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	$ 53,615.52	$ 0.00	$ 0.00	$ 53,615.52
100-WEB	Webster Operating MMKT	3,835.02	0.00	0.00	3,835.02
12047	First Virginia Community Bank Res CD	0.00	299,245.63	0.00	299,245.63
1335	Alliance Reserve Money Market	0.00	27,205.58	0.00	27,205.58
1335-ENC	Encore Bank Reserve MMKT	0.00	72,940.73	0.00	72,940.73
1335-MET	Metropolitan Bank Reserves	0.00	510,031.36	0.00	510,031.36
1389	Interest Receivable-Ops	0.00	3,736.87	0.00	3,736.87
	Total Cash	**$ 57,450.54**	**$ 913,160.17**	**$ 0.00**	**$ 970,610.71**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 14,777.93	$ 0.00	$ 0.00	$ 14,777.93
1105	A/R - Int./Late Charges	1,075.34	0.00	0.00	1,075.34
1106	A/R - Admin Fees	653.00	0.00	0.00	653.00
1115	A/R - Other Due from Owners	5,850.17	0.00	0.00	5,850.17
	Accounts Receivable	**$ 22,356.44**	**$ 0.00**	**$ 0.00**	**$ 22,356.44**
1120	Allowance for Uncollectible Accts	$ 6,748.20	$ 0.00	$ 0.00	$ 6,748.20
	Total Accounts Receivable	**$ 29,104.64**	**$ 0.00**	**$ 0.00**	**$ 29,104.64**
	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	$ 216,726.96	$ 0.00	$ 0.00	$ 216,726.96
1135	Prepaid Expenses	16,188.72	0.00	0.00	16,188.72
1420	Due from Operating	0.00	71,094.34	0.00	71,094.34
	Total Other Assets	**$ 232,915.68**	**$ 71,094.34**	**$ 0.00**	**$ 304,010.02**
	TOTAL ASSETS	**$ 319,470.86**	**$ 984,254.51**	**$ 0.00**	**$ 1,303,725.37**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 29,497.51	$ 0.00	$ 0.00	$ 29,497.51
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	2,719.55	0.00	0.00	2,719.55
2050	Accrued Expenses	9,937.64	0.00	0.00	9,937.64
2060	Due to Reserves	71,094.34	0.00	0.00	71,094.34
2070	Admin Fees Payable	1,710.00	0.00	0.00	1,710.00
2213	Contract Liability R	0.00	880,315.31	0.00	880,315.31
	Total Liabilities	**$ 115,609.04**	**$ 880,315.31**	**$ 0.00**	**$ 995,924.35**
	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)	12,339.84	(70,077.81)	0.00	(57,737.97)
	TOTAL EQUITY	**$ 203,861.82**	**$ 103,939.20**	**$ 0.00**	**$ 307,801.02**
	TOTAL LIABILITIES & EQUITY	**$ 319,470.86**	**$ 984,254.51**	**$ 0.00**	**$ 1,303,725.37**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 53,616	$ 91,164	$ (37,549)
100-WEB	Webster Operating MMKT	3,835	3,825	10
1100	A/R - Owner Assessment	14,778	26,759	(11,981)
1105	A/R - Int./Late Charges	1,075	1,839	(763)
1106	A/R - Admin Fees	653	963	(310)
1115	A/R - Other Due from Owners	5,850	6,311	(461)
1120	Allowance for Uncollectible Accts	6,748	(9,540)	16,288
1129	Due from Reserves	0	97,695	(97,695)
1134	Prepaid Insurance	216,727	9,381	207,346
1135	Prepaid Expenses	16,189	9,689	6,500
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 319,471**	**$ 238,085**	**$ 81,386**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 29,498	$ 30,345	$ (847)
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	2,720	0	2,720
2050	Accrued Expenses	9,938	5,698	4,240
2060	Due to Reserves	71,094	0	71,094
2070	Admin Fees Payable	1,710	1,885	(175)
	TOTAL LIABILITIES	**$ 115,609**	**$ 38,578**	**$ 77,031**
	EQUITY			
3600	Owners Equity - Operating	$ 191,319	$ 191,319	$ 0
3601	Prior Year Adjustments	203	203	0
	Net Income/(Loss)	12,340	7,985	4,355
	TOTAL EQUITY	**$ 203,862**	**$ 199,507**	**$ 4,355**
	TOTAL LIABILITIES AND EQUITY	**$ 319,471**	**$ 238,085**	**$ 81,386**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 299,246	$ 299,246	$ 0
1335	Alliance Reserve Money Market	27,206	19,673	7,533
1335-ENC	Encore Bank Reserve MMKT	72,941	242,662	(169,722)
1335-MET	Metropolitan Bank Reserves	510,031	508,713	1,318
1389	Interest Receivable-Ops	3,737	3,737	0
1420	Due from Operating	71,094	0	71,094
	TOTAL ASSETS	**$ 984,255**	**$ 1,074,030**	**$ (89,776)**
	LIABILITIES & EQUITY			
2213	Contract Liability R	$ 880,315	$ 880,315	$ 0
2260	Due to Operating	0	97,695	(97,695)
	TOTAL LIABILITIES	**$ 880,315**	**$ 978,010**	**$ (97,695)**
	EQUITY			
3700	Owners Equity-Rsrv	$ 174,017	$ 174,017	$ 0
	Net Income/(Loss)	(70,078)	(77,997)	7,919
	TOTAL EQUITY	**$ 103,939**	**$ 96,020**	**$ 7,919**
	TOTAL LIABILITIES AND EQUITY	**$ 984,255**	**$ 1,074,030**	**$ (89,776)**

FirstService RESIDENTIAL

0372 Pawleys Place HOA
Operating Income Statement
05/31/2026

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	$ 334,488	$ 334,490	$ (2)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(37,500)	(37,500)	0	(90,000)
4026	Interest Late Charge	81	0	81	321	0	321	0
4027	Late Fees/NSF Fees	95	83	12	470	415	55	1,000
4029	Fines/Violations	0	292	(292)	300	1,460	(1,160)	3,500
4034	Working Capital Fee	1,599	502	1,097	4,179	2,510	1,669	6,020
4057	Cable TV Fee Income	10,932	10,932	0	54,662	54,660	2	131,188
4120	Interest Income-Operating	13	250	(237)	64	1,250	(1,186)	3,000
4199	Miscellaneous Income	0	208	(208)	1,766	1,040	726	2,500
	Total Income	$ 72,118	$ 71,665	$ 453	$ 358,750	$ 358,325	$ 425	$ 859,980
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 518	$ 208	$ (310)	$ 2,102	$ 1,040	$ (1,062)	$ 2,500
5017	Management Services	2,386	2,315	(71)	11,928	11,575	(353)	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	124,790	159,520	34,730	382,850
5034	Licenses & Permits	0	167	167	698	835	138	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	98	208	111	318	1,040	723	2,500
	Total General & Administrative	$ 21,851	$ 34,802	$ 12,951	$ 152,560	$ 187,810	$ 35,250	$ 431,782
	Repairs & Maintenance							
6000	General Maintenance	$ 4,325	$ 1,667	$ (2,658)	$ 17,661	$ 8,335	$ (9,326)	$ 20,000
6039	Termite Bond	1,740	1,583	(157)	8,909	7,915	(994)	19,000
6151	Contract Landscape Maintenance	6,500	6,500	0	32,500	32,500	0	78,000
6152	Landscape Maint	9,060	2,333	(6,727)	17,710	11,665	(6,045)	28,000
6157	Irrigation Expense	0	333	333	0	1,665	1,665	4,000
6159	Lake&Pond Maintenance	225	417	192	1,125	2,085	960	5,000
	Total Repairs & Maintenance	$ 21,850	$ 12,833	$ (9,017)	$ 77,905	$ 64,165	$ (13,740)	$ 154,000
	Pool Expenses							
6400	Pool Contract	$ 800	$ 800	$ 0	$ 4,000	$ 4,000	$ 0	$ 9,600
6403	Pool Supplies	462	625	163	1,974	3,125	1,151	7,500
6405	Pool Repairs & Maintenance	0	208	208	1,009	1,040	31	2,500
	Total Pool Expenses	$ 1,262	$ 1,633	$ 371	$ 6,983	$ 8,165	$ 1,182	$ 19,600
	Utilities							
7951	Electric	$ 1,945	$ 1,458	$ (487)	$ 8,092	$ 7,290	$ (802)	$ 17,500
7953	Water & Sewer	6,303	6,000	(303)	29,073	30,000	927	72,000
7957	Trash Removal	4,035	3,649	(386)	19,228	18,245	(983)	43,782
7963	Cable TV	10,340	9,947	(393)	51,703	49,735	(1,968)	119,366
7972	Telephone	179	163	(16)	866	815	(51)	1,950
	Total Utilities	$ 22,801	$ 21,217	$ (1,584)	$ 108,962	$ 106,085	$ (2,877)	$ 254,598
	Total Expenses	**$ 67,763**	**$ 70,485**	**$ 2,722**	**$ 346,410**	**$ 366,225**	**$ 19,815**	**$ 859,980**
	NET INCOME/(LOSS)	**$ 4,355**	**$ 1,180**	**$ 3,175**	**$ 12,340**	**$ (7,900)**	**$ 20,240**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
05/31/2026

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

FirstService Residential SC

	Descriptions Account	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	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	$ 802,770
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	0	0	0	0	0	0	0	321
4027	Late Fees/NSF Fees	210	45	5	115	95	83	83	83	83	83	83	87	1,055
4029	Fines/Violations	300	0	0	0	0	292	292	292	292	292	292	288	2,340
4034	Working Capital Fee	0	0	2,580	0	1,599	502	502	502	502	502	502	498	7,689
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-Operating	14	11	14	12	13	250	250	250	250	250	250	250	1,814
4199	Miscellaneous Income	1,741	0	0	25	0	208	208	208	208	208	208	212	3,226
	Total Income	$ 72,661	$ 70,386	$ 72,972	$ 70,614	$ 72,118	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 71,665	$ 860,405
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Expense	$ 856	$ 243	$ 0	$ 485	$ 518	$ 208	$ 208	$ 208	$ 208	$ 208	$ 208	$ 212	$ 3,562
5017	Management Services	2,386	2,386	2,386	2,386	2,386	2,315	2,315	2,315	2,315	2,315	2,315	2,317	28,135
5023	Insurance Expense	26,338	26,338	26,338	26,928	18,850	31,904	31,904	31,904	31,904	31,904	31,904	31,906	348,120
5034	Licenses & Permits	0	128	0	570	0	167	167	167	167	167	167	163	1,863
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	208	208	208	208	208	208	212	1,778
	Total General & Administr	$ 29,579	$ 29,094	$ 28,943	$ 43,094	$ 21,851	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 34,802	$ 35,152	$ 34,810	$ 396,532
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 475	$ 1,381	$ 11,480	$ 4,325	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,667	$ 1,663	$ 29,326
6039	Termite Bond	1,798	1,740	1,798	1,833	1,740	1,583	1,583	1,583	1,583	1,583	1,583	1,587	19,994
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	1,950	1,950	9,060	2,333	2,333	2,333	2,333	2,333	2,333	2,337	34,045
6157	Irrigation Expense	0	0	0	0	0	333	333	333	333	333	333	337	2,335
6159	Lake&Pond Maintenance	225	225	225	225	225	417	417	417	417	417	417	413	4,040
	Total Repairs & Maintenan	$ 9,423	$ 12,790	$ 11,854	$ 21,988	$ 21,850	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,833	$ 12,837	$ 167,740
	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	625	625	625	625	625	625	625	6,349
6405	Pool Repairs & Maintenanc	1,009	0	0	0	0	208	208	208	208	208	208	212	2,469
	Total Pool Expenses	$ 1,974	$ 1,069	$ 1,101	$ 1,577	$ 1,262	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,633	$ 1,637	$ 18,418
	Utilities													
7951	Electric	$ 1,417	$ 1,459	$ 1,561	$ 1,711	$ 1,945	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,458	$ 1,462	$ 18,302
7953	Water & Sewer	5,973	6,042	5,355	5,400	6,303	6,000	6,000	6,000	6,000	6,000	6,000	6,000	71,073
7957	Trash Removal	3,658	3,658	3,842	4,035	4,035	3,649	3,649	3,649	3,649	3,649	3,649	3,643	44,765
7963	Cable TV	10,345	10,340	10,340	10,340	10,340	9,947	9,947	9,947	9,947	9,947	9,947	9,949	121,334
7972	Telephone	165	165	179	179	179	163	163	163	163	163	163	157	2,001
	Total Utilities	$ 21,558	$ 21,663	$ 21,275	$ 21,664	$ 22,801	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,217	$ 21,211	$ 257,475
	Total Expenses	**$ 62,534**	**$ 64,616**	**$ 63,174**	**$ 88,323**	**$ 67,763**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,485**	**$ 70,835**	**$ 70,495**	**$ 840,165**
	NET INCOME/(LOSS)	**$ 10,126**	**$ 5,770**	**$ 9,798**	**$ (17,709)**	**$ 4,355**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 1,180**	**$ 830**	**$ 1,170**	**$ 20,240**

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	$ 37,500	$ 37,500	$ 0	$ 90,000
4320	Interest Income Reserves	1,630	0	1,630	11,596	0	11,596	0
	Total Income	$ 9,130	$ 7,500	$ 1,630	$ 49,096	$ 37,500	$ 11,596	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 0	$ 0	$ 0	$ 117,963	$ 0	$ (117,963)	$ 0
9060	Pool Equipment Replacement	1,211	0	(1,211)	1,211	0	(1,211)	0
	Total Expenses	$ 1,211	$ 0	$ (1,211)	$ 119,174	$ 0	$ (119,174)	$ 0
	NET INCOME/ (LOSS)	**$ 7,919**	**$ 7,500**	**$ 419**	**$ (70,078)**	**$ 37,500**	**$ (107,578)**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
05/31/2026

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 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	2,050	1,941	1,630	0	0	0	0	0	0	0	11,596
	Total Income	$ 9,259	$ 11,717	$ 9,550	$ 9,441	$ 9,130	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 101,596
	EXPENSES													
9003	Irrigation System	$ 0	$ 22,848	$ 84,195	$ 10,921	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 117,963
9060	Pool Equipment Replacemen	0	0	0	0	1,211	0	0	0	0	0	0	0	1,211
	Total Expenses	$ 0	$ 22,848	$ 84,195	$ 10,921	$ 1,211	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 119,174
	NET INCOME/ (LOSS)	**$ 9,259**	**$ (11,131)**	**$ (74,645)**	**$ (1,480)**	**$ 7,919**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ (17,578)**