FirstService RESIDENTIAL

0372 Pawleys Place HOA
Balance Sheet
09/30/2026

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	$ 129,519.38	$ 0.00	$ 0.00	$ 129,519.38
100-WEB	Webster Operating MMKT	3,875.48	0.00	0.00	3,875.48
12047	First Virginia Community Bank Res CD	0.00	242,900.71	0.00	242,900.71
1335	Alliance Reserve Money Market	0.00	35,715.62	0.00	35,715.62
1335-ENC	Encore Bank Reserve MMKT	0.00	106,962.60	0.00	106,962.60
1335-MET	Metropolitan Bank Reserves	0.00	466,634.77	0.00	466,634.77
	Total Cash	**$ 133,394.86**	**$ 852,213.70**	**$ 0.00**	**$ 985,608.56**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 12,605.66	$ 0.00	$ 0.00	$ 12,605.66
1105	A/R - Int./Late Charges	744.90	0.00	0.00	744.90
1106	A/R - Admin Fees	775.00	0.00	0.00	775.00
1115	A/R - Other Due from Owners	4,064.64	0.00	0.00	4,064.64
	Accounts Receivable	**$ 18,190.20**	**$ 0.00**	**$ 0.00**	**$ 18,190.20**
1120	Allowance for Uncollectible Accts	$ 1,080.00	$ 0.00	$ 0.00	$ 1,080.00
	Total Accounts Receivable	**$ 19,270.20**	**$ 0.00**	**$ 0.00**	**$ 19,270.20**
	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	$ 16,899.61	$ 0.00	$ 0.00	$ 16,899.61
1134	Prepaid Insurance	140,895.38	0.00	0.00	140,895.38
1421	Due to Operating for Insurance	0.00	43,302.27	0.00	43,302.27
	Total Other Assets	**$ 157,794.99**	**$ 43,302.27**	**$ 0.00**	**$ 201,097.26**
	TOTAL ASSETS	**$ 310,460.05**	**$ 895,515.97**	**$ 0.00**	**$ 1,205,976.02**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 31,189.91	$ 0.00	$ 0.00	$ 31,189.91
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	5,537.34	0.00	0.00	5,537.34
2061	Due to Reserves for Insurance	43,302.27	0.00	0.00	43,302.27
2070	Admin Fees Payable	1,405.00	0.00	0.00	1,405.00
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	16,899.61	0.00	16,899.61
	Total Liabilities	**$ 93,512.52**	**$ 994,673.21**	**$ 0.00**	**$ 1,088,185.73**
	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)	57,243.33	(182,058.09)	0.00	(124,814.76)
	TOTAL EQUITY	**$ 216,947.53**	**$ (99,157.24)**	**$ 0.00**	**$ 117,790.29**
	TOTAL LIABILITIES & EQUITY	**$ 310,460.05**	**$ 895,515.97**	**$ 0.00**	**$ 1,205,976.02**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 129,519	$ 110,636	$ 18,884
100-WEB	Webster Operating MMKT	3,875	3,865	10
1100	A/R - Owner Assessment	12,606	11,314	1,291
1105	A/R - Int./Late Charges	745	629	116
1106	A/R - Admin Fees	775	555	220
1115	A/R - Other Due from Owners	4,065	4,075	(10)
1120	Allowance for Uncollectible Accts	1,080	1,080	0
1129	Due from Reserves	16,900	13,099	3,801
1134	Prepaid Insurance	140,895	159,745	(18,850)
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 310,460**	**$ 304,998**	**$ 5,462**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 31,190	$ 31,908	$ (718)
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	0	319	(319)
2050	Accrued Expenses	5,537	9,689	(4,151)
2061	Due to Reserves for Insurance	43,302	43,302	0
2070	Admin Fees Payable	1,405	2,140	(735)
2112	Income Tax Payable	11,428	11,428	0
	TOTAL LIABILITIES	**$ 93,513**	**$ 99,435**	**$ (5,923)**
	EQUITY			
3600	Owners Equity - Operating	$ 160,302	$ 160,302	$ 0
3601	Prior Year Adjustments	(597)	(597)	0
	Net Income/(Loss)	57,243	45,859	11,385
	TOTAL EQUITY	**$ 216,948**	**$ 205,563**	**$ 11,385**
	TOTAL LIABILITIES AND EQUITY	**$ 310,460**	**$ 304,998**	**$ 5,462**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 242,901	$ 242,901	$ 0
1335	Alliance Reserve Money Market	35,716	42,180	(6,464)
1335-ENC	Encore Bank Reserve MMKT	106,963	106,678	285
1335-MET	Metropolitan Bank Reserves	466,635	465,468	1,167
1421	Due to Operating for Insurance	43,302	43,302	0
	TOTAL ASSETS	**$ 895,516**	**$ 900,528**	**$ (5,012)**
	LIABILITIES & EQUITY			
2206	Reserve Def Income	$ 27,150	$ 27,150	$ 0
2213	Contract Liability R	950,624	950,624	0
2260	Due to Operating	16,900	13,099	3,801
	TOTAL LIABILITIES	**$ 994,673**	**$ 990,873**	**$ 3,801**
	EQUITY			
3700	Owners Equity-Rsrv	$ 82,901	$ 82,901	$ 0
	Net Income/(Loss)	(182,058)	(173,245)	(8,813)
	TOTAL EQUITY	**$ (99,157)**	**$ (90,344)**	**$ (8,813)**
	TOTAL LIABILITIES AND EQUITY	**$ 895,516**	**$ 900,528**	**$ (5,012)**

FirstService RESIDENTIAL

0372 Pawleys Place HOA
Operating Income Statement
09/30/2026

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	$ 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	45	0	45	501	0	501	0
4027	Late Fees/NSF Fees	55	83	(28)	820	747	73	1,000
4029	Fines/Violations	0	292	(292)	450	2,628	(2,178)	3,500
4034	Working Capital Fee	(860)	502	(1,362)	7,740	4,518	3,222	6,020
4057	Cable TV Fee Income	10,932	10,932	0	98,392	98,388	4	131,188
4120	Interest Income-Operating	13	250	(237)	113	2,250	(2,137)	3,000
4199	Miscellaneous Income	0	208	(208)	1,816	1,872	(56)	2,500
	Total Income	$ 69,583	$ 71,665	$ (2,082)	$ 644,410	$ 644,985	$ (575)	$ 859,980
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ (990)	$ 208	$ 1,198	$ 2,418	$ 1,872	$ (546)	$ 2,500
5017	Management Services	2,386	2,315	(71)	21,470	20,835	(635)	27,782
5021	Audit/Tax Preparation Services	0	0	0	2,300	3,800	1,500	3,800
5023	Insurance Expense	18,850	31,904	13,054	200,189	287,136	86,947	382,850
5034	Licenses & Permits	0	167	167	698	1,503	806	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	553	208	(345)	117	1,872	1,755	2,500
	Total General & Administrative	$ 20,798	$ 34,802	$ 14,004	$ 239,917	$ 327,018	$ 87,101	$ 431,782
	Repairs & Maintenance							
6000	General Maintenance	$ 272	$ 1,667	$ 1,395	$ 18,639	$ 15,003	$ (3,636)	$ 20,000
6039	Termite Bond	1,711	1,583	(128)	16,098	14,247	(1,851)	19,000
6151	Contract Landscape Maintenance	6,500	6,500	0	58,500	58,500	0	78,000
6152	Landscape Maint	2,100	2,333	233	34,195	20,997	(13,198)	28,000
6157	Irrigation Expense	(761)	333	1,094	1,157	2,997	1,840	4,000
6159	Lake&Pond Maintenance	1,322	417	(905)	3,122	3,753	631	5,000
	Total Repairs & Maintenance	$ 11,144	$ 12,833	$ 1,689	$ 131,711	$ 115,497	$ (16,214)	$ 154,000
	Pool Expenses							
6400	Pool Contract	$ 800	$ 800	$ 0	$ 7,200	$ 7,200	$ 0	$ 9,600
6403	Pool Supplies	187	625	438	3,653	5,625	1,972	7,500
6405	Pool Repairs & Maintenance	2,033	208	(1,825)	4,836	1,872	(2,964)	2,500
	Total Pool Expenses	$ 3,020	$ 1,633	$ (1,387)	$ 15,689	$ 14,697	$ (992)	$ 19,600
	Utilities							
7951	Electric	$ 1,698	$ 1,458	$ (240)	$ 14,689	$ 13,122	$ (1,567)	$ 17,500
7953	Water & Sewer	6,986	6,000	(986)	55,152	54,000	(1,152)	72,000
7957	Trash Removal	4,035	3,649	(386)	35,368	32,841	(2,527)	43,782
7963	Cable TV	10,340	9,947	(393)	93,062	89,523	(3,539)	119,366
7972	Telephone	179	163	(16)	1,580	1,467	(113)	1,950
	Total Utilities	$ 23,237	$ 21,217	$ (2,020)	$ 199,850	$ 190,953	$ (8,897)	$ 254,598
	Total Expenses	**$ 58,198**	**$ 70,485**	**$ 12,287**	**$ 587,167**	**$ 648,165**	**$ 60,998**	**$ 859,980**
	NET INCOME/(LOSS)	**$ 11,385**	**$ 1,180**	**$ 10,205**	**$ 57,243**	**$ (3,180)**	**$ 60,423**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
09/30/2026

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 Actual	Jul Actual	Aug Actual	Sep Actual	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	$ 802,768
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	65	0	43	132	81	30	54	51	45	0	0	0	501
4027	Late Fees/NSF Fees	210	45	5	115	95	35	145	115	55	83	83	87	1,073
4029	Fines/Violations	300	0	0	0	0	0	150	0	0	292	292	288	1,322
4034	Working Capital Fee	0	0	2,580	0	1,599	1,841	860	1,720	(860)	502	502	498	9,242
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	131,192
4120	Interest Income-Oper	14	11	14	12	13	12	12	12	13	250	250	250	863
4199	Miscellaneous Income	1,741	0	0	25	0	0	50	0	0	208	208	212	2,444
	Total Income	$ 72,661	$ 70,386	$ 72,972	$ 70,614	$ 72,118	$ 72,248	$ 71,601	$ 72,228	$ 69,583	$ 71,665	$ 71,665	$ 71,665	$ 859,405
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Ex	$ 856	$ 243	$ 0	$ 485	$ 518	$ 631	$ 451	$ 224	$ (990)	$ 208	$ 208	$ 212	$ 3,046
5017	Management Services	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,315	2,315	2,317	28,417
5021	Audit/Tax Preparatio	0	0	0	0	0	0	0	2,300	0	0	0	0	2,300
5023	Insurance Expense	26,338	26,338	26,338	26,928	18,850	18,850	18,850	18,850	18,850	31,904	31,904	31,906	295,903
5034	Licenses & Permits	0	128	0	570	0	0	0	0	0	167	167	163	1,195
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	0	553	208	208	212	745
	Total General & Admi	$ 29,579	$ 29,094	$ 28,943	$ 43,094	$ 21,851	$ 20,771	$ 22,029	$ 23,759	$ 20,798	$ 34,802	$ 35,152	$ 34,810	$ 344,681
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 475	$ 1,381	$ 11,480	$ 4,325	$ 765	$ (58)	$ 0	$ 272	$ 1,667	$ 1,667	$ 1,663	$ 23,636
6039	Termite Bond	1,798	1,740	1,798	1,833	1,740	1,940	1,798	1,740	1,711	1,583	1,583	1,587	20,851
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	2,100	2,100	2,333	2,333	2,337	41,198
6157	Irrigation Expense	0	0	0	0	0	880	114	924	(761)	333	333	337	2,160
6159	Lake&Pond Maintenanc	225	225	225	225	225	225	225	225	1,322	417	417	413	4,369
	Total Repairs & Main	$ 9,423	$ 12,790	$ 11,854	$ 21,988	$ 21,850	$ 18,370	$ 12,804	$ 11,489	$ 11,144	$ 12,833	$ 12,833	$ 12,837	$ 170,214
	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	190	187	625	625	625	5,528
6405	Pool Repairs & Maint	1,009	0	0	0	0	775	452	567	2,033	208	208	212	5,464
	Total Pool Expenses	$ 1,974	$ 1,069	$ 1,101	$ 1,577	$ 1,262	$ 2,424	$ 1,705	$ 1,557	$ 3,020	$ 1,633	$ 1,633	$ 1,637	$ 20,592
	Utilities													
7951	Electric	$ 1,417	$ 1,459	$ 1,561	$ 1,711	$ 1,945	$ 1,777	$ 1,680	$ 1,441	$ 1,698	$ 1,458	$ 1,458	$ 1,462	$ 19,067
7953	Water & Sewer	5,973	6,042	5,355	5,400	6,303	5,979	6,278	6,837	6,986	6,000	6,000	6,000	73,152
7957	Trash Removal	3,658	3,658	3,842	4,035	4,035	4,035	4,035	4,035	4,035	3,649	3,649	3,643	46,309
7963	Cable TV	10,345	10,340	10,340	10,340	10,340	10,340	10,340	10,340	10,340	9,947	9,947	9,949	122,905
7972	Telephone	165	165	179	179	179	179	179	179	179	163	163	157	2,063
	Total Utilities	$ 21,558	$ 21,663	$ 21,275	$ 21,664	$ 22,801	$ 22,309	$ 22,511	$ 22,831	$ 23,237	$ 21,217	$ 21,217	$ 21,211	$ 263,495
	Total Expenses	**$ 62,534**	**$ 64,616**	**$ 63,174**	**$ 88,323**	**$ 67,763**	**$ 63,874**	**$ 59,048**	**$ 59,636**	**$ 58,198**	**$ 70,485**	**$ 70,835**	**$ 70,495**	**$ 798,982**
	NET INCOME/(LOSS)	**$ 10,126**	**$ 5,770**	**$ 9,798**	**$ (17,709)**	**$ 4,355**	**$ 8,374**	**$ 12,553**	**$ 12,592**	**$ 11,385**	**$ 1,180**	**$ 830**	**$ 1,170**	**$ 60,423**

0372 Pawleys Place HOA
Reserve Income Statement - Accrual
09/30/2026

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							
4202	Reserve Funding	$ 7,500	$ 7,500	$ 0	$ 67,500	$ 67,500	$ 0	$ 90,000
4320	Interest Income Reserves	1,510	0	1,510	20,663	0	20,663	0
	Total Income	$ 9,010	$ 7,500	$ 1,510	$ 88,163	$ 67,500	$ 20,663	$ 90,000
	EXPENSES							
9003	Irrigation/Ponds	$ 6,099	$ 0	$ (6,099)	$ 38,068	$ 0	$ (38,068)	$ 0
9014	Roadways	(4,299)	0	4,299	0	0	0	0
9042	Lawsuit Repairs Reserve	15,100	0	(15,100)	15,100	0	(15,100)	0
9052	Bulkhead Expense	924	0	(924)	213,381	0	(213,381)	0
9060	Pool Equipment Replacement	0	0	0	2,644	0	(2,644)	0
9202	Fence Installment & Repair	0	0	0	1,030	0	(1,030)	0
	Total Expenses	$ 17,823	$ 0	$ (17,823)	$ 270,222	$ 0	$ (270,222)	$ 0
	NET INCOME/ (LOSS)	**$ (8,813)**	**$ 7,500**	**$ (16,313)**	**$ (182,058)**	**$ 67,500**	**$ (249,558)**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
09/30/2026

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 Actual	Sep Actual	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	1,592	1,510	0	0	0	20,663
	Total Income	$ 9,259	$ 11,717	$ 9,550	$ 9,441	$ 9,130	$ 11,730	$ 9,236	$ 9,092	$ 9,010	$ 7,500	$ 7,500	$ 7,500	$ 110,663
	EXPENSES													
9003	Irrigation/Ponds	$ 0	$ 22,848	$ 84,195	$ 10,921	$ 0	$ (85,995)	$ 0	$ 0	$ 6,099	$ 0	$ 0	$ 0	$ 38,068
9014	Roadways	0	0	0	0	0	0	0	4,299	(4,299)	0	0	0	0
9042	Lawsuit Repairs Reserve	0	0	0	0	0	0	0	0	15,100	0	0	0	15,100
9052	Bulkhead Expense	0	0	0	0	0	84,195	109,195	19,068	924	0	0	0	213,381
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	$ 23,367	$ 17,823	$ 0	$ 0	$ 0	$ 270,222
	NET INCOME/ (LOSS)	**$ 9,259**	**$ (11,131)**	**$ (74,645)**	**$ (1,480)**	**$ 7,919**	**$ 12,499**	**$ (101,392)**	**$ (14,274)**	**$ (8,813)**	**$ 7,500**	**$ 7,500**	**$ 7,500**	**$ (159,558)**