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	$ 33,942.42	$ 0.00	$ 0.00	$ 33,942.42
100-WEB	Webster Operating MMKT	3,774.23	0.00	0.00	3,774.23
12047	First Virginia Community Bank Res CD	0.00	181,189.32	0.00	181,189.32
1335	Alliance Reserve Money Market	0.00	104,846.89	0.00	104,846.89
1335-ENC	Encore Bank Reserve MMKT	0.00	73,650.01	0.00	73,650.01
1335-MET	Metropolitan Bank Reserves	0.00	686,972.73	0.00	686,972.73
1389	Interest Receivable-Ops	0.00	3,736.87	0.00	3,736.87
	Total Cash	**$ 37,716.65**	**$ 1,050,395.82**	**$ 0.00**	**$ 1,088,112.47**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 24,183.38	$ 0.00	$ 0.00	$ 24,183.38
1105	A/R - Int./Late Charges	1,538.83	0.00	0.00	1,538.83
1106	A/R - Admin Fees	890.00	0.00	0.00	890.00
1115	A/R - Other Due from Owners	6,135.70	0.00	0.00	6,135.70
	Accounts Receivable	**$ 32,747.91**	**$ 0.00**	**$ 0.00**	**$ 32,747.91**
1120	Allowance for Uncollectible Accts	$ (9,540.15)	$ 0.00	$ 0.00	$ (9,540.15)
	Total Accounts Receivable	**$ 23,207.76**	**$ 0.00**	**$ 0.00**	**$ 23,207.76**
	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	141,068.44	0.00	0.00	141,068.44
1135	Prepaid Expenses	11,388.24	0.00	0.00	11,388.24
	Total Other Assets	**$ 157,887.88**	**$ 0.00**	**$ 0.00**	**$ 157,887.88**
	TOTAL ASSETS	**$ 218,812.29**	**$ 1,050,395.82**	**$ 0.00**	**$ 1,269,208.11**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 23,622.38	$ 0.00	$ 0.00	$ 23,622.38
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	1,902.05	0.00	0.00	1,902.05
2050	Accrued Expenses	3,840.00	0.00	0.00	3,840.00
2070	Admin Fees Payable	1,250.00	0.00	0.00	1,250.00
2112	Income Tax Payable	10,418.00	0.00	0.00	10,418.00
22073	Ins Claim Payable	1,244.06	0.00	0.00	1,244.06
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	**$ 42,926.49**	**$ 885,746.51**	**$ 0.00**	**$ 928,673.00**
	EQUITY				
3600	Owners Equity - Operating	$ 146,601.85	$ 0.00	$ 0.00	$ 146,601.85
3700	Owners Equity - Reserves	0.00	70,308.29	0.00	70,308.29
	Net Income/(Loss)	29,283.95	94,341.02	0.00	123,624.97
	TOTAL EQUITY	**$ 175,885.80**	**$ 164,649.31**	**$ 0.00**	**$ 340,535.11**
	TOTAL LIABILITIES & EQUITY	**$ 218,812.29**	**$ 1,050,395.82**	**$ 0.00**	**$ 1,269,208.11**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 33,942	$ 41,023	$ (7,081)
100-WEB	Webster Operating MMKT	3,774	3,763	11
1100	A/R - Owner Assessment	24,183	21,969	2,215
1105	A/R - Int./Late Charges	1,539	1,358	181
1106	A/R - Admin Fees	890	665	225
1115	A/R - Other Due from Owners	6,136	4,895	1,241
1120	Allowance for Uncollectible Accts	(9,540)	(9,540)	0
1129	Due from Reserves	5,431	0	5,431
1134	Prepaid Insurance	141,068	167,406	(26,338)
1135	Prepaid Expenses	11,388	13,347	(1,959)
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 218,812**	**$ 244,886**	**$ (26,073)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 23,622	$ 29,345	$ (5,722)
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	1,902	3,945	(2,043)
2050	Accrued Expenses	3,840	3,098	742
2060	Due to Reserves	0	25,149	(25,149)
2070	Admin Fees Payable	1,250	990	260
2112	Income Tax Payable	10,418	10,418	0
22073	Ins Claim Payable	1,244	1,244	0
	TOTAL LIABILITIES	**$ 42,926**	**$ 74,838**	**$ (31,912)**
	EQUITY			
3600	Owners Equity - Operating	$ 146,602	$ 146,602	$ 0
	Net Income/(Loss)	29,284	23,445	5,839
	TOTAL EQUITY	**$ 175,886**	**$ 170,047**	**$ 5,839**
	TOTAL LIABILITIES AND EQUITY	**$ 218,812**	**$ 244,886**	**$ (26,073)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 181,189	$ 181,189	$ 0
1335	Alliance Reserve Money Market	104,847	97,220	7,627
1335-ENC	Encore Bank Reserve MMKT	73,650	73,458	192
1335-MET	Metropolitan Bank Reserves	686,973	657,580	29,393
1389	Interest Receivable-Ops	3,737	3,737	0
1420	Due from Operating	0	25,149	(25,149)
	TOTAL ASSETS	**$ 1,050,396**	**$ 1,038,334**	**$ 12,062**
	LIABILITIES & EQUITY			
2213	Contract Liability R	$ 880,315	$ 880,315	$ 0
2260	Due to Operating	5,431	0	5,431
	TOTAL LIABILITIES	**$ 885,747**	**$ 880,315**	**$ 5,431**
	EQUITY			
3700	Owners Equity-Rsrv	$ 70,308	$ 70,308	$ 0
	Net Income/(Loss)	94,341	87,710	6,631
	TOTAL EQUITY	**$ 164,649**	**$ 158,018**	**$ 6,631**
	TOTAL LIABILITIES AND EQUITY	**$ 1,050,396**	**$ 1,038,334**	**$ 12,062**

0372 Pawleys Place HOA
Operating Income Statement
11/30/2025

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	$ 735,874	$ 735,878	$ (4)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(82,500)	(82,500)	0	(90,000)
4026	Interest Late Charge	93	0	93	494	0	494	0
4027	Late Fees/NSF Fees	170	80	90	833	880	(47)	960
4029	Fines/Violations	0	88	(88)	3,150	968	2,182	1,056
4034	Working Capital Fee	860	430	430	6,015	4,730	1,285	5,160
4057	Cable TV Fee Income	10,959	10,932	27	120,256	120,252	4	131,188
4120	Interest Income-Operating	12	588	(576)	1,463	6,468	(5,005)	7,059
4199	Miscellaneous Income	25	250	(225)	511	2,750	(2,239)	3,000
	Total Income	$ 71,516	$ 71,766	$ (250)	$ 786,097	$ 789,426	$ (3,329)	$ 861,195
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 1,860	$ 422	$ (1,438)	$ 4,202	$ 4,642	$ 440	$ 5,060
5017	Management Services	2,315	2,315	0	25,403	25,465	62	27,782
5021	Audit/Tax Preparation Services	0	0	0	2,305	3,728	1,423	3,728
5023	Insurance Expense	26,338	31,904	5,566	307,282	350,944	43,662	382,850
5034	Licenses & Permits	0	256	256	125	2,816	2,691	3,075
5037	Taxes	0	0	0	10,429	0	(10,429)	0
5039	Property Taxes	132	350	218	132	350	218	350
5015	Legal Services	1,697	417	(1,280)	1,887	4,587	2,700	5,000
	Total General & Administrative	$ 32,342	$ 35,664	$ 3,322	$ 351,765	$ 392,532	$ 40,767	$ 427,845
	Repairs & Maintenance							
6000	General Maintenance	$ 995	$ 1,486	$ 491	$ 19,919	$ 16,346	$ (3,573)	$ 17,826
6039	Termite Bond	1,682	1,708	26	17,574	18,788	1,214	20,498
6151	Contract Landscape Maintenance	6,500	6,000	(500)	67,500	66,000	(1,500)	72,000
6152	Landscape Maint	1,950	2,264	314	32,047	24,904	(7,143)	27,171
6157	Irrigation Expense	170	332	162	4,011	3,652	(359)	3,983
6159	Lake&Pond Maintenance	225	305	80	3,896	3,355	(541)	3,654
	Total Repairs & Maintenance	$ 11,522	$ 12,095	$ 573	$ 144,947	$ 133,045	$ (11,902)	$ 145,132
	Pool Expenses							
6400	Pool Contract	$ 800	$ 600	$ (200)	$ 8,800	$ 6,600	$ (2,200)	$ 7,200
6403	Pool Supplies	128	417	289	6,602	4,587	(2,015)	5,000
6405	Pool Repairs & Maintenance	0	21	21	2,797	231	(2,566)	249
6408	Pool Furniture	0	337	337	1,848	3,707	1,859	4,047
	Total Pool Expenses	$ 928	$ 1,375	$ 447	$ 20,047	$ 15,125	$ (4,922)	$ 16,496
	Utilities							
7951	Electric	$ 1,700	$ 1,471	$ (229)	$ 16,629	$ 16,181	$ (448)	$ 17,654
7953	Water & Sewer	5,416	5,962	546	64,981	65,582	601	71,539
7957	Trash Removal	3,658	4,092	434	41,182	45,012	3,830	49,107
7963	Cable TV	9,947	10,932	985	115,469	120,252	4,784	131,189
7972	Telephone	165	186	21	1,795	2,046	251	2,233
	Total Utilities	$ 20,886	$ 22,643	$ 1,757	$ 240,055	$ 249,073	$ 9,018	$ 271,722
	Total Expenses	**$ 65,677**	**$ 71,777**	**$ 6,100**	**$ 756,813**	**$ 789,775**	**$ 32,962**	**$ 861,195**
	NET INCOME/(LOSS)	**$ 5,839**	**$ (11)**	**$ 5,850**	**$ 29,284**	**$ (349)**	**$ 29,633**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
11/30/2025

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 Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Budget	Yearly 2025
	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	$ 802,768
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	(7)	0	0	82	0	0	(5)	105	110	116	93	0	494
4027	Late Fees/NSF Fees	(55)	105	105	65	130	105	96	(15)	75	52	170	80	913
4029	Fines/Violations	150	0	0	0	150	450	0	1,500	0	900	0	88	3,238
4034	Working Capital Fee	1,715	860	0	860	860	0	0	0	860	0	860	430	6,445
4057	Cable TV Fee Income	10,927	10,927	10,935	10,930	10,930	10,930	10,930	10,930	10,930	10,930	10,959	10,936	131,192
4120	Interest Income-Operating	338	307	340	331	68	14	14	14	14	13	12	591	2,054
4199	Miscellaneous Income	0	0	0	0	0	33,938	0	(34,128)	0	677	25	250	761
	Total Income	$ 72,465	$ 71,596	$ 70,777	$ 71,666	$ 71,535	$ 104,834	$ 70,433	$ 37,803	$ 71,386	$ 72,086	$ 71,516	$ 71,769	$ 857,866
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Expense	$ 114	$ 250	$ 146	$ 125	$ 42	$ 0	$ 291	$ 54	$ 382	$ 939	$ 1,860	$ 418	$ 4,620
5017	Management Services	2,347	2,272	2,272	2,272	2,272	2,272	2,435	2,315	2,315	2,315	2,315	2,317	27,720
5021	Audit/Tax Preparation Ser	0	0	2,300	105	2,200	0	0	(2,300)	0	0	0	0	2,305
5023	Insurance Expense	30,778	27,800	30,778	30,355	28,913	26,970	26,338	26,338	26,338	26,338	26,338	31,906	339,188
5034	Licenses & Permits	0	125	0	0	0	0	0	0	0	0	0	259	384
5037	Taxes	0	0	0	9,177	1,252	0	0	0	0	0	0	0	10,429
5039	Property Taxes	0	0	0	0	0	0	0	0	0	0	132	0	132
5015	Legal Services	0	0	0	0	0	190	0	0	0	0	1,697	413	2,300
	Total General & Administr	$ 33,239	$ 30,447	$ 35,496	$ 42,034	$ 34,679	$ 29,432	$ 29,063	$ 26,406	$ 29,035	$ 29,591	$ 32,342	$ 35,313	$ 387,078
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 1,852	$ 1,074	$ 8,440	$ 0	$ 0	$ 1,354	$ 2,585	$ 2,415	$ 1,204	$ 995	$ 1,480	$ 21,399
6039	Termite Bond	0	0	1,740	3,538	1,740	1,740	1,798	1,798	1,682	1,856	1,682	1,710	19,284
6151	Contract Landscape Mainte	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,500	6,500	6,500	6,000	73,500
6152	Landscape Maint	0	3,700	1,950	950	3,800	30,715	5,657	(18,475)	0	1,800	1,950	2,267	34,314
6157	Irrigation Expense	0	0	0	756	290	0	999	596	1,200	0	170	331	4,342
6159	Lake&Pond Maintenance	225	225	225	225	225	371	225	1,500	225	225	225	299	4,195
	Total Repairs & Maintenan	$ 6,225	$ 11,777	$ 10,989	$ 19,909	$ 12,055	$ 38,826	$ 16,033	$ (5,996)	$ 12,022	$ 11,585	$ 11,522	$ 12,087	$ 157,034
	Pool Expenses													
6400	Pool Contract	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 600	$ 9,400
6403	Pool Supplies	0	0	782	370	639	609	1,423	1,242	177	1,232	128	413	7,015
6405	Pool Repairs & Maintenanc	0	0	403	45	0	887	523	0	0	939	0	18	2,815
6408	Pool Furniture	0	0	0	0	0	0	0	202	1,646	0	0	340	2,188
	Total Pool Expenses	$ 800	$ 800	$ 1,985	$ 1,215	$ 1,439	$ 2,296	$ 2,746	$ 2,244	$ 2,623	$ 2,970	$ 928	$ 1,371	$ 21,418
	Utilities													
7951	Electric	$ 1,301	$ 1,300	$ 1,396	$ 1,330	$ 1,589	$ 1,507	$ 1,517	$ 1,641	$ 1,641	$ 1,709	$ 1,700	$ 1,473	$ 18,102
7953	Water & Sewer	5,280	6,156	5,894	4,937	6,097	5,936	5,652	7,889	5,912	5,813	5,416	5,957	70,938
7957	Trash Removal	4,418	4,033	3,465	3,658	3,658	3,658	3,658	3,658	3,658	3,658	3,658	4,095	45,277
7963	Cable TV	11,533	11,528	11,528	11,528	9,669	9,947	9,947	9,947	9,947	9,947	9,947	10,937	126,406
7972	Telephone	155	155	165	165	165	165	165	165	165	165	165	187	1,982
	Total Utilities	$ 22,687	$ 23,172	$ 22,447	$ 21,618	$ 21,177	$ 21,213	$ 20,939	$ 23,300	$ 21,323	$ 21,292	$ 20,886	$ 22,649	$ 262,704
	Total Expenses	**$ 62,951**	**$ 66,196**	**$ 70,918**	**$ 84,776**	**$ 69,351**	**$ 91,767**	**$ 68,781**	**$ 45,955**	**$ 65,003**	**$ 65,439**	**$ 65,677**	**$ 71,420**	**$ 828,233**
	NET INCOME/(LOSS)	**$ 9,515**	**$ 5,400**	**$ (140)**	**$ (13,111)**	**$ 2,185**	**$ 13,067**	**$ 1,652**	**$ (8,152)**	**$ 6,383**	**$ 6,647**	**$ 5,839**	**$ 349**	**$ 29,633**

0372 Pawleys Place HOA
Reserve Income Statement - Accrual
11/30/2025

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	$ 82,500	$ 82,500	$ 0	$ 90,000
4299	Misc Income-Reserves	0	0	0	33,938	0	33,938	0
4320	Interest Income Reserves	2,131	0	2,131	31,406	0	31,406	0
	Total Income	$ 9,631	$ 7,500	$ 2,131	$ 147,844	$ 82,500	$ 65,344	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 0	$ 0	$ 0	$ 16,428	$ 0	$ (16,428)	$ 0
9005	Reserve Study	0	0	0	4,600	0	(4,600)	0
9040	Landscaping Reserves	0	0	0	18,475	0	(18,475)	0
9052	Bulkhead Expense	3,000	0	(3,000)	8,400	0	(8,400)	0
9068	Column Skirt Painting	0	0	0	5,600	0	(5,600)	0
	Total Expenses	$ 3,000	$ 0	$ (3,000)	$ 53,503	$ 0	$ (53,503)	$ 0
	NET INCOME/ (LOSS)	**$ 6,631**	**$ 7,500**	**$ (869)**	**$ 94,341**	**$ 82,500**	**$ 11,841**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
11/30/2025

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 Actual	Sep Actual	Oct Actual	Nov Actual	Dec Budget	Yearly 2025
	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
4299	Misc Income-Reserves	0	0	0	0	0	0	0	33,938	0	0	0	0	33,938
4320	Interest Income Reserves	2,226	6,234	3,984	2,411	3,614	1,979	2,085	2,161	2,288	2,294	2,131	0	31,406
	Total Income	$ 9,726	$ 13,734	$ 11,484	$ 9,911	$ 11,114	$ 9,479	$ 9,585	$ 43,599	$ 9,788	$ 9,794	$ 9,631	$ 7,500	$ 155,344
	EXPENSES													
9003	Irrigation System	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,150	$ 3,150	$ 10,128	$ 0	$ 0	$ 16,428
9005	Reserve Study	0	0	0	0	0	0	2,300	2,300	0	0	0	0	4,600
9040	Landscaping Reserves	0	0	0	0	0	0	0	18,475	0	0	0	0	18,475
9052	Bulkhead Expense	0	0	0	0	0	0	0	0	5,400	0	3,000	0	8,400
9068	Column Skirt Painting	0	0	0	0	0	0	0	0	0	5,600	0	0	5,600
	Total Expenses	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,300	$ 23,925	$ 8,550	$ 15,728	$ 3,000	$ 0	$ 53,503
	NET INCOME/ (LOSS)	**$ 9,726**	**$ 13,734**	**$ 11,484**	**$ 9,911**	**$ 11,114**	**$ 9,479**	**$ 7,285**	**$ 19,674**	**$ 1,238**	**$ (5,934)**	**$ 6,631**	**$ 7,500**	**$ 101,841**