expense	0	0	0	0	0	0	0	0	5,400	0	3,000	0	8,400
9068	Column Skirt Painting	0	0	0	0	0	0	0	0	0	5,600	0	0	5,600
	Total Expenses	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,300	$ 23,925	$ 8,550	$ 15,728	$ 3,000	$ 0	$ 53,503
	NET INCOME/ (LOSS)	**$ 9,726**	**$ 13,734**	**$ 11,484**	**$ 9,911**	**$ 11,114**	**$ 9,479**	**$ 7,285**	**$ 19,674**	**$ 1,238**	**$ (5,934)**	**$ 6,631**	**$ 9,368**	**$ 103,709**