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	$ 88,650.40	$ 0.00	$ 0.00	$ 88,650.40
118	Popular Bank MMKT-For Loan	103,223.06	0.00	0.00	103,223.06
119	Popular Loan Proceeds Account	10,000.00	0.00	0.00	10,000.00
12015	Webster Bank Reserve MMkt	0.00	251,723.00	0.00	251,723.00
12047	First Virginia Community Bank Res CD	0.00	240,633.10	0.00	240,633.10
1335	Alliance Reserve Money Market	0.00	88,662.64	0.00	88,662.64
1335-DIME	Dime Bank Reserve MM	0.00	120,714.00	0.00	120,714.00
1335-EBT	Enterprise Bank Reserve	0.00	205,591.50	0.00	205,591.50
1335-MS	Morgan Stanley Reserve	0.00	112,303.22	0.00	112,303.22
133701	Conway Bank - CD	0.00	156,000.00	0.00	156,000.00
	Total Cash	**$ 201,873.46**	**$ 1,175,627.46**	**$ 0.00**	**$ 1,377,500.92**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 9,868.04	$ 0.00	$ 0.00	$ 9,868.04
1105	A/R - Int./Late Charges	833.88	0.00	0.00	833.88
1106	A/R - Admin Fees	490.00	0.00	0.00	490.00
1115	A/R - Other Due from Owners	320.00	0.00	0.00	320.00
	Accounts Receivable	**$ 11,511.92**	**$ 0.00**	**$ 0.00**	**$ 11,511.92**
1120	Allowance for Uncollectible Accts	$ (36,635.20)	$ 0.00	$ 0.00	$ (36,635.20)
	Total Accounts Receivable	**$ (25,123.28)**	**$ 0.00**	**$ 0.00**	**$ (25,123.28)**
	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	482,127.95	0.00	0.00	482,127.95
1135	Prepaid Expenses	14,337.00	0.00	0.00	14,337.00
1420	Due from Operating	0.00	48,717.40	0.00	48,717.40
	Total Other Assets	**$ 500,325.88**	**$ 48,717.40**	**$ 0.00**	**$ 549,043.28**
	TOTAL ASSETS	**$ 677,076.06**	**$ 1,224,344.86**	**$ 0.00**	**$ 1,901,420.92**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 61,588.53	$ 0.00	$ 0.00	$ 61,588.53
2010	Refund Payable	330.00	0.00	0.00	330.00
2027	Pool Key Deposits	50.00	0.00	0.00	50.00
2050	Accrued Expenses	70,397.36	0.00	0.00	70,397.36
2060	Due to Reserves	48,717.40	0.00	0.00	48,717.40
2070	Admin Fees Payable	(800.63)	0.00	0.00	(800.63)
20850	Loan Payable Popular Bank	330,754.50	0.00	0.00	330,754.50
2110	Insurance Payable	421,460.83	0.00	0.00	421,460.83
2125	Notes Payable - CNB	93,529.89	0.00	0.00	93,529.89
	Total Liabilities	**$ 1,026,027.88**	**$ 0.00**	**$ 0.00**	**$ 1,026,027.88**
	EQUITY				
3600	Owners Equity - Operating	$ (374,261.56)	$ 0.00	$ 0.00	$ (374,261.56)
3601	Prior Year Adjustments	(129.00)	0.00	0.00	(129.00)
3700	Owners Equity - Reserves	0.00	1,161,470.09	0.00	1,161,470.09
	Net Income/(Loss)	25,438.74	62,874.77	0.00	88,313.51
	TOTAL EQUITY	**$ (348,951.82)**	**$ 1,224,344.86**	**$ 0.00**	**$ 875,393.04**
	TOTAL LIABILITIES & EQUITY	**$ 677,076.06**	**$ 1,224,344.86**	**$ 0.00**	**$ 1,901,420.92**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 88,650	$ 93,184	$ (4,533)
1100	A/R - Owner Assessment	9,868	9,190	678
1105	A/R - Int./Late Charges	834	806	28
1106	A/R - Admin Fees	490	525	(35)
1115	A/R - Other Due from Owners	320	300	20
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	482,128	42,221	439,906
1135	Prepaid Expenses	14,337	14,337	0
118	Popular Bank MMKT-For Loan	103,223	103,195	28
119	Popular Loan Proceeds Account	10,000	10,000	0
	TOTAL ASSETS	**$ 677,076**	**$ 240,984**	**$ 436,092**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 61,589	$ 67,501	$ (5,912)
2010	Refund Payable	330	330	0
2027	Pool Key Deposits	50	50	0
2050	Accrued Expenses	70,397	24,777	45,620
2060	Due to Reserves	48,717	49,000	(282)
2070	Admin Fees Payable	(801)	(836)	35
20850	Loan Payable Popular Bank	330,755	343,625	(12,870)
2110	Insurance Payable	421,461	23,644	397,817
2125	Notes Payable - CNB	93,530	94,043	(513)
22073	Ins Claim Payable	0	(129)	129
	TOTAL LIABILITIES	**$ 1,026,028**	**$ 602,004**	**$ 424,024**
	EQUITY			
3600	Owners Equity - Operating	$ (374,262)	$ (374,262)	$ 0
3601	Prior Year Adjustments	(129)	0	(129)
	Net Income/(Loss)	25,439	13,242	12,197
	TOTAL EQUITY	**$ (348,952)**	**$ (361,020)**	**$ 12,068**
	TOTAL LIABILITIES AND EQUITY	**$ 677,076**	**$ 240,984**	**$ 436,092**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12015	Webster Bank Reserve MMkt	$ 251,723	$ 251,117	$ 606
12047	First Virginia Community Bank Res CD	240,633	240,000	633
133701	Conway Bank - CD	156,000	156,000	0
1335	Alliance Reserve Money Market	88,663	59,189	29,474
1335-DIME	Dime Bank Reserve MM	120,714	120,432	282
1335-EBT	Enterprise Bank Reserve	205,592	205,097	494
1335-MS	Morgan Stanley Reserve	112,303	112,056	247
1420	Due from Operating	48,717	49,000	(282)
	TOTAL ASSETS	**$ 1,224,345**	**$ 1,192,891**	**$ 31,454**
	EQUITY			
3700	Owners Equity-Rsrv	$ 1,161,470	$ 1,161,470	$ 0
	Net Income/(Loss)	62,875	31,421	31,454
	TOTAL EQUITY	**$ 1,224,345**	**$ 1,192,891**	**$ 31,454**
	TOTAL LIABILITIES AND EQUITY	**$ 1,224,345**	**$ 1,192,891**	**$ 31,454**

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	$ 144,325	$ 144,450	$ (125)	$ 288,650	$ 288,900	$ (250)	$ 1,733,400
4002	Reserve Funding	(29,378)	(29,378)	0	(58,756)	(58,756)	0	(352,539)
4011	Insurance Assessment Income	50	4,138	(4,088)	100	8,276	(8,176)	49,650
4026	Interest Late Charge	89	125	(36)	154	250	(96)	1,500
4027	Late Fees/NSF Fees	315	130	185	525	260	265	1,560
4029	Fines/Violations	100	206	(106)	0	412	(412)	2,470
4034	Working Capital Fee	4,000	3,583	417	6,000	7,166	(1,166)	43,000
4059	Decal/Bar Code/Key Fob Income	50	0	50	50	0	50	0
4120	Interest Income-Operating	311	0	311	343	0	343	0
	Total Income	$ 119,862	$ 123,254	$ (3,392)	$ 237,065	$ 246,508	$ (9,443)	$ 1,479,041
	EXPENSES							
	General & Administrative							
5000	General & Administrative	$ 45	$ 623	$ 578	$ 2,539	$ 1,246	$ (1,293)	$ 7,476
5001	Office Supplies & Expenses	56	273	217	56	546	490	3,276
5006	Website Expense	135	45	(90)	135	90	(45)	545
5009	Board Meeting Expense	0	83	83	0	166	166	1,000
5017	Management Services	4,173	4,173	0	8,345	8,346	1	50,072
5021	Audit/Tax Preparation Services	0	0	0	0	0	0	3,700
5023	Insurance Expense	42,221	53,083	10,862	84,443	106,166	21,723	637,000
5035	Interest Expense	1,363	2,333	970	2,775	4,666	1,891	28,000
5037	Taxes	0	0	0	0	0	0	1,500
5015	Legal Services	150	0	(150)	5,150	4,000	(1,150)	4,000
	Total General & Administrative	$ 48,143	$ 60,613	$ 12,470	$ 103,443	$ 125,226	$ 21,783	$ 736,569
	Repairs & Maintenance							
6000	General Maintenance	$ 4,328	$ 1,801	$ (2,527)	$ 4,551	$ 3,602	$ (949)	$ 21,616
6010	Road Repairs - Hwy 17	0	99	99	0	198	198	1,184
6011	Power Washing	0	0	0	0	0	0	17,334
6024	Roofing Repairs	7,463	4,917	(2,546)	8,009	9,834	1,825	59,000
6025	Exterior Paint/Repairs	0	83	83	0	166	166	1,000
6028	Storm Damage	0	250	250	0	500	500	3,000
6037	Pest & Nuisance Control	0	417	417	711	834	124	5,000
6039	Termite Bond	4,103	2,708	(1,395)	8,206	5,416	(2,790)	32,500
6108	Painting	0	417	417	0	834	834	5,000
6113	Siding Repairs	0	417	417	0	834	834	5,000
6150	Irrigation Expense	0	1,019	1,019	0	2,038	2,038	12,225
6151	Landscape Contract	12,800	12,800	0	25,600	25,600	0	153,600
6152	Landscape Maint	0	250	250	0	500	500	3,000
6157	Irrigation Expense	0	250	250	0	500	500	3,000
6158	Tree Maintenance	0	583	583	0	1,166	1,166	7,000
6159	Lake & Pond Contract	739	739	0	1,478	1,478	0	8,868
6916	Mulch	0	833	833	0	1,666	1,666	10,000
	Total Repairs & Maintenance	$ 29,434	$ 27,583	$ (1,851)	$ 48,554	$ 55,166	$ 6,612	$ 348,327
	Pool Expenses							
6400	Pool Cleaning Contract	$ 907	$ 907	$ 0	$ 1,814	$ 1,814	$ 0	$ 10,884
6403	Pool Supplies	400	1,015	615	465	2,030	1,565	12,177
6405	Pool Repairs & Maintenance	125	342	217	213	684	471	4,107
6407	Pool Access Coggin	0	59	59	0	118	118	704
	Total Pool Expenses	$ 1,432	$ 2,323	$ 891	$ 2,492	$ 4,646	$ 2,154	$ 27,872
	Utilities							
7951	Electric	$ 2,582	$ 2,718	$ 136	$ 5,236	$ 5,436	$ 200	$ 32,615
7953	Water & Sewer	11,607	11,073	(534)	22,876	22,146	(730)	132,870
7957	Trash Removal	5,717	5,742	25	11,434	11,484	50	68,904
7963	Cable TV	8,750	8,657	(93)	17,591	17,314	(277)	103,884
	Total Utilities	$ 28,656	$ 28,190	$ (466)	$ 57,138	$ 56,380	$ (758)	$ 338,273
	Other Expenses							
8017	Line of Credit Repayment CNB	$ 0	$ 2,333	$ 2,333	$ 0	$ 4,666	$ 4,666	$ 28,000

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FirstService Residential SC

Description	Current Period Actual	Current Period Budget	Variance	Year To Date Actual	Year To Date Budget	Variance	Yearly Budget
Total Other Expenses	$ 0	$ 2,333	$ 2,333	$ 0	$ 4,666	$ 4,666	$ 28,000
Total Expenses	**$ 107,665**	**$ 121,042**	**$ 13,377**	**$ 211,627**	**$ 246,084**	**$ 34,457**	**$ 1,479,041**
NET INCOME/(LOSS)	**$ 12,197**	**$ 2,212**	**$ 9,985**	**$ 25,439**	**$ 424**	**$ 25,015**	**$ 0**

0365 Wynbrooke HOA, Inc.
Comparative Monthly Actual Report
02/28/2026

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 2026
	INCOME													
4001	Regular Assessments	$ 144,325	$ 144,325	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 1,733,150
4002	Reserve Funding	(29,378)	(29,378)	(29,378)	(29,378)	(29,378)	(29,378)	(29,378)	(29,378)	(29,378)	(29,378)	(29,378)	(29,381)	(352,539)
4011	Insurance Assessment Inco	50	50	4,138	4,138	4,138	4,138	4,138	4,138	4,138	4,138	4,138	4,132	41,474
4026	Interest Late Charge	65	89	125	125	125	125	125	125	125	125	125	125	1,404
4027	Late Fees/NSF Fees	210	315	130	130	130	130	130	130	130	130	130	130	1,825
4029	Fines/Violations	(100)	100	206	206	206	206	206	206	206	206	206	204	2,058
4034	Working Capital Fee	2,000	4,000	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,587	41,834
4059	Decal/Bar Code/Key Fob In	0	50	0	0	0	0	0	0	0	0	0	0	50
4120	Interest Income-Operating	32	311	0	0	0	0	0	0	0	0	0	0	343
	Total Income	$ 117,204	$ 119,862	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,247	$ 1,469,598
	EXPENSES													
	General & Administrative													
5000	General & Administrative	$ 2,494	$ 45	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 8,769
5001	Office Supplies & Expense	0	56	273	273	273	273	273	273	273	273	273	273	2,786
5006	Website Expense	0	135	45	45	45	45	45	45	45	45	45	50	590
5009	Board Meeting Expense	0	0	83	83	83	83	83	83	83	83	83	87	834
5017	Management Services	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,173	4,169	50,071
5021	Audit/Tax Preparation Ser	0	0	0	0	0	0	0	0	0	0	3,700	0	3,700
5023	Insurance Expense	42,221	42,221	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,087	615,277
5035	Interest Expense	1,412	1,363	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,337	26,109
5037	Taxes	0	0	0	0	0	0	0	0	0	1,500	0	0	1,500
5015	Legal Services	5,000	150	0	0	0	0	0	0	0	0	0	0	5,150
	Total General & Administr	$ 55,301	$ 48,143	$ 60,613	$ 60,613	$ 60,613	$ 60,613	$ 60,613	$ 60,613	$ 60,613	$ 62,113	$ 64,313	$ 60,626	$ 714,786
	Repairs & Maintenance													
6000	General Maintenance	$ 223	$ 4,328	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,805	$ 22,565
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	17,334	0	0	0	0	0	0	17,334
6024	Roofing Repairs	546	7,463	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,913	57,175
6025	Exterior Paint/Repairs	0	0	83	83	83	83	83	83	83	83	83	87	834
6028	Storm Damage	0	0	250	250	250	250	250	250	250	250	250	250	2,500
6037	Pest & Nuisance Control	711	0	417	417	417	417	417	417	417	417	417	413	4,877
6039	Termite Bond	4,103	4,103	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,712	35,290
6108	Painting	0	0	417	417	417	417	417	417	417	417	417	413	4,166
6113	Siding Repairs	0	0	417	417	417	417	417	417	417	417	417	413	4,166
6150	Irrigation Expense	0	0	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,016	10,187
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	250	250	250	250	250	250	250	250	250	250	2,500
6157	Irrigation Expense	0	0	250	250	250	250	250	250	250	250	250	250	2,500
6158	Tree Maintenance	0	0	583	583	583	583	583	583	583	583	583	587	5,834
6159	Lake & Pond Contract	739	739	739	739	739	739	739	739	739	739	739	739	8,868
6916	Mulch	0	0	833	833	833	833	833	833	833	833	833	837	8,334
	Total Repairs & Maintenan	$ 19,121	$ 29,434	$ 27,583	$ 27,583	$ 27,583	$ 44,917	$ 27,583	$ 27,583	$ 27,583	$ 27,583	$ 27,583	$ 27,580	$ 341,715
	Pool Expenses													
6400	Pool Cleaning Contract	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 10,884
6403	Pool Supplies	64	400	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,012	10,612
6405	Pool Repairs & Maintenanc	88	125	342	342	342	342	342	342	342	342	342	345	3,636
6407	Pool Access Coggin	0	0	59	59	59	59	59	59	59	59	59	55	586
	Total Pool Expenses	$ 1,060	$ 1,432	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,319	$ 25,718
	Utilities													
7951	Electric	$ 2,653	$ 2,582	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,717	$ 32,415
7953	Water & Sewer	11,269	11,607	11,073	11,073	11,073	11,073	11,073	11,073	11,073	11,073	11,073	11,067	133,600
7957	Trash Removal	5,717	5,717	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742	68,854
7963	Cable TV	8,842	8,750	8,657	8,657	8,657	8,657	8,657	8,657	8,657	8,657	8,657	8,657	104,161
	Total Utilities	$ 28,481	$ 28,656	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,183	$ 339,031
	Other Expenses													
8017	Line of Credit Repayment	$ 0	$ 0	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,337	$ 23,334
	Total Other Expenses	$ 0	$ 0	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,337	$ 23,334
	Total Expenses	**$ 103,962**	**$ 107,665**	**$ 121,042**	**$ 121,042**	**$ 121,042**	**$ 138,376**	**$ 121,042**	**$ 121,042**	**$ 121,042**	**$ 122,542**	**$ 124,742**	**$ 121,045**	**$ 1,444,584**
	NET INCOME/(LOSS)	**$ 13,242**	**$ 12,197**	**$ 2,212**	**$ 2,212**	**$ 2,212**	**$ (15,122)**	**$ 2,212**	**$ 2,212**	**$ 2,212**	**$ 712**	**$ (1,488)**	**$ 2,202**	**$ 25,015**

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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	$ 29,378	$ 29,378	$ 0	$ 58,756	$ 58,756	$ 0	$ 352,539
4320	Interest Income Reserves	2,076	0	2,076	4,119	0	4,119	0
	Total Income	$ 31,454	$ 29,378	$ 2,076	$ 62,875	$ 58,756	$ 4,119	$ 352,539
	NET INCOME/ (LOSS)	**$ 31,454**	**$ 29,378**	**$ 2,076**	**$ 62,875**	**$ 58,756**	**$ 4,119**	**$ 352,539**

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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 2026
	INCOME													
4202	Reserve Funding	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,381	$ 352,539
4320	Interest Income Reserves	2,043	2,076	0	0	0	0	0	0	0	0	0	0	4,119
	Total Income	$ 31,421	$ 31,454	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,381	$ 356,658
	NET INCOME/ (LOSS)	**$ 31,421**	**$ 31,454**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,381**	**$ 356,658**