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	$ 119,012.18	$ 0.00	$ 0.00	$ 119,012.18
100-WEB	Webster Operating MMKT	3,795.63	0.00	0.00	3,795.63
12047	First Virginia Community Bank Res CD	0.00	297,013.71	0.00	297,013.71
1335	Alliance Reserve Money Market	0.00	22,756.10	0.00	22,756.10
1335-ENC	Encore Bank Reserve MMKT	0.00	240,728.01	0.00	240,728.01
1335-MET	Metropolitan Bank Reserves	0.00	504,760.25	0.00	504,760.25
1389	Interest Receivable-Ops	0.00	3,736.87	0.00	3,736.87
	Total Cash	**$ 122,807.81**	**$ 1,068,994.94**	**$ 0.00**	**$ 1,191,802.75**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 24,343.67	$ 0.00	$ 0.00	$ 24,343.67
1105	A/R - Int./Late Charges	1,686.49	0.00	0.00	1,686.49
1106	A/R - Admin Fees	775.00	0.00	0.00	775.00
1115	A/R - Other Due from Owners	4,906.95	0.00	0.00	4,906.95
	Accounts Receivable	**$ 31,712.11**	**$ 0.00**	**$ 0.00**	**$ 31,712.11**
1120	Allowance for Uncollectible Accts	$ (9,540.15)	$ 0.00	$ 0.00	$ (9,540.15)
	Total Accounts Receivable	**$ 22,171.96**	**$ 0.00**	**$ 0.00**	**$ 22,171.96**
	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	88,393.28	0.00	0.00	88,393.28
1135	Prepaid Expenses	9,688.72	0.00	0.00	9,688.72
	Total Other Assets	**$ 103,513.20**	**$ 0.00**	**$ 0.00**	**$ 103,513.20**
	TOTAL ASSETS	**$ 248,492.97**	**$ 1,068,994.94**	**$ 0.00**	**$ 1,317,487.91**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 31,748.22	$ 0.00	$ 0.00	$ 31,748.22
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	983.03	0.00	0.00	983.03
2050	Accrued Expenses	1,740.00	0.00	0.00	1,740.00
2070	Admin Fees Payable	1,415.00	0.00	0.00	1,415.00
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
2260	Due to Operating	0.00	5,431.20	0.00	5,431.20
	Total Liabilities	**$ 47,047.14**	**$ 885,746.51**	**$ 0.00**	**$ 932,793.65**
	EQUITY				
3600	Owners Equity - Operating	$ 191,319.45	$ 0.00	$ 0.00	$ 191,319.45
3700	Owners Equity - Reserves	0.00	174,017.01	0.00	174,017.01
	Net Income/(Loss)	10,126.38	9,231.42	0.00	19,357.80
	TOTAL EQUITY	**$ 201,445.83**	**$ 183,248.43**	**$ 0.00**	**$ 384,694.26**
	TOTAL LIABILITIES & EQUITY	**$ 248,492.97**	**$ 1,068,994.94**	**$ 0.00**	**$ 1,317,487.91**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 119,012	$ 213,200	$ (94,187)
100-WEB	Webster Operating MMKT	3,796	3,785	10
1100	A/R - Owner Assessment	24,344	20,969	3,374
1105	A/R - Int./Late Charges	1,686	1,487	200
1106	A/R - Admin Fees	775	660	115
1115	A/R - Other Due from Owners	4,907	4,038	869
1120	Allowance for Uncollectible Accts	(9,540)	(9,540)	0
1129	Due from Reserves	5,431	5,431	0
1134	Prepaid Insurance	88,393	114,731	(26,338)
1135	Prepaid Expenses	9,689	13,347	(3,658)
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 248,493**	**$ 368,108**	**$ (119,615)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 31,748	$ 31,701	$ 47
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	983	1,227	(244)
2050	Accrued Expenses	1,740	1,740	0
2060	Due to Reserves	0	138,962	(138,962)
2070	Admin Fees Payable	1,415	1,265	150
22073	Ins Claim Payable	10,511	1,244	9,267
	TOTAL LIABILITIES	**$ 47,047**	**$ 176,789**	**$ (129,742)**
	EQUITY			
3600	Owners Equity - Operating	$ 191,319	$ 146,602	$ 44,718
3601	Prior Year Adjustments	0	44,718	(44,718)
	Net Income/(Loss)	10,126	0	10,126
	TOTAL EQUITY	**$ 201,446**	**$ 191,319**	**$ 10,126**
	TOTAL LIABILITIES AND EQUITY	**$ 248,493**	**$ 368,108**	**$ (119,615)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 297,014	$ 297,014	$ 0
1335	Alliance Reserve Money Market	22,756	15,256	7,500
1335-ENC	Encore Bank Reserve MMKT	240,728	73,870	166,858
1335-MET	Metropolitan Bank Reserves	504,760	530,925	(26,165)
1389	Interest Receivable-Ops	3,737	3,737	0
1420	Due from Operating	0	138,962	(138,962)
	TOTAL ASSETS	**$ 1,068,995**	**$ 1,059,764**	**$ 9,231**
	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	$ 174,017	$ 70,308	$ 103,709
3701	Reserve System Close	0	103,709	(103,709)
	Net Income/(Loss)	9,231	0	9,231
	TOTAL EQUITY	**$ 183,248**	**$ 174,017**	**$ 9,231**
	TOTAL LIABILITIES AND EQUITY	**$ 1,068,995**	**$ 1,059,764**	**$ 9,231**

FirstService RESIDENTIAL

0372 Pawleys Place HOA
Operating Income Statement
01/31/2026

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	$ 66,898	$ 66,898	$ 0	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(7,500)	(7,500)	0	(90,000)
4026	Interest Late Charge	65	0	65	65	0	65	0
4027	Late Fees/NSF Fees	210	83	127	210	83	127	1,000
4029	Fines/Violations	300	292	8	300	292	8	3,500
4034	Working Capital Fee	0	502	(502)	0	502	(502)	6,020
4057	Cable TV Fee Income	10,932	10,932	0	10,932	10,932	0	131,188
4120	Interest Income-Operating	14	250	(236)	14	250	(236)	3,000
4199	Miscellaneous Income	1,741	208	1,533	1,741	208	1,533	2,500
	Total Income	$ 72,661	$ 71,665	$ 996	$ 72,661	$ 71,665	$ 996	$ 859,980
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 856	$ 208	$ (648)	$ 856	$ 208	$ (648)	$ 2,500
5017	Management Services	2,386	2,315	(71)	2,386	2,315	(71)	27,782
5021	Audit/Tax Preparation Services	0	0	0	0	0	0	3,800
5023	Insurance Expense	26,338	31,904	5,566	26,338	31,904	5,566	382,850
5034	Licenses & Permits	0	167	167	0	167	167	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	208	208	2,500
	Total General & Administrative	$ 29,579	$ 34,802	$ 5,223	$ 29,579	$ 34,802	$ 5,223	$ 431,782
	Repairs & Maintenance							
6000	General Maintenance	$ 0	$ 1,667	$ 1,667	$ 0	$ 1,667	$ 1,667	$ 20,000
6039	Termite Bond	1,798	1,583	(215)	1,798	1,583	(215)	19,000
6151	Contract Landscape Maintenance	6,500	6,500	0	6,500	6,500	0	78,000
6152	Landscape Maint	900	2,333	1,433	900	2,333	1,433	28,000
6157	Irrigation Expense	0	333	333	0	333	333	4,000
6159	Lake&Pond Maintenance	225	417	192	225	417	192	5,000
	Total Repairs & Maintenance	$ 9,423	$ 12,833	$ 3,410	$ 9,423	$ 12,833	$ 3,410	$ 154,000
	Pool Expenses							
6400	Pool Contract	$ 800	$ 800	$ 0	$ 800	$ 800	$ 0	$ 9,600
6403	Pool Supplies	165	625	460	165	625	460	7,500
6405	Pool Repairs & Maintenance	1,009	208	(801)	1,009	208	(801)	2,500
	Total Pool Expenses	$ 1,974	$ 1,633	$ (341)	$ 1,974	$ 1,633	$ (341)	$ 19,600
	Utilities							
7951	Electric	$ 1,417	$ 1,458	$ 41	$ 1,417	$ 1,458	$ 41	$ 17,500
7953	Water & Sewer	5,973	6,000	27	5,973	6,000	27	72,000
7957	Trash Removal	3,658	3,649	(9)	3,658	3,649	(9)	43,782
7963	Cable TV	10,345	9,947	(398)	10,345	9,947	(398)	119,366
7972	Telephone	165	163	(2)	165	163	(2)	1,950
	Total Utilities	$ 21,558	$ 21,217	$ (341)	$ 21,558	$ 21,217	$ (341)	$ 254,598
	Total Expenses	**$ 62,534**	**$ 70,485**	**$ 7,951**	**$ 62,534**	**$ 70,485**	**$ 7,951**	**$ 859,980**
	NET INCOME/(LOSS)	**$ 10,126**	**$ 1,180**	**$ 8,946**	**$ 10,126**	**$ 1,180**	**$ 8,946**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
01/31/2026

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

FirstService Residential SC

	Descriptions Account	Jan Actual	Feb Budget	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	$ 802,772
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	83	83	83	83	83	83	83	83	83	83	87	1,127
4029	Fines/Violations	300	292	292	292	292	292	292	292	292	292	292	288	3,508
4034	Working Capital Fee	0	502	502	502	502	502	502	502	502	502	502	498	5,518
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	131,188
4120	Interest Income-Operating	14	250	250	250	250	250	250	250	250	250	250	250	2,764
4199	Miscellaneous Income	1,741	208	208	208	208	208	208	208	208	208	208	212	4,033
	Total Income	$ 72,661	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 860,976
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Expense	$ 856	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 212	$ 3,148
5017	Management Services	2,386	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,317	27,853
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	31,904	31,904	31,904	31,904	31,904	31,904	31,904	31,904	31,904	31,904	31,906	377,284
5034	Licenses & Permits	0	167	167	167	167	167	167	167	167	167	167	163	1,833
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	208	208	208	208	208	208	208	208	208	208	212	2,292
	Total General & Administr	$ 29,579	$ 34,802	$ 38,602	$ 44,802	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 35,152	$ 34,810	$ 426,559
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,663	$ 18,333
6039	Termite Bond	1,798	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,587	19,215
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	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,337	26,567
6157	Irrigation Expense	0	333	333	333	333	333	333	333	333	333	333	337	3,667
6159	Lake&Pond Maintenance	225	417	417	417	417	417	417	417	417	417	417	413	4,808
	Total Repairs & Maintenan	$ 9,423	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,837	$ 150,590
	Pool Expenses													
6400	Pool Contract	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 9,600
6403	Pool Supplies	165	625	625	625	625	625	625	625	625	625	625	625	7,040
6405	Pool Repairs & Maintenanc	1,009	208	208	208	208	208	208	208	208	208	208	212	3,301
	Total Pool Expenses	$ 1,974	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,637	$ 19,941
	Utilities													
7951	Electric	$ 1,417	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,462	$ 17,459
7953	Water & Sewer	5,973	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	71,973
7957	Trash Removal	3,658	3,649	3,649	3,649	3,649	3,649	3,649	3,649	3,649	3,649	3,649	3,643	43,791
7963	Cable TV	10,345	9,947	9,947	9,947	9,947	9,947	9,947	9,947	9,947	9,947	9,947	9,949	119,764
7972	Telephone	165	163	163	163	163	163	163	163	163	163	163	157	1,952
	Total Utilities	$ 21,558	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,211	$ 254,939
	Total Expenses	**$ 62,534**	**$ 70,485**	**$ 74,285**	**$ 80,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,835**	**$ 70,495**	**$ 852,029**
	NET INCOME/(LOSS)	**$ 10,126**	**$ 1,180**	**$ (2,620)**	**$ (8,820)**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 830**	**$ 1,170**	**$ 8,946**

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	$ 7,500	$ 7,500	$ 0	$ 90,000
4320	Interest Income Reserves	1,731	0	1,731	1,731	0	1,731	0
	Total Income	$ 9,231	$ 7,500	$ 1,731	$ 9,231	$ 7,500	$ 1,731	$ 90,000
	NET INCOME/ (LOSS)	**$ 9,231**	**$ 7,500**	**$ 1,731**	**$ 9,231**	**$ 7,500**	**$ 1,731**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
01/31/2026

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

FirstService Residential SC

	Account Descriptions	Jan Actual	Feb Budget	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	1,731	0	0	0	0	0	0	0	0	0	0	0	1,731
	Total Income	$ 9,231	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 91,731
	NET INCOME/ (LOSS)	**$ 9,231**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 91,731**