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	$ 59,999.96	$ 0.00	$ 0.00	$ 59,999.96
100-WEB	Webster Operating MMKT	3,751.66	0.00	0.00	3,751.66
12047	First Virginia Community Bank Res CD	0.00	181,189.32	0.00	181,189.32
1335	Alliance Reserve Money Market	0.00	89,598.68	0.00	89,598.68
1335-ENC	Encore Bank Reserve MMKT	0.00	73,246.90	0.00	73,246.90
1335-MET	Metropolitan Bank Reserves	0.00	628,039.46	0.00	628,039.46
1389	Interest Receivable-Ops	0.00	3,736.87	0.00	3,736.87
	Total Cash	**$ 63,751.62**	**$ 975,811.23**	**$ 0.00**	**$ 1,039,562.85**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 20,789.90	$ 0.00	$ 0.00	$ 20,789.90
1105	A/R - Int./Late Charges	1,199.41	0.00	0.00	1,199.41
1106	A/R - Admin Fees	700.00	0.00	0.00	700.00
1115	A/R - Other Due from Owners	3,942.15	0.00	0.00	3,942.15
	Accounts Receivable	**$ 26,631.46**	**$ 0.00**	**$ 0.00**	**$ 26,631.46**
1120	Allowance for Uncollectible Accts	$ (9,540.15)	$ 0.00	$ 0.00	$ (9,540.15)
	Total Accounts Receivable	**$ 17,091.31**	**$ 0.00**	**$ 0.00**	**$ 17,091.31**
	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	$ 193,743.60	$ 0.00	$ 0.00	$ 193,743.60
1135	Prepaid Expenses	9,688.72	0.00	0.00	9,688.72
1420	Due from Operating	0.00	68,456.30	0.00	68,456.30
	Total Other Assets	**$ 203,432.32**	**$ 68,456.30**	**$ 0.00**	**$ 271,888.62**
	TOTAL ASSETS	**$ 284,275.25**	**$ 1,044,267.53**	**$ 0.00**	**$ 1,328,542.78**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 34,969.68	$ 0.00	$ 0.00	$ 34,969.68
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	202.53	0.00	0.00	202.53
2050	Accrued Expenses	3,944.38	0.00	0.00	3,944.38
2060	Due to Reserves	68,456.30	0.00	0.00	68,456.30
2070	Admin Fees Payable	990.00	0.00	0.00	990.00
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
	Total Liabilities	**$ 120,874.95**	**$ 880,315.31**	**$ 0.00**	**$ 1,001,190.26**
	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)	16,798.45	93,643.93	0.00	110,442.38
	TOTAL EQUITY	**$ 163,400.30**	**$ 163,952.22**	**$ 0.00**	**$ 327,352.52**
	TOTAL LIABILITIES & EQUITY	**$ 284,275.25**	**$ 1,044,267.53**	**$ 0.00**	**$ 1,328,542.78**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 60,000	$ 57,634	$ 2,366
100-WEB	Webster Operating MMKT	3,752	3,740	12
1100	A/R - Owner Assessment	20,790	20,522	268
1105	A/R - Int./Late Charges	1,199	1,049	151
1106	A/R - Admin Fees	700	665	35
1115	A/R - Other Due from Owners	3,942	4,297	(355)
1120	Allowance for Uncollectible Accts	(9,540)	(9,540)	0
1134	Prepaid Insurance	193,744	220,081	(26,338)
1135	Prepaid Expenses	9,689	9,689	0
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 284,275**	**$ 308,136**	**$ (23,860)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 34,970	$ 27,013	$ 7,957
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	203	529	(326)
2050	Accrued Expenses	3,944	5,758	(1,814)
2060	Due to Reserves	68,456	104,586	(36,130)
2070	Admin Fees Payable	990	920	70
2112	Income Tax Payable	10,418	10,418	0
22073	Ins Claim Payable	1,244	1,244	0
	TOTAL LIABILITIES	**$ 120,875**	**$ 151,118**	**$ (30,243)**
	EQUITY			
3600	Owners Equity - Operating	$ 146,602	$ 146,602	$ 0
	Net Income/(Loss)	16,798	10,416	6,383
	TOTAL EQUITY	**$ 163,400**	**$ 157,017**	**$ 6,383**
	TOTAL LIABILITIES AND EQUITY	**$ 284,275**	**$ 308,136**	**$ (23,860)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 181,189	$ 181,189	$ 0
1335	Alliance Reserve Money Market	89,599	81,992	7,607
1335-ENC	Encore Bank Reserve MMKT	73,247	73,024	223
1335-MET	Metropolitan Bank Reserves	628,039	598,502	29,538
1389	Interest Receivable-Ops	3,737	3,737	0
1420	Due from Operating	68,456	104,586	(36,130)
	TOTAL ASSETS	**$ 1,044,268**	**$ 1,043,030**	**$ 1,238**
	LIABILITIES & EQUITY			
2213	Contract Liability R	$ 880,315	$ 880,315	$ 0
	TOTAL LIABILITIES	**$ 880,315**	**$ 880,315**	**$ 0**
	EQUITY			
3700	Owners Equity-Rsrv	$ 70,308	$ 70,308	$ 0
	Net Income/(Loss)	93,644	92,406	1,238
	TOTAL EQUITY	**$ 163,952**	**$ 162,714**	**$ 1,238**
	TOTAL LIABILITIES AND EQUITY	**$ 1,044,268**	**$ 1,043,030**	**$ 1,238**

0372 Pawleys Place HOA
Operating Income Statement
09/30/2025

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	$ 602,078	$ 602,082	$ (4)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(67,500)	(67,500)	0	(90,000)
4026	Interest Late Charge	110	0	110	285	0	285	0
4027	Late Fees/NSF Fees	75	80	(5)	611	720	(109)	960
4029	Fines/Violations	0	88	(88)	2,250	792	1,458	1,056
4034	Working Capital Fee	860	430	430	5,155	3,870	1,285	5,160
4057	Cable TV Fee Income	10,930	10,932	(2)	98,368	98,388	(20)	131,188
4120	Interest Income-Operating	14	588	(574)	1,439	5,292	(3,853)	7,059
4199	Miscellaneous Income	0	250	(250)	(191)	2,250	(2,441)	3,000
	Total Income	$ 71,386	$ 71,766	$ (380)	$ 642,496	$ 645,894	$ (3,398)	$ 861,195
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 382	$ 422	$ 40	$ 1,404	$ 3,798	$ 2,394	$ 5,060
5017	Management Services	2,315	2,315	0	20,773	20,835	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	254,606	287,136	32,530	382,850
5034	Licenses & Permits	0	256	256	125	2,304	2,179	3,075
5037	Taxes	0	0	0	10,429	0	(10,429)	0
5039	Property Taxes	0	0	0	0	0	0	350
5015	Legal Services	0	417	417	190	3,753	3,563	5,000
	Total General & Administrative	$ 29,035	$ 35,314	$ 6,279	$ 289,832	$ 321,554	$ 31,722	$ 427,845
	Repairs & Maintenance							
6000	General Maintenance	$ 2,415	$ 1,486	$ (929)	$ 17,720	$ 13,374	$ (4,346)	$ 17,826
6039	Termite Bond	1,682	1,708	26	14,036	15,372	1,336	20,498
6151	Contract Landscape Maintenance	6,500	6,000	(500)	54,500	54,000	(500)	72,000
6152	Landscape Maint	0	2,264	2,264	28,297	20,376	(7,921)	27,171
6157	Irrigation Expense	1,200	332	(868)	3,841	2,988	(853)	3,983
6159	Lake&Pond Maintenance	225	305	80	3,446	2,745	(701)	3,654
	Total Repairs & Maintenance	$ 12,022	$ 12,095	$ 73	$ 121,840	$ 108,855	$ (12,985)	$ 145,132
	Pool Expenses							
6400	Pool Contract	$ 800	$ 600	$ (200)	$ 7,200	$ 5,400	$ (1,800)	$ 7,200
6403	Pool Supplies	177	417	240	5,243	3,753	(1,490)	5,000
6405	Pool Repairs & Maintenance	0	21	21	1,858	189	(1,669)	249
6408	Pool Furniture	1,646	337	(1,309)	1,848	3,033	1,185	4,047
	Total Pool Expenses	$ 2,623	$ 1,375	$ (1,248)	$ 16,149	$ 12,375	$ (3,774)	$ 16,496
	Utilities							
7951	Electric	$ 1,641	$ 1,471	$ (170)	$ 13,220	$ 13,239	$ 19	$ 17,654
7953	Water & Sewer	5,912	5,962	50	53,752	53,658	(94)	71,539
7957	Trash Removal	3,658	4,092	434	33,866	36,828	2,962	49,107
7963	Cable TV	9,947	10,932	985	95,574	98,388	2,814	131,189
7972	Telephone	165	186	21	1,465	1,674	209	2,233
	Total Utilities	$ 21,323	$ 22,643	$ 1,320	$ 197,877	$ 203,787	$ 5,910	$ 271,722
	Total Expenses	**$ 65,003**	**$ 71,427**	**$ 6,424**	**$ 625,697**	**$ 646,571**	**$ 20,874**	**$ 861,195**
	NET INCOME/(LOSS)	**$ 6,383**	**$ 339**	**$ 6,044**	**$ 16,798**	**$ (677)**	**$ 17,475**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
09/30/2025

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 Budget	Nov Budget	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	0	0	0	285
4027	Late Fees/NSF Fees	(55)	105	105	65	130	105	96	(15)	75	80	80	80	851
4029	Fines/Violations	150	0	0	0	150	450	0	1,500	0	88	88	88	2,514
4034	Working Capital Fee	1,715	860	0	860	860	0	0	0	860	430	430	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	10,932	10,932	10,936	131,168
4120	Interest Income-Operating	338	307	340	331	68	14	14	14	14	588	588	591	3,206
4199	Miscellaneous Income	0	0	0	0	0	33,938	0	(34,128)	0	250	250	250	559
	Total Income	$ 72,465	$ 71,596	$ 70,777	$ 71,666	$ 71,535	$ 104,834	$ 70,433	$ 37,803	$ 71,386	$ 71,766	$ 71,766	$ 71,769	$ 857,797
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Expense	$ 114	$ 250	$ 146	$ 125	$ 42	$ 0	$ 291	$ 54	$ 382	$ 422	$ 422	$ 418	$ 2,666
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	31,904	31,904	31,906	350,320
5034	Licenses & Permits	0	125	0	0	0	0	0	0	0	256	256	259	896
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	350	0	350
5015	Legal Services	0	0	0	0	0	190	0	0	0	417	417	413	1,437
	Total General & Administr	$ 33,239	$ 30,447	$ 35,496	$ 42,034	$ 34,679	$ 29,432	$ 29,063	$ 26,406	$ 29,035	$ 35,314	$ 35,664	$ 35,313	$ 396,123
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 1,852	$ 1,074	$ 8,440	$ 0	$ 0	$ 1,354	$ 2,585	$ 2,415	$ 1,486	$ 1,486	$ 1,480	$ 22,172
6039	Termite Bond	0	0	1,740	3,538	1,740	1,740	1,798	1,798	1,682	1,708	1,708	1,710	19,162
6151	Contract Landscape Mainte	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,500	6,000	6,000	6,000	72,500
6152	Landscape Maint	0	3,700	1,950	950	3,800	30,715	5,657	(18,475)	0	2,264	2,264	2,267	35,092
6157	Irrigation Expense	0	0	0	756	290	0	999	596	1,200	332	332	331	4,836
6159	Lake&Pond Maintenance	225	225	225	225	225	371	225	1,500	225	305	305	299	4,355
	Total Repairs & Maintenan	$ 6,225	$ 11,777	$ 10,989	$ 19,909	$ 12,055	$ 38,826	$ 16,033	$ (5,996)	$ 12,022	$ 12,095	$ 12,095	$ 12,087	$ 158,117
	Pool Expenses													
6400	Pool Contract	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 600	$ 600	$ 600	$ 9,000
6403	Pool Supplies	0	0	782	370	639	609	1,423	1,242	177	417	417	413	6,490
6405	Pool Repairs & Maintenanc	0	0	403	45	0	887	523	0	0	21	21	18	1,918
6408	Pool Furniture	0	0	0	0	0	0	0	202	1,646	337	337	340	2,862
	Total Pool Expenses	$ 800	$ 800	$ 1,985	$ 1,215	$ 1,439	$ 2,296	$ 2,746	$ 2,244	$ 2,623	$ 1,375	$ 1,375	$ 1,371	$ 20,270
	Utilities													
7951	Electric	$ 1,301	$ 1,300	$ 1,396	$ 1,330	$ 1,589	$ 1,507	$ 1,517	$ 1,641	$ 1,641	$ 1,471	$ 1,471	$ 1,473	$ 17,635
7953	Water & Sewer	5,280	6,156	5,894	4,937	6,097	5,936	5,652	7,889	5,912	5,962	5,962	5,957	71,633
7957	Trash Removal	4,418	4,033	3,465	3,658	3,658	3,658	3,658	3,658	3,658	4,092	4,092	4,095	46,145
7963	Cable TV	11,533	11,528	11,528	11,528	9,669	9,947	9,947	9,947	9,947	10,932	10,932	10,937	128,375
7972	Telephone	155	155	165	165	165	165	165	165	165	186	186	187	2,024
	Total Utilities	$ 22,687	$ 23,172	$ 22,447	$ 21,618	$ 21,177	$ 21,213	$ 20,939	$ 23,300	$ 21,323	$ 22,643	$ 22,643	$ 22,649	$ 265,812
	Total Expenses	**$ 62,951**	**$ 66,196**	**$ 70,918**	**$ 84,776**	**$ 69,351**	**$ 91,767**	**$ 68,781**	**$ 45,955**	**$ 65,003**	**$ 71,427**	**$ 71,777**	**$ 71,420**	**$ 840,321**
	NET INCOME/(LOSS)	**$ 9,515**	**$ 5,400**	**$ (140)**	**$ (13,111)**	**$ 2,185**	**$ 13,067**	**$ 1,652**	**$ (8,152)**	**$ 6,383**	**$ 339**	**$ (11)**	**$ 349**	**$ 17,475**

0372 Pawleys Place HOA
Reserve Income Statement - Accrual
09/30/2025

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	$ 67,500	$ 67,500	$ 0	$ 90,000
4299	Misc Income-Reserves	0	0	0	33,938	0	33,938	0
4320	Interest Income Reserves	2,288	0	2,288	26,981	0	26,981	0
	Total Income	$ 9,788	$ 7,500	$ 2,288	$ 128,419	$ 67,500	$ 60,919	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 3,150	$ 0	$ (3,150)	$ 6,300	$ 0	$ (6,300)	$ 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	5,400	0	(5,400)	5,400	0	(5,400)	0
	Total Expenses	$ 8,550	$ 0	$ (8,550)	$ 34,775	$ 0	$ (34,775)	$ 0
	NET INCOME/ (LOSS)	**$ 1,238**	**$ 7,500**	**$ (6,262)**	**$ 93,644**	**$ 67,500**	**$ 26,144**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
09/30/2025

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 Budget	Nov Budget	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	0	0	0	26,981
	Total Income	$ 9,726	$ 13,734	$ 11,484	$ 9,911	$ 11,114	$ 9,479	$ 9,585	$ 43,599	$ 9,788	$ 7,500	$ 7,500	$ 7,500	$ 150,919
	EXPENSES													
9003	Irrigation System	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,150	$ 3,150	$ 0	$ 0	$ 0	$ 6,300
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	0	0	5,400
	Total Expenses	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,300	$ 23,925	$ 8,550	$ 0	$ 0	$ 0	$ 34,775
	NET INCOME/ (LOSS)	**$ 9,726**	**$ 13,734**	**$ 11,484**	**$ 9,911**	**$ 11,114**	**$ 9,479**	**$ 7,285**	**$ 19,674**	**$ 1,238**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ 116,144**