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	$ 2,297.96	$ 0.00	$ 0.00	$ 2,297.96
118	Popular Bank MMKT-For Loan	103,254.74	0.00	0.00	103,254.74
119	Popular Loan Proceeds Account	10,000.00	0.00	0.00	10,000.00
12015	Webster Bank Reserve MMkt	0.00	247,395.17	0.00	247,395.17
12047	First Virginia Community Bank Res CD	0.00	240,633.10	0.00	240,633.10
1335	Alliance Reserve Money Market	0.00	118,185.44	0.00	118,185.44
1335-DIME	Dime Bank Reserve MM	0.00	121,043.17	0.00	121,043.17
1335-EBT	Enterprise Bank Reserve	0.00	211,139.78	0.00	211,139.78
1335-MS	Morgan Stanley Reserve	0.00	112,587.14	0.00	112,587.14
133701	Conway Bank - CD	0.00	156,000.00	0.00	156,000.00
	Total Cash	**$ 115,552.70**	**$ 1,206,983.80**	**$ 0.00**	**$ 1,322,536.50**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 11,203.49	$ 0.00	$ 0.00	$ 11,203.49
1105	A/R - Int./Late Charges	890.32	0.00	0.00	890.32
1106	A/R - Admin Fees	455.00	0.00	0.00	455.00
1115	A/R - Other Due from Owners	225.00	0.00	0.00	225.00
	Accounts Receivable	**$ 12,773.81**	**$ 0.00**	**$ 0.00**	**$ 12,773.81**
1120	Allowance for Uncollectible Accts	$ (36,635.20)	$ 0.00	$ 0.00	$ (36,635.20)
	Total Accounts Receivable	**$ (23,861.39)**	**$ 0.00**	**$ 0.00**	**$ (23,861.39)**
	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	468,766.79	0.00	0.00	468,766.79
1135	Prepaid Expenses	32,137.00	0.00	0.00	32,137.00
1420	Due from Operating	0.00	48,387.98	0.00	48,387.98
	Total Other Assets	**$ 504,764.72**	**$ 48,387.98**	**$ 0.00**	**$ 553,152.70**
	TOTAL ASSETS	**$ 596,456.03**	**$ 1,255,371.78**	**$ 0.00**	**$ 1,851,827.81**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 59,929.60	$ 0.00	$ 0.00	$ 59,929.60
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	34,506.63	0.00	0.00	34,506.63
2060	Due to Reserves	48,387.98	0.00	0.00	48,387.98
2070	Admin Fees Payable	(240.63)	0.00	0.00	(240.63)
20850	Loan Payable Popular Bank	317,706.69	0.00	0.00	317,706.69
2110	Insurance Payable	379,943.47	0.00	0.00	379,943.47
2125	Notes Payable - CNB	86,067.46	0.00	0.00	86,067.46
	Total Liabilities	**$ 926,681.20**	**$ 0.00**	**$ 0.00**	**$ 926,681.20**
	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)	44,165.39	93,901.69	0.00	138,067.08
	TOTAL EQUITY	**$ (330,225.17)**	**$ 1,255,371.78**	**$ 0.00**	**$ 925,146.61**
	TOTAL LIABILITIES & EQUITY	**$ 596,456.03**	**$ 1,255,371.78**	**$ 0.00**	**$ 1,851,827.81**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 2,298	$ 88,650	$ (86,352)
1100	A/R - Owner Assessment	11,203	9,868	1,335
1105	A/R - Int./Late Charges	890	834	56
1106	A/R - Admin Fees	455	490	(35)
1115	A/R - Other Due from Owners	225	320	(95)
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	468,767	482,128	(13,361)
1135	Prepaid Expenses	32,137	14,337	17,800
118	Popular Bank MMKT-For Loan	103,255	103,223	32
119	Popular Loan Proceeds Account	10,000	10,000	0
	TOTAL ASSETS	**$ 596,456**	**$ 677,076**	**$ (80,620)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 59,930	$ 61,589	$ (1,659)
2010	Refund Payable	330	330	0
2027	Pool Key Deposits	50	50	0
2050	Accrued Expenses	34,507	70,397	(35,891)
2060	Due to Reserves	48,388	48,717	(329)
2070	Admin Fees Payable	(241)	(801)	560
20850	Loan Payable Popular Bank	317,707	330,755	(13,048)
2110	Insurance Payable	379,943	421,461	(41,517)
2125	Notes Payable - CNB	86,067	93,530	(7,462)
	TOTAL LIABILITIES	**$ 926,681**	**$ 1,026,028**	**$ (99,347)**
	EQUITY			
3600	Owners Equity - Operating	$ (374,262)	$ (374,262)	$ 0
3601	Prior Year Adjustments	(129)	(129)	0
	Net Income/(Loss)	44,165	25,439	18,727
	TOTAL EQUITY	**$ (330,225)**	**$ (348,952)**	**$ 18,727**
	TOTAL LIABILITIES AND EQUITY	**$ 596,456**	**$ 677,076**	**$ (80,620)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12015	Webster Bank Reserve MMkt	$ 247,395	$ 251,723	$ (4,328)
12047	First Virginia Community Bank Res CD	240,633	240,633	0
133701	Conway Bank - CD	156,000	156,000	0
1335	Alliance Reserve Money Market	118,185	88,663	29,523
1335-DIME	Dime Bank Reserve MM	121,043	120,714	329
1335-EBT	Enterprise Bank Reserve	211,140	205,592	5,548
1335-MS	Morgan Stanley Reserve	112,587	112,303	284
1420	Due from Operating	48,388	48,717	(329)
	TOTAL ASSETS	**$ 1,255,372**	**$ 1,224,345**	**$ 31,027**
	EQUITY			
3700	Owners Equity-Rsrv	$ 1,161,470	$ 1,161,470	$ 0
	Net Income/(Loss)	93,902	62,875	31,027
	TOTAL EQUITY	**$ 1,255,372**	**$ 1,224,345**	**$ 31,027**
	TOTAL LIABILITIES AND EQUITY	**$ 1,255,372**	**$ 1,224,345**	**$ 31,027**

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)	$ 432,975	$ 433,350	$ (375)	$ 1,733,400
4002	Reserve Funding	(29,378)	(29,378)	0	(88,134)	(88,134)	0	(352,539)
4011	Insurance Assessment Income	50	4,138	(4,088)	150	12,414	(12,264)	49,650
4026	Interest Late Charge	105	125	(20)	259	375	(116)	1,500
4027	Late Fees/NSF Fees	345	130	215	870	390	480	1,560
4029	Fines/Violations	0	206	(206)	0	618	(618)	2,470
4034	Working Capital Fee	0	3,583	(3,583)	6,000	10,749	(4,749)	43,000
4050	Pool Card/Tag Income	50	0	50	50	0	50	0
4059	Decal/Bar Code/Key Fob Income	0	0	0	50	0	50	0
4120	Interest Income-Operating	362	0	362	705	0	705	0
	Total Income	$ 115,860	$ 123,254	$ (7,394)	$ 352,925	$ 369,762	$ (16,837)	$ 1,479,041
	EXPENSES							
	General & Administrative							
5000	General & Administrative	$ 293	$ 623	$ 331	$ 2,832	$ 1,869	$ (963)	$ 7,476
5001	Office Supplies & Expenses	324	273	(51)	380	819	439	3,276
5006	Website Expense	0	45	45	135	135	0	545
5009	Board Meeting Expense	0	83	83	0	249	249	1,000
5017	Management Services	4,173	4,173	0	12,518	12,519	1	50,072
5021	Audit/Tax Preparation Services	0	0	0	0	0	0	3,700
5023	Insurance Expense	42,615	53,083	10,468	127,058	159,249	32,191	637,000
5035	Interest Expense	1,185	2,333	1,148	3,960	6,999	3,039	28,000
5037	Taxes	0	0	0	0	0	0	1,500
5015	Legal Services	(5,000)	0	5,000	150	4,000	3,850	4,000
	Total General & Administrative	$ 43,589	$ 60,613	$ 17,024	$ 147,033	$ 185,839	$ 38,807	$ 736,569
	Repairs & Maintenance							
6000	General Maintenance	$ 1,413	$ 1,801	$ 388	$ 5,963	$ 5,403	$ (560)	$ 21,616
6010	Road Repairs - Hwy 17	0	99	99	0	297	297	1,184
6011	Power Washing	0	0	0	0	0	0	17,334
6024	Roofing Repairs	4,228	4,917	689	12,237	14,751	2,514	59,000
6025	Exterior Paint/Repairs	922	83	(839)	922	249	(673)	1,000
6028	Storm Damage	0	250	250	0	750	750	3,000
6037	Pest & Nuisance Control	0	417	417	711	1,251	541	5,000
6039	Termite Bond	4,103	2,708	(1,395)	12,309	8,124	(4,185)	32,500
6108	Painting	0	417	417	0	1,251	1,251	5,000
6113	Siding Repairs	0	417	417	0	1,251	1,251	5,000
6150	Irrigation Expense	0	1,019	1,019	0	3,057	3,057	12,225
6151	Landscape Contract	12,800	12,800	0	38,400	38,400	0	153,600
6152	Landscape Maint	108	250	142	108	750	642	3,000
6157	Irrigation Expense	915	250	(665)	915	750	(165)	3,000
6158	Tree Maintenance	4,325	583	(3,742)	4,325	1,749	(2,576)	7,000
6159	Lake & Pond Contract	739	739	0	2,217	2,217	0	8,868
6916	Mulch	0	833	833	0	2,499	2,499	10,000
	Total Repairs & Maintenance	$ 29,553	$ 27,583	$ (1,970)	$ 78,108	$ 82,749	$ 4,641	$ 348,327
	Pool Expenses							
6400	Pool Cleaning Contract	$ 907	$ 907	$ 0	$ 2,721	$ 2,721	$ 0	$ 10,884
6403	Pool Supplies	468	1,015	547	933	3,045	2,112	12,177
6405	Pool Repairs & Maintenance	132	342	210	345	1,026	681	4,107
6407	Pool Access Coggin	141	59	(82)	141	177	36	704
	Total Pool Expenses	$ 1,648	$ 2,323	$ 675	$ 4,140	$ 6,969	$ 2,829	$ 27,872
	Utilities							
7951	Electric	$ 2,805	$ 2,718	$ (87)	$ 8,041	$ 8,154	$ 113	$ 32,615
7953	Water & Sewer	12,098	11,073	(1,025)	34,974	33,219	(1,755)	132,870
7957	Trash Removal	5,717	5,742	25	17,151	17,226	75	68,904
7963	Cable TV	8,721	8,657	(64)	26,312	25,971	(341)	103,884
	Total Utilities	$ 29,341	$ 28,190	$ (1,151)	$ 86,479	$ 84,570	$ (1,909)	$ 338,273
	Other Expenses							

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
8017	Line of Credit Repayment CNB	$ (6,999)	$ 2,333	$ 9,332	$ (6,999)	$ 6,999	$ 13,998	$ 28,000
	Total Other Expenses	$ (6,999)	$ 2,333	$ 9,332	$ (6,999)	$ 6,999	$ 13,998	$ 28,000
	Total Expenses	**$ 97,133**	**$ 121,042**	**$ 23,909**	**$ 308,760**	**$ 367,126**	**$ 58,366**	**$ 1,479,041**
	NET INCOME/(LOSS)	**$ 18,727**	**$ 2,212**	**$ 16,515**	**$ 44,165**	**$ 2,636**	**$ 41,529**	**$ 0**

0365 Wynbrooke HOA, Inc.
Comparative Monthly Actual Report
03/31/2026

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

FirstService Residential SC

	Descriptions Account	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 2026
	INCOME													
4001	Regular Assessments	$ 144,325	$ 144,325	$ 144,325	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 144,450	$ 1,733,025
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	50	4,138	4,138	4,138	4,138	4,138	4,138	4,138	4,138	4,132	37,386
4026	Interest Late Charge	65	89	105	125	125	125	125	125	125	125	125	125	1,384
4027	Late Fees/NSF Fees	210	315	345	130	130	130	130	130	130	130	130	130	2,040
4029	Fines/Violations	(100)	100	0	206	206	206	206	206	206	206	206	204	1,852
4034	Working Capital Fee	2,000	4,000	0	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,587	38,251
4050	Pool Card/Tag Income	0	0	50	0	0	0	0	0	0	0	0	0	50
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	362	0	0	0	0	0	0	0	0	0	705
	Total Income	$ 117,204	$ 119,862	$ 115,860	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,254	$ 123,247	$ 1,462,204
	EXPENSES													
	General & Administrative													
5000	General & Administrative	$ 2,494	$ 45	$ 293	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 623	$ 8,439
5001	Office Supplies & Expense	0	56	324	273	273	273	273	273	273	273	273	273	2,837
5006	Website Expense	0	135	0	45	45	45	45	45	45	45	45	50	545
5009	Board Meeting Expense	0	0	0	83	83	83	83	83	83	83	83	87	751
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	42,615	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,083	53,087	604,809
5035	Interest Expense	1,412	1,363	1,185	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,337	24,961
5037	Taxes	0	0	0	0	0	0	0	0	0	1,500	0	0	1,500
5015	Legal Services	5,000	150	(5,000)	0	0	0	0	0	0	0	0	0	150
	Total General & Administr	$ 55,301	$ 48,143	$ 43,589	$ 60,613	$ 60,613	$ 60,613	$ 60,613	$ 60,613	$ 60,613	$ 62,113	$ 64,313	$ 60,626	$ 697,763
	Repairs & Maintenance													
6000	General Maintenance	$ 223	$ 4,328	$ 1,413	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,801	$ 1,805	$ 22,176
6010	Road Repairs - Hwy 17	0	0	0	99	99	99	99	99	99	99	99	95	887
6011	Power Washing	0	0	0	0	0	17,334	0	0	0	0	0	0	17,334
6024	Roofing Repairs	546	7,463	4,228	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,913	56,486
6025	Exterior Paint/Repairs	0	0	922	83	83	83	83	83	83	83	83	87	1,673
6028	Storm Damage	0	0	0	250	250	250	250	250	250	250	250	250	2,250
6037	Pest & Nuisance Control	711	0	0	417	417	417	417	417	417	417	417	413	4,460
6039	Termite Bond	4,103	4,103	4,103	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,712	36,685
6108	Painting	0	0	0	417	417	417	417	417	417	417	417	413	3,749
6113	Siding Repairs	0	0	0	417	417	417	417	417	417	417	417	413	3,749
6150	Irrigation Expense	0	0	0	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,019	1,016	9,168
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	108	250	250	250	250	250	250	250	250	250	2,358
6157	Irrigation Expense	0	0	915	250	250	250	250	250	250	250	250	250	3,165
6158	Tree Maintenance	0	0	4,325	583	583	583	583	583	583	583	583	587	9,576
6159	Lake & Pond Contract	739	739	739	739	739	739	739	739	739	739	739	739	8,868
6916	Mulch	0	0	0	833	833	833	833	833	833	833	833	837	7,501
	Total Repairs & Maintenan	$ 19,121	$ 29,434	$ 29,553	$ 27,583	$ 27,583	$ 44,917	$ 27,583	$ 27,583	$ 27,583	$ 27,583	$ 27,583	$ 27,580	$ 343,686
	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	468	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,012	10,065
6405	Pool Repairs & Maintenanc	88	125	132	342	342	342	342	342	342	342	342	345	3,426
6407	Pool Access Coggin	0	0	141	59	59	59	59	59	59	59	59	55	668
	Total Pool Expenses	$ 1,060	$ 1,432	$ 1,648	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,323	$ 2,319	$ 25,043
	Utilities													
7951	Electric	$ 2,653	$ 2,582	$ 2,805	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,718	$ 2,717	$ 32,502
7953	Water & Sewer	11,269	11,607	12,098	11,073	11,073	11,073	11,073	11,073	11,073	11,073	11,073	11,067	134,625
7957	Trash Removal	5,717	5,717	5,717	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742	68,829
7963	Cable TV	8,842	8,750	8,721	8,657	8,657	8,657	8,657	8,657	8,657	8,657	8,657	8,657	104,225
	Total Utilities	$ 28,481	$ 28,656	$ 29,341	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,190	$ 28,183	$ 340,182
	Other Expenses													
8017	Line of Credit Repayment	$ 0	$ 0	$ (6,999)	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,337	$ 14,002
	Total Other Expenses	$ 0	$ 0	$ (6,999)	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,333	$ 2,337	$ 14,002
	Total Expenses	**$ 103,962**	**$ 107,665**	**$ 97,133**	**$ 121,042**	**$ 121,042**	**$ 138,376**	**$ 121,042**	**$ 121,042**	**$ 121,042**	**$ 122,542**	**$ 124,742**	**$ 121,045**	**$ 1,420,675**
	NET INCOME/(LOSS)	**$ 13,242**	**$ 12,197**	**$ 18,727**	**$ 2,212**	**$ 2,212**	**$ (15,122)**	**$ 2,212**	**$ 2,212**	**$ 2,212**	**$ 712**	**$ (1,488)**	**$ 2,202**	**$ 41,529**

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	$ 29,378	$ 29,378	$ 0	$ 88,134	$ 88,134	$ 0	$ 352,539
4320	Interest Income Reserves	1,649	0	1,649	5,768	0	5,768	0
	Total Income	$ 31,027	$ 29,378	$ 1,649	$ 93,902	$ 88,134	$ 5,768	$ 352,539
	NET INCOME/ (LOSS)	**$ 31,027**	**$ 29,378**	**$ 1,649**	**$ 93,902**	**$ 88,134**	**$ 5,768**	**$ 352,539**

0365 Wynbrooke HOA, Inc.
Monthly Comparative Reserves
03/31/2026

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 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	1,649	0	0	0	0	0	0	0	0	0	5,768
	Total Income	$ 31,421	$ 31,454	$ 31,027	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,378	$ 29,381	$ 358,307
	NET INCOME/ (LOSS)	**$ 31,421**	**$ 31,454**	**$ 31,027**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,378**	**$ 29,381**	**$ 358,307**