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	$ 75,047.30	$ 0.00	$ 0.00	$ 75,047.30
100-WEB	Webster Operating MMKT	3,844.93	0.00	0.00	3,844.93
12047	First Virginia Community Bank Res CD	0.00	242,900.71	0.00	242,900.71
1335	Alliance Reserve Money Market	0.00	37,329.49	0.00	37,329.49
1335-ENC	Encore Bank Reserve MMKT	0.00	87,115.50	0.00	87,115.50
1335-MET	Metropolitan Bank Reserves	0.00	575,823.15	0.00	575,823.15
	Total Cash	**$ 78,892.23**	**$ 943,168.85**	**$ 0.00**	**$ 1,022,061.08**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 6,848.05	$ 0.00	$ 0.00	$ 6,848.05
1105	A/R - Int./Late Charges	386.60	0.00	0.00	386.60
1106	A/R - Admin Fees	380.00	0.00	0.00	380.00
1115	A/R - Other Due from Owners	3,809.91	0.00	0.00	3,809.91
	Accounts Receivable	**$ 11,424.56**	**$ 0.00**	**$ 0.00**	**$ 11,424.56**
1120	Allowance for Uncollectible Accts	$ 1,080.00	$ 0.00	$ 0.00	$ 1,080.00
	Total Accounts Receivable	**$ 12,504.56**	**$ 0.00**	**$ 0.00**	**$ 12,504.56**
	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	$ 197,444.42	$ 0.00	$ 0.00	$ 197,444.42
1420	Due from Operating	0.00	59,927.16	0.00	59,927.16
	Total Other Assets	**$ 197,444.42**	**$ 59,927.16**	**$ 0.00**	**$ 257,371.58**
	TOTAL ASSETS	**$ 288,841.21**	**$ 1,003,096.01**	**$ 0.00**	**$ 1,291,937.22**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 31,235.51	$ 0.00	$ 0.00	$ 31,235.51
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	3,373.00	0.00	0.00	3,373.00
2060	Due to Reserves	59,927.16	0.00	0.00	59,927.16
2070	Admin Fees Payable	1,810.00	0.00	0.00	1,810.00
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
	Total Liabilities	**$ 108,423.67**	**$ 977,773.60**	**$ 0.00**	**$ 1,086,197.27**
	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)	20,713.34	(57,578.44)	0.00	(36,865.10)
	TOTAL EQUITY	**$ 180,417.54**	**$ 25,322.41**	**$ 0.00**	**$ 205,739.95**
	TOTAL LIABILITIES & EQUITY	**$ 288,841.21**	**$ 1,003,096.01**	**$ 0.00**	**$ 1,291,937.22**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 75,047	$ 53,616	$ 21,432
100-WEB	Webster Operating MMKT	3,845	3,835	10
1100	A/R - Owner Assessment	6,848	14,778	(7,930)
1105	A/R - Int./Late Charges	387	1,075	(689)
1106	A/R - Admin Fees	380	653	(273)
1115	A/R - Other Due from Owners	3,810	5,850	(2,040)
1120	Allowance for Uncollectible Accts	1,080	1,080	0
1129	Due from Reserves	0	(5,431)	5,431
1134	Prepaid Insurance	197,444	216,294	(18,850)
1135	Prepaid Expenses	0	7,300	(7,300)
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 288,841**	**$ 299,050**	**$ (10,209)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 31,236	$ 29,498	$ 1,738
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	0	2,720	(2,720)
2050	Accrued Expenses	3,373	9,938	(6,565)
2060	Due to Reserves	59,927	70,263	(10,336)
2070	Admin Fees Payable	1,810	1,710	100
2112	Income Tax Payable	11,428	11,428	0
	TOTAL LIABILITIES	**$ 108,424**	**$ 126,206**	**$ (17,782)**
	EQUITY			
3600	Owners Equity - Operating	$ 160,302	$ 160,302	$ 0
3601	Prior Year Adjustments	(597)	203	(800)
	Net Income/(Loss)	20,713	12,340	8,374
	TOTAL EQUITY	**$ 180,418**	**$ 172,844**	**$ 7,574**
	TOTAL LIABILITIES AND EQUITY	**$ 288,841**	**$ 299,050**	**$ (10,208)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 242,901	$ 304,725	$ (61,824)
1335	Alliance Reserve Money Market	37,329	27,206	10,124
1335-ENC	Encore Bank Reserve MMKT	87,116	72,941	14,175
1335-MET	Metropolitan Bank Reserves	575,823	510,031	65,792
1420	Due from Operating	59,927	70,263	(10,336)
	TOTAL ASSETS	**$ 1,003,096**	**$ 985,165**	**$ 17,931**
	LIABILITIES & EQUITY			
2206	Reserve Def Income	$ 27,150	$ 27,150	$ 0
2213	Contract Liability R	950,624	950,624	0
2260	Due to Operating	0	(5,431)	5,431
	TOTAL LIABILITIES	**$ 977,774**	**$ 972,342**	**$ 5,431**
	EQUITY			
3700	Owners Equity-Rsrv	$ 82,901	$ 82,901	$ 0
	Net Income/(Loss)	(57,578)	(70,078)	12,499
	TOTAL EQUITY	**$ 25,322**	**$ 12,823**	**$ 12,499**
	TOTAL LIABILITIES AND EQUITY	**$ 1,003,096**	**$ 985,165**	**$ 17,931**

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	$ 401,386	$ 401,388	$ (2)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(45,000)	(45,000)	0	(90,000)
4026	Interest Late Charge	30	0	30	351	0	351	0
4027	Late Fees/NSF Fees	35	83	(48)	505	498	7	1,000
4029	Fines/Violations	0	292	(292)	300	1,752	(1,452)	3,500
4034	Working Capital Fee	1,841	502	1,339	6,020	3,012	3,008	6,020
4057	Cable TV Fee Income	10,932	10,932	0	65,594	65,592	2	131,188
4120	Interest Income-Operating	12	250	(238)	75	1,500	(1,425)	3,000
4199	Miscellaneous Income	0	208	(208)	1,766	1,248	518	2,500
	Total Income	$ 72,248	$ 71,665	$ 583	$ 430,998	$ 429,990	$ 1,008	$ 859,980
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 631	$ 208	$ (423)	$ 2,733	$ 1,248	$ (1,485)	$ 2,500
5017	Management Services	2,386	2,315	(71)	14,314	13,890	(424)	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	143,640	191,424	47,784	382,850
5034	Licenses & Permits	0	167	167	698	1,002	305	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	(1,095)	208	1,303	(778)	1,248	2,026	2,500
	Total General & Administrative	$ 20,771	$ 34,802	$ 14,031	$ 173,331	$ 222,612	$ 49,281	$ 431,782
	Repairs & Maintenance							
6000	General Maintenance	$ 765	$ 1,667	$ 902	$ 18,426	$ 10,002	$ (8,424)	$ 20,000
6039	Termite Bond	1,940	1,583	(357)	10,849	9,498	(1,351)	19,000
6151	Contract Landscape Maintenance	6,500	6,500	0	39,000	39,000	0	78,000
6152	Landscape Maint	8,060	2,333	(5,727)	25,770	13,998	(11,772)	28,000
6157	Irrigation Expense	880	333	(547)	880	1,998	1,118	4,000
6159	Lake&Pond Maintenance	225	417	192	1,350	2,502	1,152	5,000
	Total Repairs & Maintenance	$ 18,370	$ 12,833	$ (5,537)	$ 96,275	$ 76,998	$ (19,277)	$ 154,000
	Pool Expenses							
6400	Pool Contract	$ 800	$ 800	$ 0	$ 4,800	$ 4,800	$ 0	$ 9,600
6403	Pool Supplies	849	625	(224)	2,823	3,750	927	7,500
6405	Pool Repairs & Maintenance	775	208	(567)	1,784	1,248	(536)	2,500
	Total Pool Expenses	$ 2,424	$ 1,633	$ (791)	$ 9,407	$ 9,798	$ 391	$ 19,600
	Utilities							
7951	Electric	$ 1,777	$ 1,458	$ (319)	$ 9,870	$ 8,748	$ (1,122)	$ 17,500
7953	Water & Sewer	5,979	6,000	22	35,051	36,000	949	72,000
7957	Trash Removal	4,035	3,649	(386)	23,263	21,894	(1,369)	43,782
7963	Cable TV	10,340	9,947	(393)	62,043	59,682	(2,361)	119,366
7972	Telephone	179	163	(16)	1,044	978	(66)	1,950
	Total Utilities	$ 22,309	$ 21,217	$ (1,092)	$ 131,271	$ 127,302	$ (3,969)	$ 254,598
	Total Expenses	**$ 63,874**	**$ 70,485**	**$ 6,611**	**$ 410,284**	**$ 436,710**	**$ 26,426**	**$ 859,980**
	NET INCOME/(LOSS)	**$ 8,374**	**$ 1,180**	**$ 7,194**	**$ 20,713**	**$ (6,720)**	**$ 27,433**	**$ 0**

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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 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	$ 802,770
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	0	0	0	0	0	0	351
4027	Late Fees/NSF Fees	210	45	5	115	95	35	83	83	83	83	83	87	1,007
4029	Fines/Violations	300	0	0	0	0	0	292	292	292	292	292	288	2,048
4034	Working Capital Fee	0	0	2,580	0	1,599	1,841	502	502	502	502	502	498	9,028
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	131,190
4120	Interest Income-Oper	14	11	14	12	13	12	250	250	250	250	250	250	1,575
4199	Miscellaneous Income	1,741	0	0	25	0	0	208	208	208	208	208	212	3,018
	Total Income	$ 72,661	$ 70,386	$ 72,972	$ 70,614	$ 72,118	$ 72,248	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 860,988
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Ex	$ 856	$ 243	$ 0	$ 485	$ 518	$ 631	$ 208	$ 208	$ 208	$ 208	$ 208	$ 212	$ 3,985
5017	Management Services	2,386	2,386	2,386	2,386	2,386	2,386	2,315	2,315	2,315	2,315	2,315	2,317	28,206
5023	Insurance Expense	26,338	26,338	26,338	26,928	18,850	18,850	31,904	31,904	31,904	31,904	31,904	31,906	335,066
5034	Licenses & Permits	0	128	0	570	0	0	167	167	167	167	167	163	1,696
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)	208	208	208	208	208	212	475
	Total General & Admi	$ 29,579	$ 29,094	$ 28,943	$ 43,094	$ 21,851	$ 20,771	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 35,152	$ 34,810	$ 382,501
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 475	$ 1,381	$ 11,480	$ 4,325	$ 765	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,663	$ 28,424
6039	Termite Bond	1,798	1,740	1,798	1,833	1,740	1,940	1,583	1,583	1,583	1,583	1,583	1,587	20,351
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	2,333	2,333	2,333	2,333	2,333	2,337	39,772
6157	Irrigation Expense	0	0	0	0	0	880	333	333	333	333	333	337	2,882
6159	Lake&Pond Maintenanc	225	225	225	225	225	225	417	417	417	417	417	413	3,848
	Total Repairs & Main	$ 9,423	$ 12,790	$ 11,854	$ 21,988	$ 21,850	$ 18,370	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,837	$ 173,277
	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	625	625	625	625	625	625	6,573
6405	Pool Repairs & Maint	1,009	0	0	0	0	775	208	208	208	208	208	212	3,036
	Total Pool Expenses	$ 1,974	$ 1,069	$ 1,101	$ 1,577	$ 1,262	$ 2,424	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,637	$ 19,209
	Utilities													
7951	Electric	$ 1,417	$ 1,459	$ 1,561	$ 1,711	$ 1,945	$ 1,777	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,462	$ 18,622
7953	Water & Sewer	5,973	6,042	5,355	5,400	6,303	5,979	6,000	6,000	6,000	6,000	6,000	6,000	71,051
7957	Trash Removal	3,658	3,658	3,842	4,035	4,035	4,035	3,649	3,649	3,649	3,649	3,649	3,643	45,151
7963	Cable TV	10,345	10,340	10,340	10,340	10,340	10,340	9,947	9,947	9,947	9,947	9,947	9,949	121,727
7972	Telephone	165	165	179	179	179	179	163	163	163	163	163	157	2,016
	Total Utilities	$ 21,558	$ 21,663	$ 21,275	$ 21,664	$ 22,801	$ 22,309	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,211	$ 258,567
	Total Expenses	**$ 62,534**	**$ 64,616**	**$ 63,174**	**$ 88,323**	**$ 67,763**	**$ 63,874**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,835**	**$ 70,495**	**$ 833,554**
	NET INCOME/(LOSS)	**$ 10,126**	**$ 5,770**	**$ 9,798**	**$ (17,709)**	**$ 4,355**	**$ 8,374**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 830**	**$ 1,170**	**$ 27,433**

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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	$ 45,000	$ 45,000	$ 0	$ 90,000
4320	Interest Income Reserves	4,230	0	4,230	15,825	0	15,825	0
	Total Income	$ 11,730	$ 7,500	$ 4,230	$ 60,825	$ 45,000	$ 15,825	$ 90,000
	EXPENSES							
9003	Irrigation System	$ (85,995)	$ 0	$ 85,995	$ 31,969	$ 0	$ (31,969)	$ 0
9052	Bulkhead Expense	84,195	0	(84,195)	84,195	0	(84,195)	0
9060	Pool Equipment Replacement	0	0	0	1,211	0	(1,211)	0
9202	Fence Installment & Repair	1,030	0	(1,030)	1,030	0	(1,030)	0
	Total Expenses	$ (770)	$ 0	$ 770	$ 118,404	$ 0	$ (118,404)	$ 0
	NET INCOME/ (LOSS)	**$ 12,499**	**$ 7,500**	**$ 4,999**	**$ (57,578)**	**$ 45,000**	**$ (102,578)**	**$ 90,000**