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	$ 138,983	$ 0	$ 0	$ 138,983
118	Popular Bank MMKT-For Loan	102,863	0	0	102,863
119	Popular Loan Proceeds Account	10,000	0	0	10,000
12015	Webster Bank Reserve MMkt	0	168	0	168
12047	First Virginia Community Bank Res CD	0	240,000	0	240,000
12066	Encore CD - Reserves	0	240,000	0	240,000
1335	Alliance Reserve Money Market	0	40,990	0	40,990
1335-EBT	Enterprise Bank Reserve	0	204,037	0	204,037
1335-MS	Morgan Stanley Reserve	0	109,787	0	109,787
133701	Conway Bank - CD	0	150,000	0	150,000
	Total Cash	**$ 251,847**	**$ 984,982**	**$ 0**	**$ 1,236,829**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 42,049	$ 0	$ 0	$ 42,049
1104	A/R - Insurance Assess	5,432	0	0	5,432
1105	A/R - Int./Late Charges	3,935	0	0	3,935
1106	A/R - Admin Fees	1,050	0	0	1,050
1115	A/R - Other Due from Owners	4,800	0	0	4,800
	Accounts Receivable	**$ 57,266**	**$ 0**	**$ 0**	**$ 57,266**
1120	Allowance for Uncollectible Accts	$ (43,268)	$ 0	$ 0	$ (43,268)
	Total Accounts Receivable	**$ 13,997**	**$ 0**	**$ 0**	**$ 13,997**
	Other Assets				
1117	AR Receivables- FSR	$ 3,561	$ 0	$ 0	$ 3,561
1118	AR Homeowners Repair	4,990	0	0	4,990
1121	A/R - Miscellaneous	300	0	0	300
11210	A/R- Ins Claims	7,421	0	0	7,421
1122	A/R - HO6 Policy	5,840	0	0	5,840
1134	Prepaid Insurance	17,983	0	0	17,983
1135	Prepaid Expenses	14,337	0	0	14,337
1420	Due from Operating	0	255,236	0	255,236
	Total Other Assets	**$ 54,431**	**$ 255,236**	**$ 0**	**$ 309,667**
	TOTAL ASSETS	**$ 320,275**	**$ 1,240,218**	**$ 0**	**$ 1,560,494**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 63,582	$ 0	$ 0	$ 63,582
2010	Refund Payable	330	0	0	330
2030	Accounts Payable	112	0	0	112
2050	Accrued Expenses	52,718	0	0	52,718
2060	Due to Reserves	255,236	0	0	255,236
2070	Admin Fees Payable	(31)	0	0	(31)
20850	Loan Payable Popular Bank	482,283	0	0	482,283
2112	Income Tax Payable	2,332	0	0	2,332
2125	Notes Payable - CNB	96,904	0	0	96,904
22073	Ins Claim Payable	(129)	0	0	(129)
	Total Liabilities	**$ 953,337**	**$ 0**	**$ 0**	**$ 953,337**
	EQUITY				
3600	Owners Equity - Operating	$ (643,706)	$ 0	$ 0	$ (643,706)
3700	Owners Equity - Reserves	0	1,220,271	0	1,220,271
	Net Income/(Loss)	10,644	19,948	0	30,592
	TOTAL EQUITY	**$ (633,062)**	**$ 1,240,218**	**$ 0**	**$ 607,156**

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

FirstService Residential SC

Account #	Description	Operating	Reserves	Special Project	Totals
	TOTAL LIABILITIES & EQUITY	**$ 320,275**	**$ 1,240,218**	**$ 0**	**$ 1,560,494**

FirstService RESIDENTIAL
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	$ 127,819	$ 128,407	$ (588)	$ 256,194	$ 256,814	$ (620)	$ 1,540,880
4002	Reserve Funding	(18,883)	(18,883)	0	(37,766)	(37,766)	0	(226,596)
4011	Insurance Assessment Income	16,500	16,050	450	33,050	32,100	950	192,600
4026	Interest Late Charge	(146)	125	(271)	61	250	(189)	1,500
4027	Late Fees/NSF Fees	(170)	125	(295)	190	250	(60)	1,500
4029	Fines/Violations	1,650	83	1,567	1,750	166	1,584	1,000
4034	Working Capital Fee	4,000	2,500	1,500	8,000	5,000	3,000	30,000
4049	Pool Membership Income	0	4	(4)	0	8	(8)	50
4059	Decal/Bar Code/Key Fob Income	0	8	(8)	0	16	(16)	100
4120	Interest Income-Operating	31	25	6	63	50	13	300
	Total Income	$ 130,800	$ 128,444	$ 2,356	$ 261,541	$ 256,888	$ 4,653	$ 1,541,334
	EXPENSES							
	General & Administrative							
5000	General & Administrative	$ 19	$ 224	$ 205	$ 3,575	$ 448	$ (3,127)	$ 2,689
5001	Office Supplies & Expenses	162	42	(120)	352	84	(268)	500
5009	Board Meeting Expense	0	458	458	0	916	916	5,500
5017	Management Services	3,974	3,974	0	8,173	7,948	(225)	47,688
5021	Audit/Tax Preparation Services	0	0	0	0	0	0	2,500
5023	Insurance Expense	60,130	66,083	5,953	120,260	132,166	11,906	793,000
5035	Interest Expense	1,961	2,504	543	3,970	5,008	1,038	30,045
5037	Taxes	0	125	125	0	250	250	1,500
5015	Legal Services	(980)	250	1,230	(149)	500	649	3,000
	Total General & Administrative	$ 65,264	$ 73,660	$ 8,396	$ 136,180	$ 147,320	$ 11,140	$ 886,422
	Repairs & Maintenance							
6000	General Maintenance	$ 142	$ 377	$ 235	$ 1,555	$ 754	$ (801)	$ 4,528
6010	Road Repairs - Hwy 17	0	99	99	0	198	198	1,184
6011	Power Washing	0	0	0	0	0	0	16,000
6024	Roofing Repairs	755	833	78	2,652	1,666	(986)	10,000
6025	Exterior Paint/Repairs	0	0	0	550	0	(550)	0
6026	Waterline Repairs	0	333	333	0	666	666	4,000
6037	Pest & Nuisance Control	2,200	333	(1,867)	2,200	666	(1,534)	4,000
6039	Termite Bond	8,192	2,731	(5,461)	8,192	5,462	(2,730)	32,775
6108	Painting	0	833	833	0	1,666	1,666	10,000
6113	Siding Repairs	194	250	56	969	500	(469)	3,000
6150	Irrigation Expense	895	750	(145)	895	1,500	605	9,000
6151	Landscape Contract	12,800	12,800	0	25,600	25,600	0	153,600
6152	Landscape Maint	0	667	667	0	1,334	1,334	8,000
6158	Tree Maintenance	11,650	1,667	(9,983)	11,650	3,334	(8,316)	20,000
6159	Lake & Pond Contract	739	739	0	1,478	1,478	0	8,868
6916	Mulch	0	2,500	2,500	0	5,000	5,000	30,000
	Total Repairs & Maintenance	$ 37,567	$ 24,912	$ (12,655)	$ 55,742	$ 49,824	$ (5,918)	$ 314,955
	Pool Expenses							
6400	Pool Cleaning Contract	$ 907	$ 950	$ 43	$ 1,814	$ 1,900	$ 86	$ 11,400
6403	Pool Supplies	427	917	490	1,241	1,834	593	11,000
6405	Pool Repairs & Maintenance	0	0	0	38	0	(38)	0
6407	Pool Access Coggin	(25)	42	67	116	84	(32)	500
	Total Pool Expenses	$ 1,309	$ 1,909	$ 600	$ 3,209	$ 3,818	$ 609	$ 22,900
	Utilities							
7951	Electric	$ 2,882	$ 2,601	$ (281)	$ 5,573	$ 5,202	$ (371)	$ 31,213
7953	Water & Sewer	12,599	9,978	(2,621)	22,577	19,956	(2,621)	119,737
7957	Trash Removal	5,211	5,377	166	10,579	10,754	175	64,527
7963	Cable TV	8,342	8,465	123	17,037	16,930	(107)	101,580
	Total Utilities	$ 29,034	$ 26,421	$ (2,613)	$ 55,766	$ 52,842	$ (2,924)	$ 317,057
	Total Expenses	**$ 133,174**	**$ 126,902**	**$ (6,272)**	**$ 250,897**	**$ 253,804**	**$ 2,907**	**$ 1,541,334**
	NET INCOME/(LOSS)	**$ (2,373)**	**$ 1,542**	**$ (3,915)**	**$ 10,644**	**$ 3,084**	**$ 7,560**	**$ 0**

0365 Wynbrooke HOA, Inc.
Comparative Monthly Actual Report
02/28/2025

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

FirstService Residential SC

	Descriptions Account	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Yearly 2025
	INCOME													
4001	Regular Assessments	$ 128,375	$ 127,819	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,403	$ 1,540,260
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	16,050	16,050	16,050	16,050	16,050	16,050	16,050	16,050	16,050	16,050	193,550
4026	Interest Late Charge	206	(146)	125	125	125	125	125	125	125	125	125	125	1,311
4027	Late Fees/NSF Fees	360	(170)	125	125	125	125	125	125	125	125	125	125	1,440
4029	Fines/Violations	100	1,650	83	83	83	83	83	83	83	83	83	87	2,584
4034	Working Capital Fee	4,000	4,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	33,000
4049	Pool Membership Income	0	0	4	4	4	4	4	4	4	4	4	6	42
4059	Decal/Bar Code/Key Fob In	0	0	8	8	8	8	8	8	8	8	8	12	84
4120	Interest Income-Operating	32	31	25	25	25	25	25	25	25	25	25	25	313
	Total Income	$ 130,741	$ 130,800	$ 128,444	$ 128,444	$ 128,444	$ 128,444	$ 128,444	$ 128,444	$ 128,444	$ 128,444	$ 128,444	$ 128,450	$ 1,545,987
	EXPENSES													
	General & Administrative													
5000	General & Administrative	$ 3,556	$ 19	$ 224	$ 224	$ 224	$ 224	$ 224	$ 224	$ 224	$ 224	$ 224	$ 225	$ 5,816
5001	Office Supplies & Expense	191	162	42	42	42	42	42	42	42	42	42	38	768
5009	Board Meeting Expense	0	0	458	458	458	458	458	458	458	458	458	462	4,584
5017	Management Services	4,199	3,974	3,974	3,974	3,974	3,974	3,974	3,974	3,974	3,974	3,974	3,974	47,913
5021	Audit/Tax Preparation Ser	0	0	0	0	0	0	0	0	0	0	2,500	0	2,500
5023	Insurance Expense	60,130	60,130	66,083	66,083	66,083	66,083	66,083	66,083	66,083	66,083	66,083	66,087	781,094
5035	Interest Expense	2,009	1,961	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,501	29,007
5037	Taxes	0	0	125	125	125	125	125	125	125	125	125	125	1,250
5015	Legal Services	831	(980)	250	250	250	250	250	250	250	250	250	250	2,351
	Total General & Administr	$ 70,916	$ 65,264	$ 73,660	$ 73,660	$ 73,660	$ 73,660	$ 73,660	$ 73,660	$ 73,660	$ 73,660	$ 76,160	$ 73,662	$ 875,282
	Repairs & Maintenance													
6000	General Maintenance	$ 1,413	$ 142	$ 377	$ 377	$ 377	$ 377	$ 377	$ 377	$ 377	$ 377	$ 377	$ 381	$ 5,329
6010	Road Repairs - Hwy 17	0	0	99	99	99	99	99	99	99	99	99	95	986
6011	Power Washing	0	0	0	0	0	0	16,000	0	0	0	0	0	16,000
6024	Roofing Repairs	1,897	755	833	833	833	833	833	833	833	833	833	837	10,986
6025	Exterior Paint/Repairs	550	0	0	0	0	0	0	0	0	0	0	0	550
6026	Waterline Repairs	0	0	333	333	333	333	333	333	333	333	333	337	3,334
6037	Pest & Nuisance Control	0	2,200	333	333	333	333	333	333	333	333	333	337	5,534
6039	Termite Bond	0	8,192	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,734	35,505
6108	Painting	0	0	833	833	833	833	833	833	833	833	833	837	8,334
6113	Siding Repairs	775	194	250	250	250	250	250	250	250	250	250	250	3,469
6150	Irrigation Expense	0	895	750	750	750	750	750	750	750	750	750	750	8,395
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	667	667	667	667	667	667	667	667	667	663	6,666
6158	Tree Maintenance	0	11,650	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	28,316
6159	Lake & Pond Contract	739	739	739	739	739	739	739	739	739	739	739	739	8,868
6916	Mulch	0	0	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	25,000
	Total Repairs & Maintenan	$ 18,174	$ 37,567	$ 24,912	$ 24,912	$ 24,912	$ 24,912	$ 40,912	$ 24,912	$ 24,912	$ 24,912	$ 24,912	$ 24,923	$ 320,873
	Pool Expenses													
6400	Pool Cleaning Contract	$ 907	$ 907	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 11,314
6403	Pool Supplies	814	427	917	917	917	917	917	917	917	917	917	913	10,407
6405	Pool Repairs & Maintenanc	38	0	0	0	0	0	0	0	0	0	0	0	38
6407	Pool Access Coggin	141	(25)	42	42	42	42	42	42	42	42	42	38	532
	Total Pool Expenses	$ 1,900	$ 1,309	$ 1,909	$ 1,909	$ 1,909	$ 1,909	$ 1,909	$ 1,909	$ 1,909	$ 1,909	$ 1,909	$ 1,901	$ 22,291
	Utilities													
7951	Electric	$ 2,691	$ 2,882	$ 2,601	$ 2,601	$ 2,601	$ 2,601	$ 2,601	$ 2,601	$ 2,601	$ 2,601	$ 2,601	$ 2,602	$ 31,584
7953	Water & Sewer	9,979	12,599	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,978	9,979	122,358
7957	Trash Removal	5,367	5,211	5,377	5,377	5,377	5,377	5,377	5,377	5,377	5,377	5,377	5,380	64,352
7963	Cable TV	8,696	8,342	8,465	8,465	8,465	8,465	8,465	8,465	8,465	8,465	8,465	8,465	101,687
	Total Utilities	$ 26,733	$ 29,034	$ 26,421	$ 26,421	$ 26,421	$ 26,421	$ 26,421	$ 26,421	$ 26,421	$ 26,421	$ 26,421	$ 26,426	$ 319,981
	Total Expenses	**$ 117,723**	**$ 133,174**	**$ 126,902**	**$ 126,902**	**$ 126,902**	**$ 126,902**	**$ 142,902**	**$ 126,902**	**$ 126,902**	**$ 126,902**	**$ 129,402**	**$ 126,912**	**$ 1,538,427**
	NET INCOME/(LOSS)	**$ 13,017**	**$ (2,373)**	**$ 1,542**	**$ 1,542**	**$ 1,542**	**$ 1,542**	**$ (14,458)**	**$ 1,542**	**$ 1,542**	**$ 1,542**	**$ (958)**	**$ 1,538**	**$ 7,560**

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	$ 37,766	$ 37,766	$ 0	$ 226,596
4320	Interest Income Reserves	939	0	939	1,936	0	1,936	0
	Total Income	$ 19,822	$ 18,883	$ 939	$ 39,702	$ 37,766	$ 1,936	$ 226,596
	EXPENSES							
9003	Irrigation System	$ 0	$ 0	$ 0	$ 4,362	$ 0	$ (4,362)	$ 0
9238	Balconies/Patios/Fences	0	0	0	15,392	0	(15,392)	0
	Total Expenses	$ 0	$ 0	$ 0	$ 19,754	$ 0	$ (19,754)	$ 0
	NET INCOME/ (LOSS)	**$ 19,822**	**$ 18,883**	**$ 939**	**$ 19,948**	**$ 37,766**	**$ (17,818)**	**$ 226,596**

0365 Wynbrooke HOA, Inc.
Monthly Comparative Reserves
02/28/2025

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

FirstService Residential SC

	Account Descriptions	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	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	0	0	0	0	0	0	0	0	0	0	1,936
	Total Income	$ 19,879	$ 19,822	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 228,532
	EXPENSES													
9003	Irrigation System	$ 4,362	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 4,362
9238	Balconies/Patios/Fences	15,392	0	0	0	0	0	0	0	0	0	0	0	15,392
	Total Expenses	$ 19,754	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 19,754
	NET INCOME/ (LOSS)	**$ 126**	**$ 19,822**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 208,778**