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	$ 120,462	$ 0	$ 0	$ 120,462
118	Popular Bank MMKT-For Loan	102,894	0	0	102,894
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	242,391	0	242,391
1335	Alliance Reserve Money Market	0	58,308	0	58,308
1335-EBT	Enterprise Bank Reserve	0	204,703	0	204,703
1335-MS	Morgan Stanley Reserve	0	110,240	0	110,240
133701	Conway Bank - CD	0	150,000	0	150,000
	Total Cash	**$ 233,356**	**$ 1,005,810**	**$ 0**	**$ 1,239,166**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 42,112	$ 0	$ 0	$ 42,112
1104	A/R - Insurance Assess	5,672	0	0	5,672
1105	A/R - Int./Late Charges	4,179	0	0	4,179
1106	A/R - Admin Fees	920	0	0	920
1115	A/R - Other Due from Owners	3,220	0	0	3,220
	Accounts Receivable	**$ 56,102**	**$ 0**	**$ 0**	**$ 56,102**
1120	Allowance for Uncollectible Accts	$ (43,268)	$ 0	$ 0	$ (43,268)
	Total Accounts Receivable	**$ 12,834**	**$ 0**	**$ 0**	**$ 12,834**
	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
1134	Prepaid Insurance	464,436	0	0	464,436
1135	Prepaid Expenses	13,430	0	0	13,430
1420	Due from Operating	0	255,236	0	255,236
	Total Other Assets	**$ 494,137**	**$ 255,236**	**$ 0**	**$ 749,373**
	TOTAL ASSETS	**$ 740,328**	**$ 1,261,046**	**$ 0**	**$ 2,001,373**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 59,816	$ 0	$ 0	$ 59,816
2010	Refund Payable	330	0	0	330
2030	Accounts Payable	51,192	0	0	51,192
2050	Accrued Expenses	22,228	0	0	22,228
2060	Due to Reserves	255,236	0	0	255,236
2070	Admin Fees Payable	(291)	0	0	(291)
20850	Loan Payable Popular Bank	469,779	0	0	469,779
2110	Insurance Payable	403,657	0	0	403,657
2112	Income Tax Payable	2,332	0	0	2,332
2125	Notes Payable - CNB	96,443	0	0	96,443
22073	Ins Claim Payable	(129)	0	0	(129)
	Total Liabilities	**$ 1,360,594**	**$ 0**	**$ 0**	**$ 1,360,594**
	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)	23,439	40,775	0	64,215
	TOTAL EQUITY	**$ (620,266)**	**$ 1,261,046**	**$ 0**	**$ 640,779**

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	**$ 740,328**	**$ 1,261,046**	**$ 0**	**$ 2,001,373**

0365 Wynbrooke HOA, Inc.
Operating Income Statement
03/31/2025

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	$ 128,375	$ 128,407	$ (32)	$ 384,569	$ 385,221	$ (652)	$ 1,540,880
4002	Reserve Funding	(18,883)	(18,883)	0	(56,649)	(56,649)	0	(226,596)
4011	Insurance Assessment Income	15,850	4,013	11,837	48,900	12,039	36,861	48,150
4026	Interest Late Charge	243	125	118	304	375	(71)	1,500
4027	Late Fees/NSF Fees	325	125	200	515	375	140	1,500
4029	Fines/Violations	125	250	(125)	1,875	750	1,125	3,000
4034	Working Capital Fee	2,000	3,333	(1,333)	10,000	9,999	1	40,000
4049	Pool Membership Income	0	42	(42)	0	126	(126)	500
4059	Decal/Bar Code/Key Fob Income	0	17	(17)	0	51	(51)	200
4120	Interest Income-Operating	33	33	0	96	99	(3)	400
	Total Income	$ 128,069	$ 117,462	$ 10,607	$ 389,610	$ 352,386	$ 37,224	$ 1,409,534
	EXPENSES							
	General & Administrative							
5000	General & Administrative	$ 76	$ 224	$ 148	$ 3,651	$ 672	$ (2,979)	$ 2,689
5001	Office Supplies & Expenses	503	42	(461)	855	126	(729)	500
5009	Board Meeting Expense	300	458	158	300	1,374	1,074	5,500
5017	Management Services	3,974	3,974	0	12,147	11,922	(225)	47,688
5021	Audit/Tax Preparation Services	0	0	0	0	0	0	2,500
5023	Insurance Expense	42,221	46,663	4,442	162,481	139,989	(22,492)	559,960
5035	Interest Expense	1,729	2,504	775	5,698	7,512	1,814	30,045
5037	Taxes	0	125	125	0	375	375	1,500
5015	Legal Services	1,005	417	(588)	856	1,251	395	5,000
	Total General & Administrative	$ 49,808	$ 54,407	$ 4,599	$ 185,989	$ 163,221	$ (22,768)	$ 655,382
	Repairs & Maintenance							
6000	General Maintenance	$ 4,357	$ 417	$ (3,940)	$ 5,912	$ 1,251	$ (4,661)	$ 5,000
6010	Road Repairs - Hwy 17	0	99	99	0	297	297	1,184
6011	Power Washing	0	1,167	1,167	0	3,501	3,501	14,000
6024	Roofing Repairs	976	833	(143)	3,628	2,499	(1,129)	10,000
6025	Exterior Paint/Repairs	0	0	0	550	0	(550)	0
6026	Roofing Contract	3,500	1,963	(1,537)	3,500	5,889	2,389	23,550
6028	Storm Damage	0	237	237	0	711	711	2,838
6037	Pest & Nuisance Control	0	333	333	2,200	999	(1,201)	4,000
6039	Termite Bond	4,096	2,731	(1,365)	12,288	8,193	(4,095)	32,775
6108	Painting	8,950	2,896	(6,054)	8,950	8,688	(262)	34,757
6113	Siding Repairs	139	250	111	1,108	750	(358)	3,000
6150	Irrigation Expense	0	1,083	1,083	895	3,249	2,354	13,000
6151	Landscape Contract	12,800	12,800	0	38,400	38,400	0	153,600
6152	Landscape Maint	0	667	667	0	2,001	2,001	8,000
6158	Tree Maintenance	0	1,667	1,667	11,650	5,001	(6,649)	20,000
6159	Lake & Pond Contract	739	739	0	2,217	2,217	0	8,868
6916	Mulch	0	2,083	2,083	0	6,249	6,249	25,000
	Total Repairs & Maintenance	$ 35,556	$ 29,965	$ (5,591)	$ 91,298	$ 89,895	$ (1,403)	$ 359,572
	Pool Expenses							
6400	Pool Cleaning Contract	$ 907	$ 950	$ 43	$ 2,721	$ 2,850	$ 129	$ 11,400
6403	Pool Supplies	2,147	875	(1,272)	3,388	2,625	(763)	10,500
6405	Pool Repairs & Maintenance	0	50	50	38	150	112	600
6407	Pool Access Coggin	0	42	42	116	126	10	500
	Total Pool Expenses	$ 3,054	$ 1,917	$ (1,137)	$ 6,263	$ 5,751	$ (512)	$ 23,000
	Utilities							
7951	Electric	$ 1,832	$ 2,750	$ 918	$ 7,405	$ 8,250	$ 845	$ 33,000
7953	Water & Sewer	10,900	10,750	(150)	33,477	32,250	(1,227)	129,000
7957	Trash Removal	5,367	5,417	50	15,946	16,251	305	65,000
7963	Cable TV	8,756	8,465	(291)	25,794	25,395	(399)	101,580
	Total Utilities	$ 26,855	$ 27,382	$ 527	$ 82,622	$ 82,146	$ (476)	$ 328,580
	Other Expenses							
8017	Line of Credit Repayment CNB	$ 0	$ 3,583	$ 3,583	$ 0	$ 10,749	$ 10,749	$ 43,000

0365 Wynbrooke HOA, Inc.
Operating Income Statement
03/31/2025

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
Total Other Expenses	$ 0	$ 3,583	$ 3,583	$ 0	$ 10,749	$ 10,749	$ 43,000
Total Expenses	**$ 115,274**	**$ 117,254**	**$ 1,980**	**$ 366,171**	**$ 351,762**	**$ (14,409)**	**$ 1,409,534**
NET INCOME/(LOSS)	**$ 12,795**	**$ 208**	**$ 12,587**	**$ 23,439**	**$ 624**	**$ 22,815**	**$ 0**

0365 Wynbrooke HOA, Inc.
Comparative Monthly Actual Report
03/31/2025

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 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	$ 128,375	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,407	$ 128,403	$ 1,540,228
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	4,013	4,013	4,013	4,013	4,013	4,013	4,013	4,013	4,007	85,011
4026	Interest Late Charge	206	(146)	243	125	125	125	125	125	125	125	125	125	1,429
4027	Late Fees/NSF Fees	360	(170)	325	125	125	125	125	125	125	125	125	125	1,640
4029	Fines/Violations	100	1,650	125	250	250	250	250	250	250	250	250	250	4,125
4034	Working Capital Fee	4,000	4,000	2,000	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	40,001
4049	Pool Membership Income	0	0	0	42	42	42	42	42	42	42	42	38	374
4059	Decal/Bar Code/Key Fob In	0	0	0	17	17	17	17	17	17	17	17	13	149
4120	Interest Income-Operating	32	31	33	33	33	33	33	33	33	33	33	37	397
	Total Income	$ 130,741	$ 130,800	$ 128,069	$ 117,462	$ 117,462	$ 117,462	$ 117,462	$ 117,462	$ 117,462	$ 117,462	$ 117,462	$ 117,452	$ 1,446,758
	EXPENSES													
	General & Administrative													
5000	General & Administrative	$ 3,556	$ 19	$ 76	$ 224	$ 224	$ 224	$ 224	$ 224	$ 224	$ 224	$ 224	$ 225	$ 5,668
5001	Office Supplies & Expense	191	162	503	42	42	42	42	42	42	42	42	38	1,229
5009	Board Meeting Expense	0	0	300	458	458	458	458	458	458	458	458	462	4,426
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	42,221	46,663	46,663	46,663	46,663	46,663	46,663	46,663	46,663	46,667	582,452
5035	Interest Expense	2,009	1,961	1,729	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,504	2,501	28,231
5037	Taxes	0	0	0	125	125	125	125	125	125	125	125	125	1,125
5015	Legal Services	831	(980)	1,005	417	417	417	417	417	417	417	417	413	4,605
	Total General & Administr	$ 70,916	$ 65,264	$ 49,808	$ 54,407	$ 54,407	$ 54,407	$ 54,407	$ 54,407	$ 54,407	$ 54,407	$ 56,907	$ 54,405	$ 678,150
	Repairs & Maintenance													
6000	General Maintenance	$ 1,413	$ 142	$ 4,357	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 413	$ 9,661
6010	Road Repairs - Hwy 17	0	0	0	99	99	99	99	99	99	99	99	95	887
6011	Power Washing	0	0	0	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,163	10,499
6024	Roofing Repairs	1,897	755	976	833	833	833	833	833	833	833	833	837	11,129
6025	Exterior Paint/Repairs	550	0	0	0	0	0	0	0	0	0	0	0	550
6026	Roofing Contract	0	0	3,500	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,957	21,161
6028	Storm Damage	0	0	0	237	237	237	237	237	237	237	237	231	2,127
6037	Pest & Nuisance Control	0	2,200	0	333	333	333	333	333	333	333	333	337	5,201
6039	Termite Bond	0	8,192	4,096	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,734	36,870
6108	Painting	0	0	8,950	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,896	2,901	35,019
6113	Siding Repairs	775	194	139	250	250	250	250	250	250	250	250	250	3,358
6150	Irrigation Expense	0	895	0	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,087	10,646
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	667	667	667	667	667	667	667	667	663	5,999
6158	Tree Maintenance	0	11,650	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	26,649
6159	Lake & Pond Contract	739	739	739	739	739	739	739	739	739	739	739	739	8,868
6916	Mulch	0	0	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	18,751
	Total Repairs & Maintenan	$ 18,174	$ 37,567	$ 35,556	$ 29,965	$ 29,965	$ 29,965	$ 29,965	$ 29,965	$ 29,965	$ 29,965	$ 29,965	$ 29,957	$ 360,975
	Pool Expenses													
6400	Pool Cleaning Contract	$ 907	$ 907	$ 907	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 950	$ 11,271
6403	Pool Supplies	814	427	2,147	875	875	875	875	875	875	875	875	875	11,263
6405	Pool Repairs & Maintenanc	38	0	0	50	50	50	50	50	50	50	50	50	488
6407	Pool Access Coggin	141	(25)	0	42	42	42	42	42	42	42	42	38	490
	Total Pool Expenses	$ 1,900	$ 1,309	$ 3,054	$ 1,917	$ 1,917	$ 1,917	$ 1,917	$ 1,917	$ 1,917	$ 1,917	$ 1,917	$ 1,913	$ 23,512
	Utilities													
7951	Electric	$ 2,691	$ 2,882	$ 1,832	$ 2,750	$ 2,750	$ 2,750	$ 2,750	$ 2,750	$ 2,750	$ 2,750	$ 2,750	$ 2,750	$ 32,155
7953	Water & Sewer	9,979	12,599	10,900	10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750	10,750	130,227
7957	Trash Removal	5,367	5,211	5,367	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,413	64,695
7963	Cable TV	8,696	8,342	8,756	8,465	8,465	8,465	8,465	8,465	8,465	8,465	8,465	8,465	101,979
	Total Utilities	$ 26,733	$ 29,034	$ 26,855	$ 27,382	$ 27,382	$ 27,382	$ 27,382	$ 27,382	$ 27,382	$ 27,382	$ 27,382	$ 27,378	$ 329,056
	Other Expenses													
8017	Line of Credit Repayment	$ 0	$ 0	$ 0	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,587	$ 32,251
	Total Other Expenses	$ 0	$ 0	$ 0	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,583	$ 3,587	$ 32,251
	Total Expenses	**$ 117,723**	**$ 133,174**	**$ 115,274**	**$ 117,254**	**$ 117,254**	**$ 117,254**	**$ 117,254**	**$ 117,254**	**$ 117,254**	**$ 117,254**	**$ 119,754**	**$ 117,240**	**$ 1,423,943**
	NET INCOME/(LOSS)	**$ 13,017**	**$ (2,373)**	**$ 12,795**	**$ 208**	**$ 208**	**$ 208**	**$ 208**	**$ 208**	**$ 208**	**$ 208**	**$ (2,292)**	**$ 212**	**$ 22,815**

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	$ 56,649	$ 56,649	$ 0	$ 226,596
4320	Interest Income Reserves	3,521	0	3,521	5,457	0	5,457	0
	Total Income	$ 22,404	$ 18,883	$ 3,521	$ 62,106	$ 56,649	$ 5,457	$ 226,596
	EXPENSES							
9003	Irrigation System	$ 1,577	$ 0	$ (1,577)	$ 5,939	$ 0	$ (5,939)	$ 0
9238	Balconies/Patios/Fences	0	0	0	15,392	0	(15,392)	0
	Total Expenses	$ 1,577	$ 0	$ (1,577)	$ 21,331	$ 0	$ (21,331)	$ 0
	NET INCOME/ (LOSS)	**$ 20,828**	**$ 18,883**	**$ 1,945**	**$ 40,775**	**$ 56,649**	**$ (15,874)**	**$ 226,596**

0365 Wynbrooke HOA, Inc.
Monthly Comparative Reserves
03/31/2025

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 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	3,521	0	0	0	0	0	0	0	0	0	5,457
	Total Income	$ 19,879	$ 19,822	$ 22,404	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 232,053
	EXPENSES													
9003	Irrigation System	$ 4,362	$ 0	$ 1,577	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 5,939
9238	Balconies/Patios/Fences	15,392	0	0	0	0	0	0	0	0	0	0	0	15,392
	Total Expenses	$ 19,754	$ 0	$ 1,577	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 21,331
	NET INCOME/ (LOSS)	**$ 126**	**$ 19,822**	**$ 20,828**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 18,883**	**$ 210,722**