0365 Wynbrooke HOA, Inc.
Balance Sheet
12/31/2025

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

FirstService Residential SC

| Account # | Description | Operating | Reserves | Special Project | Totals |
|---|---|---|---|---|---|
| | **ASSETS** | | | | |
| | **Cash** | | | | |
| 100 | Alliance Operating | $ 87,348.71 | $ 0.00 | $ 0.00 | $ 87,348.71 |
| 118 | Popular Bank MMKT-For Loan | 103,165.67 | 0.00 | 0.00 | 103,165.67 |
| 119 | Popular Loan Proceeds Account | 10,000.00 | 0.00 | 0.00 | 10,000.00 |
| 12015 | Webster Bank Reserve MMkt | 0.00 | 250,433.75 | 0.00 | 250,433.75 |
| 1335 | Alliance Reserve Money Market | 0.00 | 389,806.17 | 0.00 | 389,806.17 |
| 1335-EBT | Enterprise Bank Reserve | 0.00 | 204,550.67 | 0.00 | 204,550.67 |
| 1335-MS | Morgan Stanley Reserve | 0.00 | 111,679.50 | 0.00 | 111,679.50 |
| 133701 | Conway Bank - CD | 0.00 | 156,000.00 | 0.00 | 156,000.00 |
| | **Total Cash** | **$ 200,514.38** | **$ 1,112,470.09** | **$ 0.00** | **$ 1,312,984.47** |
| | **Accounts Receivable** | | | | |
| 1100 | A/R - Owner Assessment | $ 10,224.47 | $ 0.00 | $ 0.00 | $ 10,224.47 |
| 1104 | A/R - Insurance Assess | 100.00 | 0.00 | 0.00 | 100.00 |
| 1105 | A/R - Int./Late Charges | 752.48 | 0.00 | 0.00 | 752.48 |
| 1106 | A/R - Admin Fees | 620.00 | 0.00 | 0.00 | 620.00 |
| 1115 | A/R - Other Due from Owners | 306.08 | 0.00 | 0.00 | 306.08 |
| | **Accounts Receivable** | **$ 12,003.03** | **$ 0.00** | **$ 0.00** | **$ 12,003.03** |
| 1120 | Allowance for Uncollectible Accts | $ (36,635.20) | $ 0.00 | $ 0.00 | $ (36,635.20) |
| | **Total Accounts Receivable** | **$ (24,632.17)** | **$ 0.00** | **$ 0.00** | **$ (24,632.17)** |
| | **Other Assets** | | | | |
| 1117 | AR Receivables- FSR | $ 3,560.93 | $ 0.00 | $ 0.00 | $ 3,560.93 |
| 1121 | A/R - Miscellaneous | 300.00 | 0.00 | 0.00 | 300.00 |
| 1134 | Prepaid Insurance | 84,442.96 | 0.00 | 0.00 | 84,442.96 |
| 1135 | Prepaid Expenses | 14,337.00 | 0.00 | 0.00 | 14,337.00 |
| 1420 | Due from Operating | 0.00 | 49,000.00 | 0.00 | 49,000.00 |
| | **Total Other Assets** | **$ 102,640.89** | **$ 49,000.00** | **$ 0.00** | **$ 151,640.89** |
| | **TOTAL ASSETS** | **$ 278,523.10** | **$ 1,161,470.09** | **$ 0.00** | **$ 1,439,993.19** |
| | **LIABILITIES & EQUITY** | | | | |
| 2000 | Prepaid Owners | $ 66,231.75 | $ 0.00 | $ 0.00 | $ 66,231.75 |
| 2010 | Refund Payable | 330.00 | 0.00 | 0.00 | 330.00 |
| 2027 | Pool Key Deposits | 50.00 | 0.00 | 0.00 | 50.00 |
| 2030 | Accounts Payable | 140.88 | 0.00 | 0.00 | 140.88 |
| 2050 | Accrued Expenses | 20,787.52 | 0.00 | 0.00 | 20,787.52 |
| 2060 | Due to Reserves | 49,000.00 | 0.00 | 0.00 | 49,000.00 |
| 2070 | Admin Fees Payable | (495.63) | 0.00 | 0.00 | (495.63) |
| 20850 | Loan Payable Popular Bank | 356,445.44 | 0.00 | 0.00 | 356,445.44 |
| 2110 | Insurance Payable | 65,867.66 | 0.00 | 0.00 | 65,867.66 |
| 2125 | Notes Payable - CNB | 94,556.04 | 0.00 | 0.00 | 94,556.04 |
| 22073 | Ins Claim Payable | (129.00) | 0.00 | 0.00 | (129.00) |
| | **Total Liabilities** | **$ 652,784.66** | **$ 0.00** | **$ 0.00** | **$ 652,784.66** |
| | **EQUITY** | | | | |
| 3600 | Owners Equity - Operating | $ (351,378.73) | $ 0.00 | $ 0.00 | $ (351,378.73) |
| 3700 | Owners Equity - Reserves | 0.00 | 930,736.62 | 0.00 | 930,736.62 |
| | Net Income/(Loss) | (22,882.83) | 230,733.47 | 0.00 | 207,850.64 |
| | **TOTAL EQUITY** | **$ (374,261.56)** | **$ 1,161,470.09** | **$ 0.00** | **$ 787,208.53** |
| | **TOTAL LIABILITIES & EQUITY** | **$ 278,523.10** | **$ 1,161,470.09** | **$ 0.00** | **$ 1,439,993.19** |

| | | CURRENT MONTH | PREVIOUS MONTH | NET CHANGE |
|---|---|---|---|---|
| | **ASSETS** | | | |
| 100 | Alliance Operating | $ 87,349 | $ 26,063 | $ 61,286 |
| 1100 | A/R - Owner Assessment | 10,224 | 15,203 | (4,979) |
| 1104 | A/R - Insurance Assess | 100 | 50 | 50 |
| 1105 | A/R - Int./Late Charges | 752 | 1,225 | (472) |
| 1106 | A/R - Admin Fees | 620 | 1,009 | (389) |
| 1115 | A/R - Other Due from Owners | 306 | 686 | (380) |
| 1117 | AR Receivables- FSR | 3,561 | 3,561 | 0 |
| 1120 | Allowance for Uncollectible Accts | (36,635) | (36,635) | 0 |
| 1121 | A/R - Miscellaneous | 300 | 300 | 0 |
| 1134 | Prepaid Insurance | 84,443 | 126,664 | (42,221) |
| 1135 | Prepaid Expenses | 14,337 | 14,337 | 0 |
| 118 | Popular Bank MMKT-For Loan | 103,166 | 103,133 | 33 |
| 119 | Popular Loan Proceeds Account | 10,000 | 10,000 | 0 |
| | **TOTAL ASSETS** | **$ 278,523** | **$ 265,596** | **$ 12,927** |
| | **LIABILITIES & EQUITY** | | | |
| 2000 | Prepaid Owners | $ 66,232 | $ 43,720 | $ 22,512 |
| 2010 | Refund Payable | 330 | 330 | 0 |
| 2027 | Pool Key Deposits | 50 | 50 | 0 |
| 2030 | Accounts Payable | 141 | 2,234 | (2,093) |
| 2050 | Accrued Expenses | 20,788 | 12,468 | 8,320 |
| 2060 | Due to Reserves | 49,000 | 19,000 | 30,000 |
| 2070 | Admin Fees Payable | (496) | (336) | (160) |
| 20850 | Loan Payable Popular Bank | 356,445 | 369,260 | (12,814) |
| 2110 | Insurance Payable | 65,868 | 108,091 | (42,224) |
| 2125 | Notes Payable - CNB | 94,556 | 95,053 | (497) |
| 22073 | Ins Claim Payable | (129) | (129) | 0 |
| | **TOTAL LIABILITIES** | **$ 652,785** | **$ 649,740** | **$ 3,045** |
| | **EQUITY** | | | |
| 3600 | Owners Equity - Operating | $ (351,379) | $ (351,379) | $ 0 |
| | Net Income/(Loss) | (22,883) | (32,766) | 9,883 |
| | **TOTAL EQUITY** | **$ (374,262)** | **$ (384,144)** | **$ 9,883** |
| | **TOTAL LIABILITIES AND EQUITY** | **$ 278,523** | **$ 265,596** | **$ 12,927** |

| | | CURRENT MONTH | PREVIOUS MONTH | NET CHANGE |
|---|---|---|---|---|
| | **ASSETS** | | | |
| 12015 | Webster Bank Reserve MMkt | $ 250,434 | $ 249,701 | $ 733 |
| 12066 | Encore CD - Reserves | 0 | 247,352 | (247,352) |
| 133701 | Conway Bank - CD | 156,000 | 156,000 | 0 |
| 1335 | Alliance Reserve Money Market | 389,806 | 150,885 | 238,921 |
| 1335-EBT | Enterprise Bank Reserve | 204,551 | 203,967 | 584 |
| 1335-MS | Morgan Stanley Reserve | 111,680 | 111,375 | 304 |
| 1420 | Due from Operating | 49,000 | 19,000 | 30,000 |
| | **TOTAL ASSETS** | **$ 1,161,470** | **$ 1,138,281** | **$ 23,190** |
| | **EQUITY** | | | |
| 3700 | Owners Equity-Rsrv | $ 930,737 | $ 930,737 | $ 0 |
| | Net Income/(Loss) | 230,733 | 207,544 | 23,190 |
| | **TOTAL EQUITY** | **$ 1,161,470** | **$ 1,138,281** | **$ 23,190** |
| | **TOTAL LIABILITIES AND EQUITY** | **$ 1,161,470** | **$ 1,138,281** | **$ 23,190** |

0365 Wynbrooke HOA, Inc.
Operating Income Statement
12/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
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 | $ 128,375 | $ 128,403 | $ (28) | $ 1,539,944 | $ 1,540,880 | $ (936) | $ 1,540,880 |
| 4002 | Reserve Funding | (18,883) | (18,883) | 0 | (226,596) | (226,596) | 0 | (226,596) |
| 4011 | Insurance Assessment Income | 50 | 4,007 | (3,957) | 49,800 | 48,150 | 1,650 | 48,150 |
| 4026 | Interest Late Charge | 47 | 125 | (78) | 1,665 | 1,500 | 165 | 1,500 |
| 4027 | Late Fees/NSF Fees | 215 | 125 | 90 | 3,375 | 1,500 | 1,875 | 1,500 |
| 4029 | Fines/Violations | 50 | 250 | (200) | 3,575 | 3,000 | 575 | 3,000 |
| 4034 | Working Capital Fee | 2,000 | 3,337 | (1,337) | 36,000 | 40,000 | (4,000) | 40,000 |
| 4049 | Pool Membership Income | 0 | 38 | (38) | 0 | 500 | (500) | 500 |
| 4059 | Decal/Bar Code/Key Fob Income | 0 | 13 | (13) | 135 | 200 | (65) | 200 |
| 4120 | Interest Income-Operating | 34 | 37 | (3) | 379 | 400 | (21) | 400 |
| 4199 | Miscellaneous Income | 0 | 0 | 0 | 114 | 0 | 114 | 0 |
| | Total Income | $ 111,888 | $ 117,452 | $ (5,564) | $ 1,408,391 | $ 1,409,534 | $ (1,143) | $ 1,409,534 |
| | **EXPENSES** | | | | | | | |
| | General & Administrative | | | | | | | |
| 5000 | General & Administrative | $ 0 | $ 225 | $ 225 | $ 7,053 | $ 2,689 | $ (4,364) | $ 2,689 |
| 5001 | Office Supplies & Expenses | 565 | 38 | (527) | 5,001 | 500 | (4,501) | 500 |
| 5009 | Board Meeting Expense | 0 | 462 | 462 | 2,650 | 5,500 | 2,850 | 5,500 |
| 5017 | Management Services | 3,974 | 3,974 | 0 | 48,033 | 47,688 | (345) | 47,688 |
| 5018 | Architectural Services | 45 | 0 | (45) | 135 | 0 | (135) | 0 |
| 5021 | Audit/Tax Preparation Services | 0 | 0 | 0 | 3,525 | 2,500 | (1,025) | 2,500 |
| 5023 | Insurance Expense | 42,221 | 46,667 | 4,446 | 545,449 | 559,960 | 14,511 | 559,960 |
| 5035 | Interest Expense | 1,419 | 2,501 | 1,082 | 20,460 | 30,045 | 9,585 | 30,045 |
| 5037 | Taxes | 0 | 125 | 125 | 9,624 | 1,500 | (8,124) | 1,500 |
| 5015 | Legal Services | 0 | 413 | 413 | 3,080 | 5,000 | 1,920 | 5,000 |
| | Total General & Administrative | $ 48,224 | $ 54,405 | $ 6,181 | $ 645,011 | $ 655,382 | $ 10,371 | $ 655,382 |
| | Repairs & Maintenance | | | | | | | |
| 6000 | General Maintenance | $ 16 | $ 413 | $ 397 | $ 22,932 | $ 5,000 | $ (17,932) | $ 5,000 |
| 6008 | Lightning Strike Expense | 0 | 0 | 0 | 14,219 | 0 | (14,219) | 0 |
| 6010 | Road Repairs - Hwy 17 | 0 | 95 | 95 | 0 | 1,184 | 1,184 | 1,184 |
| 6011 | Power Washing | 0 | 0 | 0 | 17,334 | 14,000 | (3,334) | 14,000 |
| 6024 | Roofing Repairs | 1,337 | 837 | (500) | 24,026 | 10,000 | (14,026) | 10,000 |
| 6026 | Roofing Contract | 0 | 1,957 | 1,957 | 22,293 | 23,550 | 1,258 | 23,550 |
| 6028 | Storm Damage | 0 | 231 | 231 | 0 | 2,838 | 2,838 | 2,838 |
| 6037 | Pest & Nuisance Control | 0 | 337 | 337 | 4,602 | 4,000 | (602) | 4,000 |
| 6039 | Termite Bond | 8,206 | 2,734 | (5,472) | 45,084 | 32,775 | (12,309) | 32,775 |
| 6108 | Painting | 0 | 2,901 | 2,901 | 39,197 | 34,757 | (4,440) | 34,757 |
| 6113 | Siding Repairs | 0 | 250 | 250 | 5,830 | 3,000 | (2,830) | 3,000 |
| 6150 | Irrigation Expense | 0 | 1,087 | 1,087 | 9,636 | 13,000 | 3,364 | 13,000 |
| 6151 | Landscape Contract | 12,800 | 12,800 | 0 | 153,600 | 153,600 | 0 | 153,600 |
| 6152 | Landscape Maint | 0 | 663 | 663 | 1,175 | 8,000 | 6,825 | 8,000 |
| 6157 | Irrigation Expense | 402 | 0 | (402) | 852 | 0 | (852) | 0 |
| 6158 | Tree Maintenance | 0 | 1,663 | 1,663 | 13,163 | 20,000 | 6,838 | 20,000 |
| 6159 | Lake & Pond Contract | 739 | 739 | 0 | 15,182 | 8,868 | (6,314) | 8,868 |
| 6916 | Mulch | 0 | 2,087 | 2,087 | 32,000 | 25,000 | (7,000) | 25,000 |
| | Total Repairs & Maintenance | $ 23,501 | $ 28,794 | $ 5,293 | $ 421,123 | $ 359,572 | $ (61,551) | $ 359,572 |
| | Pool Expenses | | | | | | | |
| 6400 | Pool Cleaning Contract | $ 907 | $ 950 | $ 43 | $ 10,884 | $ 11,400 | $ 516 | $ 11,400 |
| 6403 | Pool Supplies | 39 | 875 | 836 | 9,596 | 10,500 | 904 | 10,500 |
| 6405 | Pool Repairs & Maintenance | 1,046 | 50 | (996) | 4,204 | 600 | (3,604) | 600 |
| 6407 | Pool Access Coggin | 141 | 38 | (103) | 809 | 500 | (309) | 500 |
| | Total Pool Expenses | $ 2,133 | $ 1,913 | $ (220) | $ 25,493 | $ 23,000 | $ (2,493) | $ 23,000 |
| | Utilities | | | | | | | |
| 7951 | Electric | $ 2,727 | $ 2,750 | $ 23 | $ 32,108 | $ 33,000 | $ 892 | $ 33,000 |
| 7953 | Water & Sewer | 11,087 | 10,750 | (337) | 137,203 | 129,000 | (8,203) | 129,000 |
| 7957 | Trash Removal | 5,717 | 5,413 | (304) | 66,349 | 65,000 | (1,349) | 65,000 |
| 7963 | Cable TV | 8,616 | 8,465 | (151) | 103,987 | 101,580 | (2,407) | 101,580 |
| | Total Utilities | $ 28,147 | $ 27,378 | $ (769) | $ 339,647 | $ 328,580 | $ (11,067) | $ 328,580 |

0365 Wynbrooke HOA, Inc.
Operating Income Statement
12/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
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 |
|---|---|---|---|---|---|---|---|---|
| | Other Expenses | | | | | | | |
| 8017 | Line of Credit Repayment CNB | $ 0 | $ 3,587 | $ 3,587 | $ 0 | $ 43,000 | $ 43,000 | $ 43,000 |
| | Total Other Expenses | $ 0 | $ 3,587 | $ 3,587 | $ 0 | $ 43,000 | $ 43,000 | $ 43,000 |
| | **Total Expenses** | **$ 102,005** | **$ 116,077** | **$ 14,072** | **$ 1,431,274** | **$ 1,409,534** | **$ (21,740)** | **$ 1,409,534** |
| | **NET INCOME/(LOSS)** | **$ 9,883** | **$ 1,375** | **$ 8,508** | **$ (22,883)** | **$ 0** | **$ (22,883)** | **$ 0** |

0365 Wynbrooke HOA, Inc.
Comparative Monthly Actual Report
12/31/2025

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

FirstService Residential SC

| | Descriptions<br>Account | Jan<br>Actual | Feb<br>Actual | Mar<br>Actual | Apr<br>Actual | May<br>Actual | Jun<br>Actual | Jul<br>Actual | Aug<br>Actual | Sep<br>Actual | Oct<br>Actual | Nov<br>Actual | Dec<br>Actual | Yearly<br>2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **INCOME** | | | | | | | | | | | | | |
| 4001 | Regular Assessments | $ 128,375 | $ 127,819 | $ 128,375 | $ 128,375 | $ 128,375 | $ 128,375 | $ 128,375 | $ 128,375 | $ 128,375 | $ 128,375 | $ 128,375 | $ 128,375 | $ 1,539,944 |
| 4002 | Reserve Funding | (18,883) | (18,883) | (18,883) | (18,883) | (18,883) | (18,883) | (18,883) | (18,883) | (18,883) | (18,883) | (18,883) | (18,883) | (226,596) |
| 4011 | Insurance Assessment Inco | 16,550 | 16,500 | 15,850 | 50 | 50 | 50 | 500 | 50 | 50 | 50 | 50 | 50 | 49,800 |
| 4026 | Interest Late Charge | 206 | (146) | 243 | 252 | 259 | 165 | 161 | 124 | 126 | 100 | 128 | 47 | 1,665 |
| 4027 | Late Fees/NSF Fees | 360 | (170) | 325 | 370 | 335 | 435 | 290 | 365 | 475 | 85 | 290 | 215 | 3,375 |
| 4029 | Fines/Violations | 100 | 1,650 | 125 | 75 | 200 | 350 | 10,725 | (5,025) | (375) | (1,300) | (3,000) | 50 | 3,575 |
| 4034 | Working Capital Fee | 4,000 | 4,000 | 2,000 | 0 | 4,000 | 0 | 8,000 | 4,000 | 6,000 | 2,000 | 0 | 2,000 | 36,000 |
| 4059 | Decal/Bar Code/Key Fob In | 0 | 0 | 0 | 0 | 25 | 10 | 0 | 100 | 0 | 0 | 0 | 0 | 135 |
| 4120 | Interest Income-Operating | 32 | 31 | 33 | 32 | 32 | 32 | 31 | 29 | 33 | 32 | 29 | 34 | 379 |
| 4199 | Miscellaneous Income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 114 | 0 | 0 | 114 |
| | Total Income | $ 130,741 | $ 130,800 | $ 128,069 | $ 110,271 | $ 114,393 | $ 110,534 | $ 129,199 | $ 109,135 | $ 115,800 | $ 110,573 | $ 106,989 | $ 111,888 | $ 1,408,391 |
| | **EXPENSES** | | | | | | | | | | | | | |
| | General & Administrative | | | | | | | | | | | | | |
| 5000 | General & Administrative | $ 3,556 | $ 19 | $ 76 | $ 1,752 | $ 137 | $ 2 | $ 20 | $ 0 | $ 45 | $ 1,266 | $ 180 | $ 0 | $ 7,053 |
| 5001 | Office Supplies & Expense | 191 | 162 | 503 | 0 | 0 | 437 | 705 | 107 | 352 | 400 | 1,579 | 565 | 5,001 |
| 5009 | Board Meeting Expense | 0 | 0 | 300 | 0 | 0 | 0 | 150 | 0 | 0 | 300 | 1,900 | 0 | 2,650 |
| 5017 | Management Services | 4,199 | 3,974 | 3,974 | 4,094 | 3,974 | 3,974 | 3,974 | 3,974 | 3,974 | 3,974 | 3,974 | 3,974 | 48,033 |
| 5018 | Architectural Services | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | (45) | 45 | 45 | 45 | 135 |
| 5021 | Audit/Tax Preparation Ser | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,525 | 0 | 3,525 |
| 5023 | Insurance Expense | 60,130 | 60,130 | 42,221 | 42,221 | 42,221 | 42,221 | 45,196 | 42,221 | 42,221 | 42,221 | 42,221 | 42,221 | 545,449 |
| 5035 | Interest Expense | 2,009 | 1,961 | 1,729 | 1,864 | 1,753 | 1,762 | 1,659 | 1,663 | 1,613 | 1,515 | 1,513 | 1,419 | 20,460 |
| 5037 | Taxes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,434 | 1,190 | 0 | 9,624 |
| 5015 | Legal Services | 260 | (980) | 1,005 | 150 | 0 | 295 | 0 | 0 | 450 | 1,025 | 875 | 0 | 3,080 |
| | Total General & Administr | $ 70,345 | $ 65,264 | $ 49,808 | $ 50,081 | $ 48,131 | $ 48,692 | $ 51,705 | $ 47,966 | $ 48,611 | $ 59,180 | $ 57,002 | $ 48,224 | $ 645,011 |
| | Repairs & Maintenance | | | | | | | | | | | | | |
| 6000 | General Maintenance | $ 1,413 | $ 142 | $ 4,357 | $ 0 | $ 0 | $ 483 | $ 459 | $ 277 | $ 13,796 | $ 1,255 | $ 735 | $ 16 | $ 22,932 |
| 6008 | Lightning Strike Expense | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,219 | 0 | 0 | 0 | 14,219 |
| 6011 | Power Washing | 0 | 0 | 0 | 0 | 0 | 16,050 | 1,284 | 0 | 0 | 0 | 0 | 0 | 17,334 |
| 6024 | Roofing Repairs | 347 | 755 | 976 | 475 | 4,196 | 2,225 | 826 | 0 | 3,775 | 304 | 8,810 | 1,337 | 24,026 |
| 6025 | Exterior Paint/Repairs | 550 | 0 | 0 | 129 | 13 | 0 | 0 | 0 | (692) | 0 | 0 | 0 | 0 |
| 6026 | Roofing Contract | 0 | 0 | 3,500 | 12,600 | 0 | 420 | 5,250 | 0 | 523 | 0 | 0 | 0 | 22,293 |
| 6037 | Pest & Nuisance Control | 0 | 2,200 | 0 | 700 | 0 | 0 | 100 | 600 | 102 | 0 | 900 | 0 | 4,602 |
| 6039 | Termite Bond | 0 | 8,192 | 4,096 | 4,096 | 4,096 | 4,096 | 4,096 | 4,096 | 4,110 | 0 | 0 | 8,206 | 45,084 |
| 6108 | Painting | 0 | 0 | 8,950 | 0 | 15,175 | 14,040 | 1,032 | 0 | 0 | 0 | 0 | 0 | 39,197 |
| 6113 | Siding Repairs | 775 | 194 | 139 | 1,095 | 1,035 | 93 | 0 | 0 | 0 | 0 | 2,500 | 0 | 5,830 |
| 6150 | Irrigation Expense | 0 | 895 | 0 | 7,545 | 729 | 0 | 0 | 0 | 0 | 467 | 0 | 0 | 9,636 |
| 6151 | Landscape Contract | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | 12,800 | 153,600 |
| 6152 | Landscape Maint | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 859 | 158 | 158 | 0 | 1,175 |
| 6157 | Irrigation Expense | 0 | 0 | 0 | 0 | 0 | 0 | 280 | 579 | (859) | 0 | 450 | 402 | 852 |
| 6158 | Tree Maintenance | 0 | 11,650 | 0 | 0 | 875 | 638 | 0 | 0 | 0 | 0 | 0 | 0 | 13,163 |
| 6159 | Lake & Pond Contract | 739 | 739 | 739 | 4,967 | 739 | 739 | 739 | 739 | 739 | 2,636 | 929 | 739 | 15,182 |
| 6916 | Mulch | 0 | 0 | 0 | 0 | 0 | 0 | 32,000 | 0 | 0 | 0 | 0 | 0 | 32,000 |
| | Total Repairs & Maintenan | $ 16,624 | $ 37,567 | $ 35,556 | $ 44,406 | $ 39,658 | $ 51,584 | $ 58,866 | $ 19,091 | $ 49,370 | $ 17,619 | $ 27,281 | $ 23,501 | $ 421,123 |
| | Pool Expenses | | | | | | | | | | | | | |
| 6400 | Pool Cleaning Contract | $ 907 | $ 907 | $ 907 | $ 907 | $ 907 | $ 907 | $ 907 | $ 907 | $ 907 | $ 907 | $ 907 | $ 907 | $ 10,884 |
| 6403 | Pool Supplies | 814 | 427 | 2,147 | 855 | 383 | 1,651 | 1,251 | 1,070 | 536 | 412 | 13 | 39 | 9,596 |
| 6405 | Pool Repairs & Maintenanc | 38 | 0 | 0 | 0 | 699 | 365 | 0 | 1,476 | 503 | 0 | 78 | 1,046 | 4,204 |
| 6407 | Pool Access Coggin | 141 | (25) | 0 | 141 | 130 | 0 | 141 | 0 | 0 | 141 | 0 | 141 | 809 |
| | Total Pool Expenses | $ 1,900 | $ 1,309 | $ 3,054 | $ 1,903 | $ 2,118 | $ 2,922 | $ 2,299 | $ 3,453 | $ 1,946 | $ 1,459 | $ 997 | $ 2,133 | $ 25,493 |
| | Utilities | | | | | | | | | | | | | |
| 7951 | Electric | $ 2,691 | $ 2,882 | $ 1,832 | $ 3,346 | $ 3,621 | $ 2,700 | $ 1,995 | $ 2,609 | $ 2,073 | $ 2,892 | $ 2,741 | $ 2,727 | $ 32,108 |
| 7953 | Water & Sewer | 9,979 | 12,599 | 10,900 | 10,864 | 11,874 | 12,991 | 11,056 | 11,243 | 11,724 | 11,762 | 11,125 | 11,087 | 137,203 |
| 7957 | Trash Removal | 5,367 | 5,211 | 5,367 | 5,367 | 5,367 | 5,367 | 5,717 | 5,717 | 5,717 | 5,717 | 5,717 | 5,717 | 66,349 |
| 7963 | Cable TV | 8,696 | 8,342 | 8,756 | 8,590 | 8,616 | 8,841 | 8,728 | 8,616 | 8,728 | 9,120 | 8,338 | 8,616 | 103,987 |
| | Total Utilities | $ 26,733 | $ 29,034 | $ 26,855 | $ 28,166 | $ 29,478 | $ 29,899 | $ 27,496 | $ 28,186 | $ 28,242 | $ 29,490 | $ 27,920 | $ 28,147 | $ 339,647 |
| | **Total Expenses** | **$ 115,602** | **$ 133,174** | **$ 115,274** | **$ 124,557** | **$ 119,385** | **$ 133,097** | **$ 140,366** | **$ 98,695** | **$ 128,169** | **$ 107,749** | **$ 113,201** | **$ 102,005** | **$ 1,431,274** |
| | **NET INCOME/(LOSS)** | **$ 15,138** | **$ (2,373)** | **$ 12,795** | **$ (14,286)** | **$ (4,992)** | **$ (22,563)** | **$ (11,167)** | **$ 10,440** | **$ (12,369)** | **$ 2,824** | **$ (6,212)** | **$ 9,883** | **$ (22,883)** |

0365 Wynbrooke HOA, Inc.
Reserve Income Statement - Accrual
12/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
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 | $ 18,883 | $ 18,883 | $ 0 | $ 226,596 | $ 226,596 | $ 0 | $ 226,596 |
| 4320 | Interest Income Reserves | 4,307 | 0 | 4,307 | 33,318 | 0 | 33,318 | 0 |
| | Total Income | $ 23,190 | $ 18,883 | $ 4,307 | $ 259,914 | $ 226,596 | $ 33,318 | $ 226,596 |
| | **EXPENSES** | | | | | | | |
| 9003 | Irrigation System | $ 0 | $ 0 | $ 0 | $ 13,788 | $ 0 | $ (13,788) | $ 0 |
| 9238 | Balconies/Patios/Fences | 0 | 0 | 0 | 15,392 | 0 | (15,392) | 0 |
| | Total Expenses | $ 0 | $ 0 | $ 0 | $ 29,180 | $ 0 | $ (29,180) | $ 0 |
| | **NET INCOME/ (LOSS)** | **$ 23,190** | **$ 18,883** | **$ 4,307** | **$ 230,733** | **$ 226,596** | **$ 4,137** | **$ 226,596** |

0365 Wynbrooke HOA, Inc.
Monthly Comparative Reserves
12/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
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 Actual | Yearly 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **INCOME** | | | | | | | | | | | | | |
| 4202 | Reserve Funding | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 18,883 | $ 226,596 |
| 4320 | Interest Income Reserves | 996 | 939 | 3,521 | 1,060 | 1,088 | 9,205 | 2,121 | 1,964 | 4,460 | 1,960 | 1,695 | 4,307 | 33,318 |
| | Total Income | $ 19,879 | $ 19,822 | $ 22,404 | $ 19,943 | $ 19,971 | $ 28,088 | $ 21,004 | $ 20,847 | $ 23,343 | $ 20,843 | $ 20,578 | $ 23,190 | $ 259,914 |
| | **EXPENSES** | | | | | | | | | | | | | |
| 9003 | Irrigation System | $ 59 | $ 0 | $ 1,577 | $ 0 | $ 0 | $ 0 | $ 5,843 | $ 0 | $ 6,310 | $ 0 | $ 0 | $ 0 | $ 13,788 |
| 9238 | Balconies/Patios/Fences | 15,392 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,392 |
| | Total Expenses | $ 15,451 | $ 0 | $ 1,577 | $ 0 | $ 0 | $ 0 | $ 5,843 | $ 0 | $ 6,310 | $ 0 | $ 0 | $ 0 | $ 29,180 |
| | **NET INCOME/ (LOSS)** | **$ 4,428** | **$ 19,822** | **$ 20,828** | **$ 19,943** | **$ 19,971** | **$ 28,088** | **$ 15,162** | **$ 20,847** | **$ 17,033** | **$ 20,843** | **$ 20,578** | **$ 23,190** | **$ 230,733** |