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	$ (3,312.95)	$ 0.00	$ 0.00	$ (3,312.95)
100-WEB	Webster Operating MMKT	3,855.20	0.00	0.00	3,855.20
12047	First Virginia Community Bank Res CD	0.00	242,900.71	0.00	242,900.71
1335	Alliance Reserve Money Market	0.00	44,885.06	0.00	44,885.06
1335-ENC	Encore Bank Reserve MMKT	0.00	96,881.40	0.00	96,881.40
1335-MET	Metropolitan Bank Reserves	0.00	556,211.59	0.00	556,211.59
	Total Cash	**$ 542.25**	**$ 940,878.76**	**$ 0.00**	**$ 941,421.01**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 10,145.29	$ 0.00	$ 0.00	$ 10,145.29
1105	A/R - Int./Late Charges	525.61	0.00	0.00	525.61
1106	A/R - Admin Fees	365.00	0.00	0.00	365.00
1115	A/R - Other Due from Owners	4,798.52	0.00	0.00	4,798.52
	Accounts Receivable	**$ 15,834.42**	**$ 0.00**	**$ 0.00**	**$ 15,834.42**
1120	Allowance for Uncollectible Accts	$ 1,080.00	$ 0.00	$ 0.00	$ 1,080.00
	Total Accounts Receivable	**$ 16,914.42**	**$ 0.00**	**$ 0.00**	**$ 16,914.42**
	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	$ 39,174.84	$ 0.00	$ 0.00	$ 39,174.84
1134	Prepaid Insurance	178,594.74	0.00	0.00	178,594.74
1135	Prepaid Expenses	4,034.94	0.00	0.00	4,034.94
	Total Other Assets	**$ 221,804.52**	**$ 0.00**	**$ 0.00**	**$ 221,804.52**
	TOTAL ASSETS	**$ 239,261.19**	**$ 940,878.76**	**$ 0.00**	**$ 1,180,139.95**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 31,675.86	$ 0.00	$ 0.00	$ 31,675.86
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	691.73	0.00	0.00	691.73
2070	Admin Fees Payable	1,845.00	0.00	0.00	1,845.00
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	39,174.84	0.00	39,174.84
	Total Liabilities	**$ 46,290.59**	**$ 1,016,948.44**	**$ 0.00**	**$ 1,063,239.03**
	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)	33,266.40	(158,970.53)	0.00	(125,704.13)
	TOTAL EQUITY	**$ 192,970.60**	**$ (76,069.68)**	**$ 0.00**	**$ 116,900.92**
	TOTAL LIABILITIES & EQUITY	**$ 239,261.19**	**$ 940,878.76**	**$ 0.00**	**$ 1,180,139.95**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ (3,313)	$ 75,047	$ (78,360)
100-WEB	Webster Operating MMKT	3,855	3,845	10
1100	A/R - Owner Assessment	10,145	6,848	3,297
1105	A/R - Int./Late Charges	526	387	139
1106	A/R - Admin Fees	365	380	(15)
1115	A/R - Other Due from Owners	4,799	3,810	989
1120	Allowance for Uncollectible Accts	1,080	1,080	0
1129	Due from Reserves	39,175	0	39,175
1134	Prepaid Insurance	178,595	197,444	(18,850)
1135	Prepaid Expenses	4,035	0	4,035
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 239,261**	**$ 288,841**	**$ (49,580)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 31,676	$ 31,236	$ 440
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2050	Accrued Expenses	692	3,373	(2,681)
2060	Due to Reserves	0	59,927	(59,927)
2070	Admin Fees Payable	1,845	1,810	35
2112	Income Tax Payable	11,428	11,428	0
	TOTAL LIABILITIES	**$ 46,291**	**$ 108,424**	**$ (62,133)**
	EQUITY			
3600	Owners Equity - Operating	$ 160,302	$ 160,302	$ 0
3601	Prior Year Adjustments	(597)	(597)	0
	Net Income/(Loss)	33,266	20,713	12,553
	TOTAL EQUITY	**$ 192,971**	**$ 180,418**	**$ 12,553**
	TOTAL LIABILITIES AND EQUITY	**$ 239,261**	**$ 288,841**	**$ (49,580)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 242,901	$ 242,901	$ 0
1335	Alliance Reserve Money Market	44,885	37,329	7,556
1335-ENC	Encore Bank Reserve MMKT	96,881	87,116	9,766
1335-MET	Metropolitan Bank Reserves	556,212	575,823	(19,612)
1420	Due from Operating	0	59,927	(59,927)
	TOTAL ASSETS	**$ 940,879**	**$ 1,003,096**	**$ (62,217)**
	LIABILITIES & EQUITY			
2206	Reserve Def Income	$ 27,150	$ 27,150	$ 0
2213	Contract Liability R	950,624	950,624	0
2260	Due to Operating	39,175	0	39,175
	TOTAL LIABILITIES	**$ 1,016,948**	**$ 977,774**	**$ 39,175**
	EQUITY			
3700	Owners Equity-Rsrv	$ 82,901	$ 82,901	$ 0
	Net Income/(Loss)	(158,971)	(57,578)	(101,392)
	TOTAL EQUITY	**$ (76,070)**	**$ 25,322**	**$ (101,392)**
	TOTAL LIABILITIES AND EQUITY	**$ 940,879**	**$ 1,003,096**	**$ (62,217)**

FirstService RESIDENTIAL

0372 Pawleys Place HOA
Operating Income Statement
07/31/2026

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	$ 468,283	$ 468,286	$ (3)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(52,500)	(52,500)	0	(90,000)
4026	Interest Late Charge	54	0	54	405	0	405	0
4027	Late Fees/NSF Fees	145	83	62	650	581	69	1,000
4029	Fines/Violations	150	292	(142)	450	2,044	(1,594)	3,500
4034	Working Capital Fee	860	502	358	6,880	3,514	3,366	6,020
4057	Cable TV Fee Income	10,932	10,932	0	76,527	76,524	3	131,188
4120	Interest Income-Operating	12	250	(238)	88	1,750	(1,662)	3,000
4199	Miscellaneous Income	50	208	(158)	1,816	1,456	360	2,500
	Total Income	$ 71,601	$ 71,665	$ (64)	$ 502,599	$ 501,655	$ 944	$ 859,980
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 451	$ 208	$ (243)	$ 3,184	$ 1,456	$ (1,728)	$ 2,500
5017	Management Services	2,386	2,315	(71)	16,699	16,205	(494)	27,782
5021	Audit/Tax Preparation Services	0	0	0	0	3,800	3,800	3,800
5023	Insurance Expense	18,850	31,904	13,054	162,489	223,328	60,839	382,850
5034	Licenses & Permits	0	167	167	698	1,169	472	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	342	208	(134)	(435)	1,456	1,891	2,500
	Total General & Administrative	$ 22,029	$ 34,802	$ 12,773	$ 195,360	$ 257,414	$ 62,054	$ 431,782
	Repairs & Maintenance							
6000	General Maintenance	$ (58)	$ 1,667	$ 1,725	$ 18,368	$ 11,669	$ (6,699)	$ 20,000
6039	Termite Bond	1,798	1,583	(215)	12,647	11,081	(1,566)	19,000
6151	Contract Landscape Maintenance	6,500	6,500	0	45,500	45,500	0	78,000
6152	Landscape Maint	4,225	2,333	(1,892)	29,995	16,331	(13,664)	28,000
6157	Irrigation Expense	114	333	219	994	2,331	1,337	4,000
6159	Lake&Pond Maintenance	225	417	192	1,575	2,919	1,344	5,000
	Total Repairs & Maintenance	$ 12,804	$ 12,833	$ 29	$ 109,079	$ 89,831	$ (19,248)	$ 154,000
	Pool Expenses							
6400	Pool Contract	$ 800	$ 800	$ 0	$ 5,600	$ 5,600	$ 0	$ 9,600
6403	Pool Supplies	452	625	173	3,276	4,375	1,099	7,500
6405	Pool Repairs & Maintenance	452	208	(244)	2,237	1,456	(781)	2,500
	Total Pool Expenses	$ 1,705	$ 1,633	$ (72)	$ 11,112	$ 11,431	$ 319	$ 19,600
	Utilities							
7951	Electric	$ 1,680	$ 1,458	$ (222)	$ 11,549	$ 10,206	$ (1,343)	$ 17,500
7953	Water & Sewer	6,278	6,000	(278)	41,329	42,000	671	72,000
7957	Trash Removal	4,035	3,649	(386)	27,298	25,543	(1,755)	43,782
7963	Cable TV	10,340	9,947	(393)	72,382	69,629	(2,753)	119,366
7972	Telephone	179	163	(16)	1,223	1,141	(82)	1,950
	Total Utilities	$ 22,511	$ 21,217	$ (1,294)	$ 153,782	$ 148,519	$ (5,263)	$ 254,598
	Total Expenses	**$ 59,048**	**$ 70,485**	**$ 11,437**	**$ 469,333**	**$ 507,195**	**$ 37,862**	**$ 859,980**
	NET INCOME/(LOSS)	**$ 12,553**	**$ 1,180**	**$ 11,373**	**$ 33,266**	**$ (5,540)**	**$ 38,806**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
07/31/2026

FirstService RESIDENTIAL
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 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	$ 802,769
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	0	0	0	0	0	405
4027	Late Fees/NSF Fees	210	45	5	115	95	35	145	83	83	83	83	87	1,069
4029	Fines/Violations	300	0	0	0	0	0	150	292	292	292	292	288	1,906
4034	Working Capital Fee	0	0	2,580	0	1,599	1,841	860	502	502	502	502	498	9,386
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	250	250	250	250	250	1,338
4199	Miscellaneous Income	1,741	0	0	25	0	0	50	208	208	208	208	212	2,860
	Total Income	$ 72,661	$ 70,386	$ 72,972	$ 70,614	$ 72,118	$ 72,248	$ 71,601	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 860,924
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Ex	$ 856	$ 243	$ 0	$ 485	$ 518	$ 631	$ 451	$ 208	$ 208	$ 208	$ 208	$ 212	$ 4,228
5017	Management Services	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,315	2,315	2,315	2,315	2,317	28,276
5023	Insurance Expense	26,338	26,338	26,338	26,928	18,850	18,850	18,850	31,904	31,904	31,904	31,904	31,906	322,011
5034	Licenses & Permits	0	128	0	570	0	0	0	167	167	167	167	163	1,529
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	208	208	208	208	212	609
	Total General & Admi	$ 29,579	$ 29,094	$ 28,943	$ 43,094	$ 21,851	$ 20,771	$ 22,029	$ 34,802	$ 34,802	$ 34,802	$ 35,152	$ 34,810	$ 369,728
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 475	$ 1,381	$ 11,480	$ 4,325	$ 765	$ (58)	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,663	$ 26,699
6039	Termite Bond	1,798	1,740	1,798	1,833	1,740	1,940	1,798	1,583	1,583	1,583	1,583	1,587	20,566
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	2,333	2,333	2,333	2,333	2,337	41,664
6157	Irrigation Expense	0	0	0	0	0	880	114	333	333	333	333	337	2,663
6159	Lake&Pond Maintenanc	225	225	225	225	225	225	225	417	417	417	417	413	3,656
	Total Repairs & Main	$ 9,423	$ 12,790	$ 11,854	$ 21,988	$ 21,850	$ 18,370	$ 12,804	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,837	$ 173,248
	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	625	625	625	625	625	6,401
6405	Pool Repairs & Maint	1,009	0	0	0	0	775	452	208	208	208	208	212	3,281
	Total Pool Expenses	$ 1,974	$ 1,069	$ 1,101	$ 1,577	$ 1,262	$ 2,424	$ 1,705	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,637	$ 19,281
	Utilities													
7951	Electric	$ 1,417	$ 1,459	$ 1,561	$ 1,711	$ 1,945	$ 1,777	$ 1,680	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,462	$ 18,843
7953	Water & Sewer	5,973	6,042	5,355	5,400	6,303	5,979	6,278	6,000	6,000	6,000	6,000	6,000	71,329
7957	Trash Removal	3,658	3,658	3,842	4,035	4,035	4,035	4,035	3,649	3,649	3,649	3,649	3,643	45,537
7963	Cable TV	10,345	10,340	10,340	10,340	10,340	10,340	10,340	9,947	9,947	9,947	9,947	9,949	122,119
7972	Telephone	165	165	179	179	179	179	179	163	163	163	163	157	2,032
	Total Utilities	$ 21,558	$ 21,663	$ 21,275	$ 21,664	$ 22,801	$ 22,309	$ 22,511	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,211	$ 259,861
	Total Expenses	**$ 62,534**	**$ 64,616**	**$ 63,174**	**$ 88,323**	**$ 67,763**	**$ 63,874**	**$ 59,048**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,835**	**$ 70,495**	**$ 822,118**
	NET INCOME/(LOSS)	**$ 10,126**	**$ 5,770**	**$ 9,798**	**$ (17,709)**	**$ 4,355**	**$ 8,374**	**$ 12,553**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 830**	**$ 1,170**	**$ 38,806**

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	$ 52,500	$ 52,500	$ 0	$ 90,000
4320	Interest Income Reserves	1,736	0	1,736	17,561	0	17,561	0
	Total Income	$ 9,236	$ 7,500	$ 1,736	$ 70,061	$ 52,500	$ 17,561	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 0	$ 0	$ 0	$ 31,969	$ 0	$ (31,969)	$ 0
9052	Bulkhead Expense	109,195	0	(109,195)	193,389	0	(193,389)	0
9060	Pool Equipment Replacement	1,433	0	(1,433)	2,644	0	(2,644)	0
9202	Fence Installment & Repair	0	0	0	1,030	0	(1,030)	0
	Total Expenses	$ 110,628	$ 0	$ (110,628)	$ 229,032	$ 0	$ (229,032)	$ 0
	NET INCOME/ (LOSS)	**$ (101,392)**	**$ 7,500**	**$ (108,892)**	**$ (158,971)**	**$ 52,500**	**$ (211,471)**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
07/31/2026

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 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	2,050	1,941	1,630	4,230	1,736	0	0	0	0	0	17,561
	Total Income	$ 9,259	$ 11,717	$ 9,550	$ 9,441	$ 9,130	$ 11,730	$ 9,236	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 107,561
	EXPENSES													
9003	Irrigation System	$ 0	$ 22,848	$ 84,195	$ 10,921	$ 0	$ (85,995)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 31,969
9052	Bulkhead Expense	0	0	0	0	0	84,195	109,195	0	0	0	0	0	193,389
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	$ 0	$ 0	$ 0	$ 0	$ 0	$ 229,032
	NET INCOME/ (LOSS)	**$ 9,259**	**$ (11,131)**	**$ (74,645)**	**$ (1,480)**	**$ 7,919**	**$ 12,499**	**$ (101,392)**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ (121,471)**