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	$ 151,807.27	$ 0.00	$ 0.00	$ 151,807.27
100-WEB	Webster Operating MMKT	3,804.79	0.00	0.00	3,804.79
12047	First Virginia Community Bank Res CD	0.00	299,245.63	0.00	299,245.63
1335	Alliance Reserve Money Market	0.00	2,037.66	0.00	2,037.66
1335-ENC	Encore Bank Reserve MMKT	0.00	241,328.18	0.00	241,328.18
1335-MET	Metropolitan Bank Reserves	0.00	506,111.84	0.00	506,111.84
1389	Interest Receivable-Ops	0.00	3,736.87	0.00	3,736.87
	Total Cash	**$ 155,612.06**	**$ 1,052,460.18**	**$ 0.00**	**$ 1,208,072.24**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 24,938.21	$ 0.00	$ 0.00	$ 24,938.21
1105	A/R - Int./Late Charges	1,655.54	0.00	0.00	1,655.54
1106	A/R - Admin Fees	1,030.00	0.00	0.00	1,030.00
1115	A/R - Other Due from Owners	5,002.96	0.00	0.00	5,002.96
	Accounts Receivable	**$ 32,626.71**	**$ 0.00**	**$ 0.00**	**$ 32,626.71**
1120	Allowance for Uncollectible Accts	$ (9,540.15)	$ 0.00	$ 0.00	$ (9,540.15)
	Total Accounts Receivable	**$ 23,086.56**	**$ 0.00**	**$ 0.00**	**$ 23,086.56**
	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				
1134	Prepaid Insurance	$ 62,055.70	$ 0.00	$ 0.00	$ 62,055.70
1135	Prepaid Expenses	9,688.72	0.00	0.00	9,688.72
	Total Other Assets	**$ 71,744.42**	**$ 0.00**	**$ 0.00**	**$ 71,744.42**
	TOTAL ASSETS	**$ 250,443.04**	**$ 1,052,460.18**	**$ 0.00**	**$ 1,302,903.22**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 26,900.84	$ 0.00	$ 0.00	$ 26,900.84
2010	Refund Payable	600.00	0.00	0.00	600.00
2027	Pool Key Deposits	50.00	0.00	0.00	50.00
2050	Accrued Expenses	3,258.12	0.00	0.00	3,258.12
2070	Admin Fees Payable	1,705.00	0.00	0.00	1,705.00
22073	Ins Claim Payable	10,510.89	0.00	0.00	10,510.89
2213	Contract Liability R	0.00	880,315.31	0.00	880,315.31
	Total Liabilities	**$ 43,024.85**	**$ 880,315.31**	**$ 0.00**	**$ 923,340.16**
	EQUITY				
3600	Owners Equity - Operating	$ 191,319.45	$ 0.00	$ 0.00	$ 191,319.45
3601	Prior Year Adjustments	202.53	0.00	0.00	202.53
3700	Owners Equity - Reserves	0.00	174,017.01	0.00	174,017.01
	Net Income/(Loss)	15,896.21	(1,872.14)	0.00	14,024.07
	TOTAL EQUITY	**$ 207,418.19**	**$ 172,144.87**	**$ 0.00**	**$ 379,563.06**
	TOTAL LIABILITIES & EQUITY	**$ 250,443.04**	**$ 1,052,460.18**	**$ 0.00**	**$ 1,302,903.22**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 151,807	$ 119,012	$ 32,795
100-WEB	Webster Operating MMKT	3,805	3,796	9
1100	A/R - Owner Assessment	24,938	24,344	595
1105	A/R - Int./Late Charges	1,656	1,686	(31)
1106	A/R - Admin Fees	1,030	775	255
1115	A/R - Other Due from Owners	5,003	4,907	96
1120	Allowance for Uncollectible Accts	(9,540)	(9,540)	0
1129	Due from Reserves	0	5,431	(5,431)
1134	Prepaid Insurance	62,056	88,393	(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	**$ 250,443**	**$ 248,493**	**$ 1,950**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 26,901	$ 31,748	$ (4,847)
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	0	983	(983)
2050	Accrued Expenses	3,258	1,740	1,518
2070	Admin Fees Payable	1,705	1,415	290
22073	Ins Claim Payable	10,511	10,511	0
	TOTAL LIABILITIES	**$ 43,025**	**$ 47,047**	**$ (4,022)**
	EQUITY			
3600	Owners Equity - Operating	$ 191,319	$ 191,319	$ 0
3601	Prior Year Adjustments	203	0	203
	Net Income/(Loss)	15,896	10,126	5,770
	TOTAL EQUITY	**$ 207,418**	**$ 201,446**	**$ 5,972**
	TOTAL LIABILITIES AND EQUITY	**$ 250,443**	**$ 248,493**	**$ 1,950**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 299,246	$ 297,014	$ 2,232
1335	Alliance Reserve Money Market	2,038	22,784	(20,746)
1335-ENC	Encore Bank Reserve MMKT	241,328	240,728	600
1335-MET	Metropolitan Bank Reserves	506,112	504,760	1,352
1389	Interest Receivable-Ops	3,737	3,737	0
	TOTAL ASSETS	**$ 1,052,460**	**$ 1,069,022**	**$ (16,562)**
	LIABILITIES & EQUITY			
2213	Contract Liability R	$ 880,315	$ 880,315	$ 0
2260	Due to Operating	0	5,431	(5,431)
	TOTAL LIABILITIES	**$ 880,315**	**$ 885,747**	**$ (5,431)**
	EQUITY			
3700	Owners Equity-Rsrv	$ 174,017	$ 174,017	$ 0
	Net Income/(Loss)	(1,872)	9,259	(11,131)
	TOTAL EQUITY	**$ 172,145**	**$ 183,276**	**$ (11,131)**
	TOTAL LIABILITIES AND EQUITY	**$ 1,052,460**	**$ 1,069,022**	**$ (16,562)**

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	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	$ 133,795	$ 133,796	$ (1)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(15,000)	(15,000)	0	(90,000)
4026	Interest Late Charge	0	0	0	65	0	65	0
4027	Late Fees/NSF Fees	45	83	(38)	255	166	89	1,000
4029	Fines/Violations	0	292	(292)	300	584	(284)	3,500
4034	Working Capital Fee	0	502	(502)	0	1,004	(1,004)	6,020
4057	Cable TV Fee Income	10,932	10,932	0	21,865	21,864	1	131,188
4120	Interest Income-Operating	11	250	(239)	25	500	(475)	3,000
4199	Miscellaneous Income	0	208	(208)	1,741	416	1,325	2,500
	Total Income	$ 70,386	$ 71,665	$ (1,279)	$ 143,046	$ 143,330	$ (284)	$ 859,980
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 243	$ 208	$ (35)	$ 1,099	$ 416	$ (683)	$ 2,500
5017	Management Services	2,386	2,315	(71)	4,771	4,630	(141)	27,782
5021	Audit/Tax Preparation Services	0	0	0	0	0	0	3,800
5023	Insurance Expense	26,338	31,904	5,566	52,675	63,808	11,133	382,850
5034	Licenses & Permits	128	167	40	128	334	207	2,000
5037	Taxes	0	0	0	0	0	0	10,000
5039	Property Taxes	0	0	0	0	0	0	350
5015	Legal Services	0	208	208	0	416	416	2,500
	Total General & Administrative	$ 29,094	$ 34,802	$ 5,708	$ 58,672	$ 69,604	$ 10,932	$ 431,782
	Repairs & Maintenance							
6000	General Maintenance	$ 475	$ 1,667	$ 1,192	$ 475	$ 3,334	$ 2,859	$ 20,000
6039	Termite Bond	1,740	1,583	(157)	3,538	3,166	(372)	19,000
6151	Contract Landscape Maintenance	6,500	6,500	0	13,000	13,000	0	78,000
6152	Landscape Maint	3,850	2,333	(1,517)	4,750	4,666	(84)	28,000
6157	Irrigation Expense	0	333	333	0	666	666	4,000
6159	Lake&Pond Maintenance	225	417	192	450	834	384	5,000
	Total Repairs & Maintenance	$ 12,790	$ 12,833	$ 43	$ 22,213	$ 25,666	$ 3,453	$ 154,000
	Pool Expenses							
6400	Pool Contract	$ 800	$ 800	$ 0	$ 1,600	$ 1,600	$ 0	$ 9,600
6403	Pool Supplies	269	625	356	434	1,250	816	7,500
6405	Pool Repairs & Maintenance	0	208	208	1,009	416	(593)	2,500
	Total Pool Expenses	$ 1,069	$ 1,633	$ 564	$ 3,043	$ 3,266	$ 223	$ 19,600
	Utilities							
7951	Electric	$ 1,459	$ 1,458	$ (1)	$ 2,876	$ 2,916	$ 40	$ 17,500
7953	Water & Sewer	6,042	6,000	(42)	12,015	12,000	(15)	72,000
7957	Trash Removal	3,658	3,649	(9)	7,316	7,298	(18)	43,782
7963	Cable TV	10,340	9,947	(393)	20,684	19,894	(790)	119,366
7972	Telephone	165	163	(2)	330	326	(4)	1,950
	Total Utilities	$ 21,663	$ 21,217	$ (446)	$ 43,222	$ 42,434	$ (788)	$ 254,598
	Total Expenses	**$ 64,616**	**$ 70,485**	**$ 5,869**	**$ 127,150**	**$ 140,970**	**$ 13,820**	**$ 859,980**
	NET INCOME/(LOSS)	**$ 5,770**	**$ 1,180**	**$ 4,590**	**$ 15,896**	**$ 2,360**	**$ 13,536**	**$ 0**

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Account	Descriptions	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	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	$ 802,771
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	65	0	0	0	0	0	0	0	0	0	0	0	65
4027	Late Fees/NSF Fees	210	45	83	83	83	83	83	83	83	83	83	87	1,089
4029	Fines/Violations	300	0	292	292	292	292	292	292	292	292	292	288	3,216
4034	Working Capital Fee	0	0	502	502	502	502	502	502	502	502	502	498	5,016
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	131,189
4120	Interest Income-Operating	14	11	250	250	250	250	250	250	250	250	250	250	2,525
4199	Miscellaneous Income	1,741	0	208	208	208	208	208	208	208	208	208	212	3,825
	Total Income	$ 72,661	$ 70,386	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 859,696
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Expense	$ 856	$ 243	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 212	$ 3,183
5017	Management Services	2,386	2,386	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,317	27,923
5021	Audit/Tax Preparation Ser	0	0	3,800	0	0	0	0	0	0	0	0	0	3,800
5023	Insurance Expense	26,338	26,338	31,904	31,904	31,904	31,904	31,904	31,904	31,904	31,904	31,904	31,906	371,717
5034	Licenses & Permits	0	128	167	167	167	167	167	167	167	167	167	163	1,794
5037	Taxes	0	0	0	10,000	0	0	0	0	0	0	0	0	10,000
5039	Property Taxes	0	0	0	0	0	0	0	0	0	0	350	0	350
5015	Legal Services	0	0	208	208	208	208	208	208	208	208	208	212	2,084
	Total General & Administr	$ 29,579	$ 29,094	$ 38,602	$ 44,802	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 35,152	$ 34,810	$ 420,850
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 475	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,663	$ 17,141
6039	Termite Bond	1,798	1,740	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,587	19,372
6151	Contract Landscape Mainte	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	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,337	28,084
6157	Irrigation Expense	0	0	333	333	333	333	333	333	333	333	333	337	3,334
6159	Lake&Pond Maintenance	225	225	417	417	417	417	417	417	417	417	417	413	4,616
	Total Repairs & Maintenan	$ 9,423	$ 12,790	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,837	$ 150,547
	Pool Expenses													
6400	Pool Contract	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 9,600
6403	Pool Supplies	165	269	625	625	625	625	625	625	625	625	625	625	6,684
6405	Pool Repairs & Maintenanc	1,009	0	208	208	208	208	208	208	208	208	208	212	3,093
	Total Pool Expenses	$ 1,974	$ 1,069	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,637	$ 19,377
	Utilities													
7951	Electric	$ 1,417	$ 1,459	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,462	$ 17,460
7953	Water & Sewer	5,973	6,042	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,015
7957	Trash Removal	3,658	3,658	3,649	3,649	3,649	3,649	3,649	3,649	3,649	3,649	3,649	3,643	43,800
7963	Cable TV	10,345	10,340	9,947	9,947	9,947	9,947	9,947	9,947	9,947	9,947	9,947	9,949	120,156
7972	Telephone	165	165	163	163	163	163	163	163	163	163	163	157	1,954
	Total Utilities	$ 21,558	$ 21,663	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,211	$ 255,386
	Total Expenses	**$ 62,534**	**$ 64,616**	**$ 74,285**	**$ 80,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,835**	**$ 70,495**	**$ 846,160**
	NET INCOME/(LOSS)	**$ 10,126**	**$ 5,770**	**$ (2,620)**	**$ (8,820)**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 830**	**$ 1,170**	**$ 13,536**

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	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	$ 15,000	$ 15,000	$ 0	$ 90,000
4320	Interest Income Reserves	4,217	0	4,217	5,976	0	5,976	0
	Total Income	$ 11,717	$ 7,500	$ 4,217	$ 20,976	$ 15,000	$ 5,976	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 22,848	$ 0	$ (22,848)	$ 22,848	$ 0	$ (22,848)	$ 0
	Total Expenses	$ 22,848	$ 0	$ (22,848)	$ 22,848	$ 0	$ (22,848)	$ 0
	NET INCOME/ (LOSS)	**$ (11,131)**	**$ 7,500**	**$ (18,631)**	**$ (1,872)**	**$ 15,000**	**$ (16,872)**	**$ 90,000**

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	Account Descriptions	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	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	0	0	0	0	0	0	0	0	0	0	5,976
	Total Income	$ 9,259	$ 11,717	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 95,976
	EXPENSES													
9003	Irrigation System	$ 0	$ 22,848	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 22,848
	Total Expenses	$ 0	$ 22,848	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 22,848
	NET INCOME/ (LOSS)	**$ 9,259**	**$ (11,131)**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 73,128**