

South Coast Shores Homeowners Association

Financial Reports



**May
2026**

South Coast Shores Homeowners Association Community Financial Overview May 31, 2026

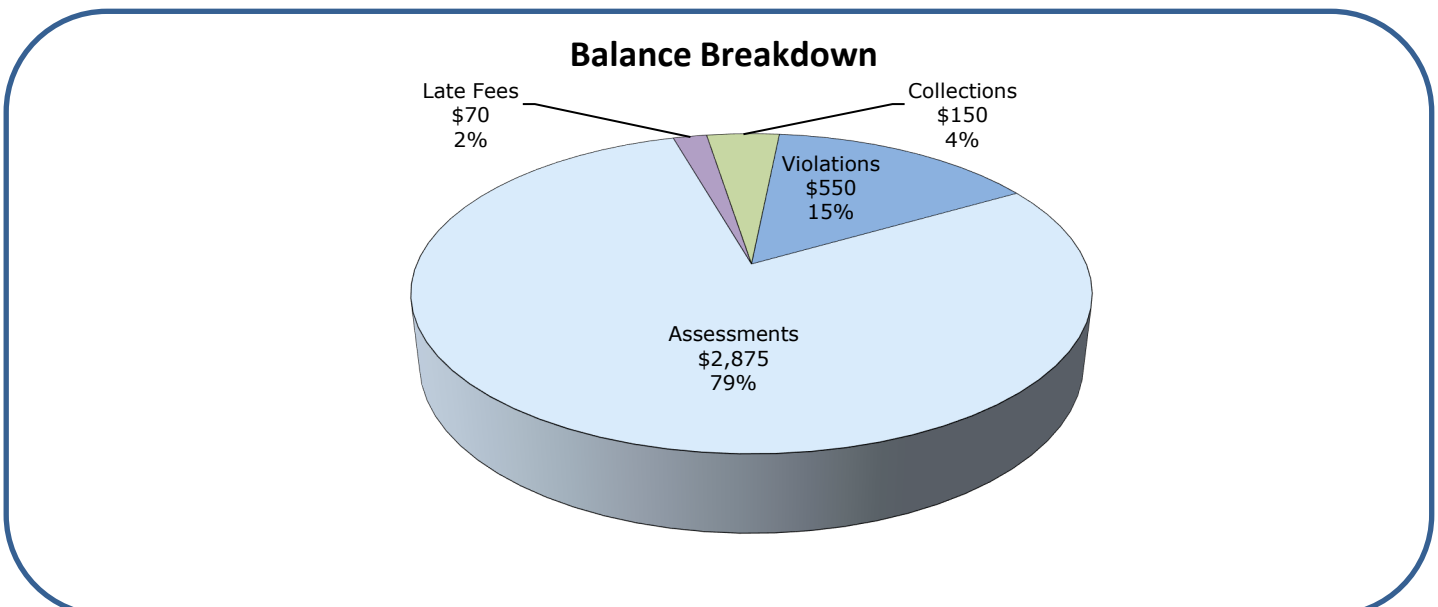
Cash

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"></td> <td style="text-align: right;">Current Mo.</td> <td style="text-align: right;">Change</td> <td></td> </tr> <tr> <td>Operating</td> <td style="text-align: right;">\$148,332</td> <td style="text-align: right;">\$14,159</td> <td style="text-align: center;">↑</td> </tr> <tr> <td>Reserves</td> <td style="text-align: right;">\$1,031,346</td> <td style="text-align: right;">\$12,020</td> <td style="text-align: center;">↑</td> </tr> <tr> <td colspan="2">Adequate Operating Cash?</td> <td style="text-align: right;">Yes</td> <td></td> </tr> <tr> <td colspan="2">Amount Due to Reserves</td> <td style="text-align: right;">\$0</td> <td></td> </tr> <tr> <td colspan="2">Repayment in Progress?</td> <td style="text-align: right;">N/A</td> <td></td> </tr> </table>		Current Mo.	Change		Operating	\$148,332	\$14,159	↑	Reserves	\$1,031,346	\$12,020	↑	Adequate Operating Cash?		Yes		Amount Due to Reserves		\$0		Repayment in Progress?		N/A		<p style="text-align: center;"> \$148,332 \$82,067 </p> <p style="text-align: center;"> Operating Cash Balance Minimum Recommended Balance </p>
	Current Mo.	Change																							
Operating	\$148,332	\$14,159	↑																						
Reserves	\$1,031,346	\$12,020	↑																						
Adequate Operating Cash?		Yes																							
Amount Due to Reserves		\$0																							
Repayment in Progress?		N/A																							

Impending Investment Maturities		
Bank	G/L Acct	Maturity
Alliance	15055	07/17/26
Reinvest funds into CDs after evaluating the amount of reserve cash needed for upcoming projects		

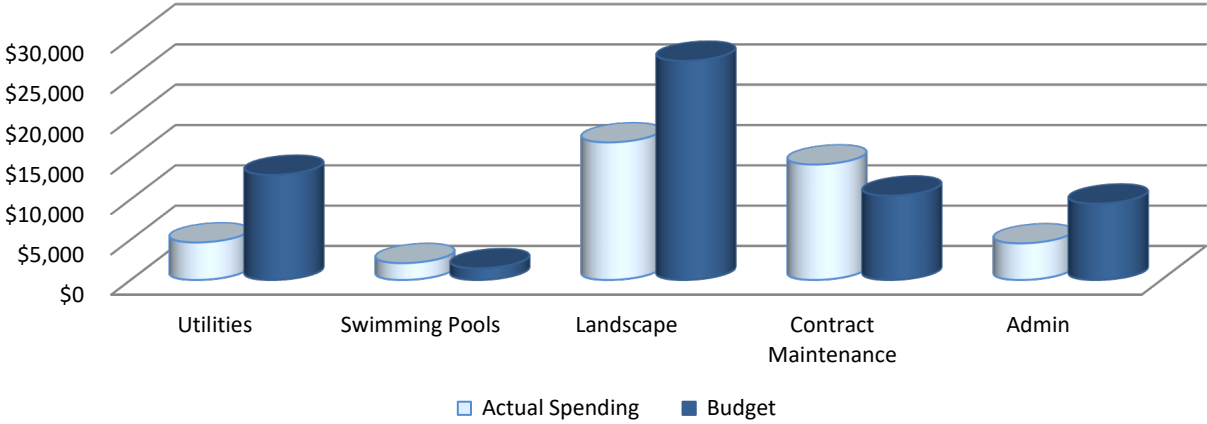
Uninsured Cash Balances		
Bank	Total Cash in Bank	Uninsured Portion
Columbia	\$366,352	\$116,352
Uninsured amounts are at risk if the bank fails. To avoid potential losses, transfer funds to a different bank as soon as possible.		

Assessments Receivable



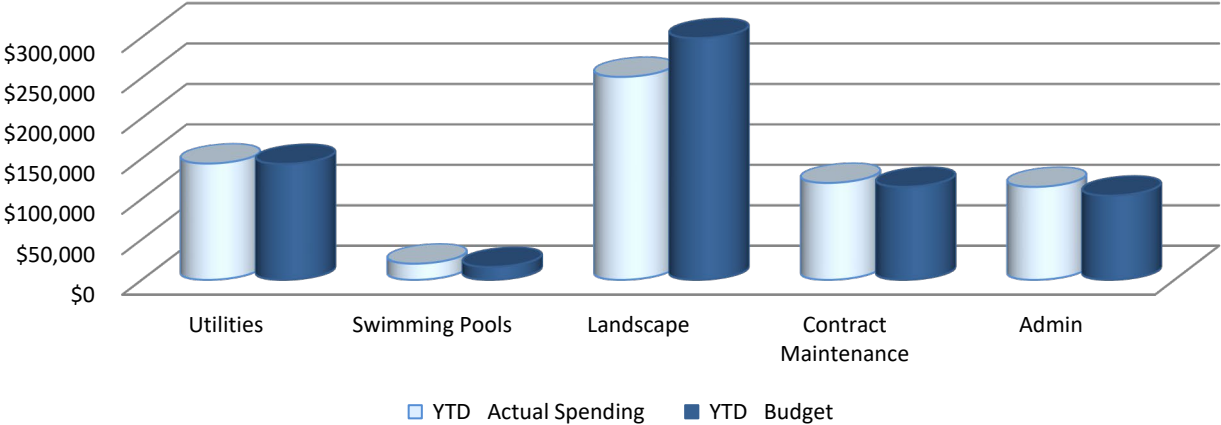
South Coast Shores Homeowners Association Community Financial Overview

Current Month



In the month of May, the Association spent \$638 more than the budget projected on Swimming Pools and \$3,862 more on Contract Maintenance.

Year-to-Date



For more details of spending, please see the enclosed Statement of Expenses.

Comments:

The CD Purchase from FCB is still pending due to additional paperwork that needs to be completed.

South Coast Shores Homeowners Association

Balance Sheet as of 5/31/2026

Assets	Operating	Reserve	Total
Operating: Cash & Investments			
10100 - Columbia Op x0834	\$148,332.20		\$148,332.20
Total Operating: Cash & Investments	\$148,332.20		\$148,332.20
Operating: Receivables			
11150 - Accounts Receivable	\$3,644.86		\$3,644.86
11190 - Less Allowance For Past Due Accts	(\$604.57)		(\$604.57)
Total Operating: Receivables	\$3,040.29		\$3,040.29
Reserves: Cash			
14100 - Columbia MMA x1195		\$218,019.58	\$218,019.58
14200 - FCB MMA x1224		\$137,899.60	\$137,899.60
Total Reserves: Cash		\$355,919.18	\$355,919.18
Reserves: Investments			
15010 - Charles Schwab - US Treasury Money		\$105,949.08	\$105,949.08
15050 - First Foundation x7973 Mat. 11-01-2026 6 mths		\$174,720.77	\$174,720.77
15055 - Alliance x2689 Mat. 07-17-2026 4.4% 11mths		\$108,852.85	\$108,852.85
15070 - First Foundation x7797 Mat. 12-14-2026 12mths		\$106,948.81	\$106,948.81
15098 - Charles Schwab - US Treasury Bill Pending Renewal		\$120,171.10	\$120,171.10
15099 - FCB CD - Purchase Pending		\$58,784.21	\$58,784.21
Total Reserves: Investments		\$675,426.82	\$675,426.82
Total Assets	\$151,372.49	\$1,031,346.00	\$1,182,718.49

South Coast Shores Homeowners Association

Balance Sheet as of 5/31/2026

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
20200 - Accrued Expenses	\$15.00		\$15.00
21120 - Deposits: Clubhouse	\$1,175.00		\$1,175.00
21500 - Prepaid Assessments	\$7,219.55		\$7,219.55
Total Liabilities	\$8,409.55		\$8,409.55
Reserve Fund Balances			
33600 - General Reserves		\$1,018,167.45	\$1,018,167.45
38990 - Interest		\$13,178.55	\$13,178.55
Total Reserve Fund Balances		\$1,031,346.00	\$1,031,346.00
Equity			
39900 - Prior Year Surplus (Deficit)	\$282,751.14		\$282,751.14
39950 - Current Year Surplus (Deficit)	(\$139,788.20)		(\$139,788.20)
Total Equity	\$142,962.94		\$142,962.94
Total Liabilities / Equity	\$151,372.49	\$1,031,346.00	\$1,182,718.49

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40100 - Assessments	72,800.00	72,800.00	-	800,800.00	800,800.00	-	873,600.00
40500 - Clubhouse Rental	-	-	-	3,650.00	-	3,650.00	-
40600 - Collection Fees	-	-	-	335.00	-	335.00	-
40800 - Interest Charges	8.00	-	8.00	33.90	-	33.90	-
40900 - Key Fees	-	-	-	25.00	-	25.00	-
41000 - Late Charges	20.00	-	20.00	150.00	-	150.00	-
41375 - Owner Work Order Reimb.	-	-	-	3,585.00	-	3,585.00	-
41600 - Transmitters	35.00	-	35.00	470.00	-	470.00	-
44010 - Interest Income	770.23	-	770.23	14,768.00	-	14,768.00	-
Total Revenue	73,633.23	72,800.00	833.23	823,816.90	800,800.00	23,016.90	873,600.00
Total Income	73,633.23	72,800.00	833.23	823,816.90	800,800.00	23,016.90	873,600.00

Operating Expense

Utility Expenses							
50200 - Electricity	3,240.56	3,833.33	592.77	43,201.06	42,166.63	(1,034.43)	46,000.00
50300 - Gas	1,198.20	875.00	(323.20)	11,155.70	9,625.00	(1,530.70)	10,500.00
50400 - Refuse Removal	-	7,731.25	7,731.25	81,176.39	85,043.75	3,867.36	92,775.00
50700 - Telephone - Entry Gates	204.80	178.00	(26.80)	2,097.80	1,958.00	(139.80)	2,136.00
50800 - Water	-	408.33	408.33	6,125.58	4,491.63	(1,633.95)	4,900.00
Total Utility Expenses	4,643.56	13,025.91	8,382.35	143,756.53	143,285.01	(471.52)	156,311.00

Pool / Spa Expenses							
55100 - Pool / Spa: Service Contract	512.50	687.50	175.00	6,598.60	7,562.50	963.90	8,250.00
55300 - Pool / Spa: Supplies	1,568.00	333.33	(1,234.67)	12,503.52	3,666.63	(8,836.89)	4,000.00
55400 - Equipment Repairs	-	283.33	283.33	-	3,116.63	3,116.63	3,400.00
55500 - Health Department Fees	-	139.00	139.00	858.00	1,529.00	671.00	1,668.00
Total Pool / Spa Expenses	2,080.50	1,443.16	(637.34)	19,960.12	15,874.76	(4,085.36)	17,318.00

Landscape Expenses							
60100 - Landscape: Service Contract	16,540.21	16,540.25	.04	181,154.68	181,942.75	788.07	198,483.00
60200 - Landscape: Extras	-	1,677.75	1,677.75	25,160.50	18,455.25	(6,705.25)	20,133.00
60300 - Landscape: Replacement	-	2,660.00	2,660.00	-	29,260.00	29,260.00	31,920.00
60540 - Landscape: Mulch	-	1,250.00	1,250.00	-	13,750.00	13,750.00	15,000.00
60800 - Irrigation: Repairs / Maintenance	165.00	2,500.00	2,335.00	17,582.25	27,500.00	9,917.75	30,000.00
61075 - Swans	-	41.67	41.67	173.11	458.37	285.26	500.00
61100 - Tree Trimming	350.00	2,500.00	2,150.00	26,889.00	27,500.00	611.00	30,000.00
Total Landscape Expenses	17,055.21	27,169.67	10,114.46	250,959.54	298,866.37	47,906.83	326,036.00

Contracts, Maint. & Repair Expenses							
70100 - Access Gate Repairs	908.46	916.67	8.21	6,423.22	10,083.37	3,660.15	11,000.00
70600 - Common Area: Maintenance	410.48	2,447.50	2,037.02	27,252.10	26,922.50	(329.60)	29,370.00
71400 - Fire Safety	-	66.67	66.67	1,921.72	733.37	(1,188.35)	800.00

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72500 - Janitorial: Service Contract	969.92	1,232.00	262.08	10,254.00	13,552.00	3,298.00	14,784.00
72600 - Janitorial: Supplies/Extras	56.14	41.67	(14.47)	536.69	458.37	(78.32)	500.00
72700 - Keys & Locks	-	14.58	14.58	1,504.31	160.38	(1,343.93)	175.00
72900 - Lighting: Repairs / Supplies	-	333.33	333.33	9,014.73	3,666.63	(5,348.10)	4,000.00
73200 - Patrol Service	1,167.47	1,167.50	.03	12,888.87	12,842.50	(46.37)	14,010.00
73300 - Pest & Rodent Control: Contract	350.00	300.00	(50.00)	3,650.00	3,300.00	(350.00)	3,600.00
73400 - Pest & Rodent Control: Extras	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
74600 - Street Sweeping	1,371.50	1,371.50	-	15,033.75	15,086.50	52.75	16,458.00
74915 - Waterscape Maintenance	9,079.18	1,985.00	(7,094.18)	31,345.82	21,835.00	(9,510.82)	23,820.00
75020 - Goose Removal Contract	-	450.00	450.00	-	4,950.00	4,950.00	5,400.00
Total Contracts, Maint. & Repair Expenses	14,313.15	10,451.42	(3,861.73)	119,825.21	114,965.62	(4,859.59)	125,417.00
General & Administrative Expenses							
80400 - Audit / Tax Returns	-	110.42	110.42	1,475.00	1,214.62	(260.38)	1,325.00
80500 - Collection / Bad Debt Expense	-	-	-	(161.60)	-	161.60	-
80600 - Bank Charges	-	-	-	25.00	-	(25.00)	-
80700 - Collection Expenses	25.00	125.00	100.00	312.41	1,375.00	1,062.59	1,500.00
81200 - Insurance	373.00	4,583.33	4,210.33	58,720.00	50,416.63	(8,303.37)	55,000.00
81900 - Legal Service	-	145.83	145.83	2,955.48	1,604.13	(1,351.35)	1,750.00
82400 - Operating Contingency	-	96.25	96.25	-	1,058.75	1,058.75	1,155.00
82600 - Community Wide Notifications	-	583.33	583.33	3,589.46	6,416.63	2,827.17	7,000.00
82700 - Professional Management: Contract	4,000.00	3,324.00	(676.00)	34,592.00	36,564.00	1,972.00	39,888.00
82800 - Miscellaneous Administration	137.49	83.33	(54.16)	2,817.89	916.63	(1,901.26)	1,000.00
83000 - Reserve Study	-	75.00	75.00	1,030.00	825.00	(205.00)	900.00
83100 - Tax: Federal	-	41.67	41.67	7,199.00	458.37	(6,740.63)	500.00
83200 - Tax: State	-	291.67	291.67	2,335.00	3,208.37	873.37	3,500.00
Total General & Administrative Expenses	4,535.49	9,459.83	4,924.34	114,889.64	104,058.13	(10,831.51)	113,518.00
Contributions to Reserves							
93600 - General Reserves	11,250.00	11,250.00	-	301,035.51	123,750.00	(177,285.51)	135,000.00
98990 - Interest	770.23	-	(770.23)	13,178.55	-	(13,178.55)	-
Total Contributions to Reserves	12,020.23	11,250.00	(770.23)	314,214.06	123,750.00	(190,464.06)	135,000.00
Total Expense	54,648.14	72,799.99	18,151.85	963,605.10	800,799.89	(162,805.21)	873,600.00
Operating Net Total	18,985.09	.01	18,985.08	(139,788.20)	.11	(139,788.31)	-
Net Total	18,985.09	.01	18,985.08	(139,788.20)	.11	(139,788.31)	-

South Coast Shores Homeowners Association

Reserve Summary For 5/1/2026 - 5/31/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	1,006,917.45	11,250.00	-	-	1,018,167.45	11,250.00	-
38990 - Interest	12,408.32	770.23	-	-	13,178.55	-	770.23
Net Total	\$1,019,325.77	\$12,020.23	-	-	\$1,031,346.00	\$11,250.00	\$770.23

South Coast Shores Homeowners Association

Reserve Summary For 7/1/2025 - 5/31/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	809,061.79	123,750.00	(91,929.85)	177,285.51	1,018,167.45	123,750.00	-
38990 - Interest	-	13,178.55	-	-	13,178.55	-	13,178.55
Net Total	\$809,061.79	\$136,928.55	(\$91,929.85)	(\$177,285.51)	\$1,031,346.00	\$123,750.00	\$13,178.55

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Income													
Revenue													
40100 - Assessments	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	-	800,800
40500 - Clubhouse Rental	450	150	350	-	150	900	-	650	650	350	-	-	3,650
40600 - Collection Fees	150	-	-	-	-	-	-	150	-	35	-	-	335
40800 - Interest Charges	3	7	-	2	2	4	8	4	(6)	2	8	-	34
40900 - Key Fees	-	25	-	-	-	-	-	-	-	-	-	-	25
41000 - Late Charges	10	10	-	10	20	20	20	20	10	10	20	-	150
41375 - Owner Work Order Reimb.	-	-	-	-	2,465	-	1,000	120	-	-	-	-	3,585
41600 - Transmitters	-	105	155	-	35	35	-	35	70	-	35	-	470
44010 - Interest Income	1,560	3,200	1,566	1,575	1,125	1,574	874	857	822	845	770	-	14,768
Total Revenue	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	-	823,817
Total Income	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	-	823,817

Operating Expense

Utility Expenses													
50200 - Electricity	4,549	5,266	4,967	5,299	3,455	3,419	3,084	3,332	3,376	3,212	3,241	-	43,201
50300 - Gas	916	670	671	754	1,457	1,996	1,167	767	646	914	1,198	-	11,156
50400 - Refuse Removal	-	16,279	8,128	7,954	8,176	8,128	8,128	-	16,256	8,128	-	-	81,176
50700 - Telephone - Entry Gates	188	188	176	176	176	176	205	392	-	218	205	-	2,098
50800 - Water	1,852	-	490	-	484	-	482	1,849	493	476	-	-	6,126
Total Utility Expenses	7,504	22,403	14,433	14,182	13,749	13,719	13,065	6,339	20,770	12,948	4,644	-	143,757

Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	1,431	357	550	1,773	475	475	-	513	513	-	513	-	6,599
55300 - Pool / Spa: Supplies	463	1,267	824	559	4,650	63	249	1,245	890	727	1,568	-	12,504
55500 - Health Department Fees	-	-	-	-	-	858	-	-	-	-	-	-	858
Total Pool / Spa Expenses	1,894	1,624	1,374	2,332	5,125	1,396	249	1,757	1,402	727	2,081	-	19,960

Landscape Expenses													
60100 - Landscape: Service Contract	15,753	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	-	181,155

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Expense													
60200 - Landscape: Extras	3,995	9,587	1,665	1,411	510	1,658	2,588	1,306	1,476	965	-	-	25,161
60800 - Irrigation: Repairs / Maintenance	6,967	2,955	381	798	1,445	816	227	-	2,662	1,166	165	-	17,582
61075 - Swans	-	-	-	47	73	-	52	-	-	-	-	-	173
61100 - Tree Trimming	-	5,500	618	-	-	803	-	-	19,619	-	350	-	26,889
Total Landscape Expenses	26,715	34,582	19,204	18,797	18,568	19,816	19,408	17,846	40,297	18,671	17,055	-	250,960
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	339	85	85	547	520	-	2,793	-	-	1,146	908	-	6,423
70600 - Common Area: Maintenance	1,281	-	370	3,464	1,600	250	5,025	205	13,162	1,485	410	-	27,252
71400 - Fire Safety	101	-	-	-	-	-	-	1,821	-	-	-	-	1,922
72500 - Janitorial: Service Contract	1,197	-	896	970	1,370	970	972	970	970	970	970	-	10,254
72600 - Janitorial: Supplies/Extras	185	-	-	47	-	-	47	55	103	44	56	-	537
72700 - Keys & Locks	-	-	555	-	-	-	200	-	-	749	-	-	1,504
72900 - Lighting: Repairs / Supplies	684	595	1,192	1,675	1,836	-	828	223	1,982	-	-	-	9,015
73200 - Patrol Service	1,167	1,167	-	2,335	1,167	-	1,167	2,382	-	2,335	1,167	-	12,889
73300 - Pest & Rodent Control: Contract	300	300	300	350	300	350	350	350	350	350	350	-	3,650
74600 - Street Sweeping	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	1,372	-	15,034
74915 - Waterscape Maintenance	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	9,079	-	31,346
Total Contracts, Maint. & Repair Expenses	6,886	7,489	6,754	12,744	10,150	4,498	17,056	9,361	22,124	8,451	14,313	-	119,825
General & Administrative Expenses													
80400 - Audit / Tax Returns	-	-	-	1,475	-	-	-	-	-	-	-	-	1,475
80500 - Collection / Bad Debt Expense	-	(162)	-	-	-	-	-	-	-	-	-	-	-162
80600 - Bank Charges	25	-	-	-	-	-	-	-	-	-	-	-	25
80700 - Collection Expenses	20	7	10	10	-	10	30	10	160	30	25	-	312
81200 - Insurance	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	373	-	58,720
81900 - Legal Service	-	-	-	-	-	-	2,955	-	-	-	-	-	2,955
82600 - Community Wide Notifications	255	7	423	243	-	374	338	645	1,059	246	-	-	3,589

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Expense													
82700 - Professional Management: Contract	3,324	3,324	-	3,324	3,324	3,324	3,324	3,324	3,324	4,000	4,000	-	34,592
82800 - Miscellaneous Administration	476	-	-	151	-	613	348	151	451	491	137	-	2,818
83000 - Reserve Study	-	-	-	-	-	985	-	45	-	-	-	-	1,030
83100 - Tax: Federal	-	-	2,450	1,583	1,583	-	-	-	1,583	-	-	-	7,199
83200 - Tax: State	-	775	-	670	-	890	-	-	-	-	-	-	2,335
Total General & Administrative Expenses	31,804	8,930	2,883	16,011	4,907	14,751	11,272	8,452	6,577	4,767	4,535	-	114,890
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	88,536	11,250	11,250	11,250	111,250	11,250	-	301,036
98990 - Interest	1,560	1,621	1,557	1,574	1,125	1,574	874	857	822	845	770	-	13,179
Total Contributions to Reserves	12,810	12,871	12,807	12,824	12,375	90,110	12,124	12,107	12,072	112,095	12,020	-	314,214
Total Expense	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	54,648	-	963,605
Operating Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	-	(\$139,788)
Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	-	(\$139,788)

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
Operating Income														
Revenue														
40100 - Assessments	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	873,600
40500 - Clubhouse Rental	-	450	150	350	-	150	900	-	650	650	350	-	3,650	
40600 - Collection Fees	-	150	-	-	-	-	-	-	150	-	35	-	335	
40800 - Interest Charges	1	3	7	-	2	2	4	8	4	(6)	2	8	35	
40900 - Key Fees	-	-	25	-	-	-	-	-	-	-	-	-	25	
41000 - Late Charges	20	10	10	-	10	20	20	20	20	10	10	20	170	
41375 - Owner Work Order Reimb.	-	-	-	-	-	2,465	-	1,000	120	-	-	-	3,585	
41600 - Transmitters	-	-	105	155	-	35	35	-	35	70	-	35	470	
44010 - Interest Income	1,576	1,560	3,200	1,566	1,575	1,125	1,574	874	857	822	845	770	16,344	
Total Revenue	74,397	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	898,214	
Total Income	74,397	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	898,214	

Operating Expense

Utility Expenses													
50200 - Electricity	3,257	4,549	5,266	4,967	5,299	3,455	3,419	3,084	3,332	3,376	3,212	3,241	46,458
50300 - Gas	1,194	916	670	671	754	1,457	1,996	1,167	767	646	914	1,198	12,350
50400 - Refuse Removal	7,731	-	16,279	8,128	7,954	8,176	8,128	8,128	-	16,256	8,128	-	88,908
50700 - Telephone - Entry Gates	188	188	188	176	176	176	176	205	392	-	218	205	2,286
50800 - Water	-	1,852	-	490	-	484	-	482	1,849	493	476	-	6,126
Total Utility Expenses	12,370	7,504	22,403	14,433	14,182	13,749	13,719	13,065	6,339	20,770	12,948	4,644	156,127

Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	710	1,431	357	550	1,773	475	475	-	513	513	-	513	7,309
55300 - Pool / Spa: Supplies	741	463	1,267	824	559	4,650	63	249	1,245	890	727	1,568	13,244
55400 - Equipment Repairs	2,780	-	-	-	-	-	-	-	-	-	-	-	2,780
55500 - Health Department Fees	-	-	-	-	-	-	858	-	-	-	-	-	858
Total Pool / Spa Expenses	4,231	1,894	1,624	1,374	2,332	5,125	1,396	249	1,757	1,402	727	2,081	24,191

Landscape Expenses													
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South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total
Operating Expense													
60100 - Landscape: Service Contract	15,753	15,753	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	196,907
60200 - Landscape: Extras	2,722	3,995	9,587	1,665	1,411	510	1,658	2,588	1,306	1,476	965	-	27,883
60800 - Irrigation: Repairs / Maintenance	3,148	6,967	2,955	381	798	1,445	816	227	-	2,662	1,166	165	20,730
61075 - Swans	-	-	-	-	47	73	-	52	-	-	-	-	173
61100 - Tree Trimming	-	-	5,500	618	-	-	803	-	-	19,619	-	350	26,889
Total Landscape Expenses	21,623	26,715	34,582	19,204	18,797	18,568	19,816	19,408	17,846	40,297	18,671	17,055	272,582
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	-	339	85	85	547	520	-	2,793	-	-	1,146	908	6,423
70600 - Common Area: Maintenance	4,069	1,281	-	370	3,464	1,600	250	5,025	205	13,162	1,485	410	31,321
71400 - Fire Safety	-	101	-	-	-	-	-	-	1,821	-	-	-	1,922
72500 - Janitorial: Service Contract	1,232	1,197	-	896	970	1,370	970	972	970	970	970	970	11,486
72600 - Janitorial: Supplies/Extras	-	185	-	-	47	-	-	47	55	103	44	56	537
72700 - Keys & Locks	-	-	-	555	-	-	-	200	-	-	749	-	1,504
72900 - Lighting: Repairs / Supplies	1,030	684	595	1,192	1,675	1,836	-	828	223	1,982	-	-	10,044
73200 - Patrol Service	-	1,167	1,167	-	2,335	1,167	-	1,167	2,382	-	2,335	1,167	12,889
73300 - Pest & Rodent Control: Contract	281	300	300	300	350	300	350	350	350	350	350	350	3,931
74600 - Street Sweeping	1,319	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	1,372	16,353
74915 - Waterscape Maintenance	4,064	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	9,079	35,410
Total Contracts, Maint. & Repair Expenses	11,995	6,886	7,489	6,754	12,744	10,150	4,498	17,056	9,361	22,124	8,451	14,313	131,820
General & Administrative Expenses													
80400 - Audit / Tax Returns	-	-	-	-	1,475	-	-	-	-	-	-	-	1,475
80500 - Collection / Bad Debt Expense	-	-	(162)	-	-	-	-	-	-	-	-	-	-162
80600 - Bank Charges	-	25	-	-	-	-	-	-	-	-	-	-	25
80700 - Collection Expenses	45	20	7	10	10	-	10	30	10	160	30	25	357
81200 - Insurance	-	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	373	58,720
81900 - Legal Service	-	-	-	-	-	-	-	2,955	-	-	-	-	2,955

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total
Operating Expense													
82600 - Community Wide Notifications	1,646	255	7	423	243	-	374	338	645	1,059	246	-	5,235
82700 - Professional Management: Contract	3,275	3,324	3,324	-	3,324	3,324	3,324	3,324	3,324	3,324	4,000	4,000	37,867
82800 - Miscellaneous Administration	151	476	-	-	151	-	613	348	151	451	491	137	2,969
83000 - Reserve Study	-	-	-	-	-	-	985	-	45	-	-	-	1,030
83100 - Tax: Federal	1,198	-	-	2,450	1,583	1,583	-	-	-	1,583	-	-	8,397
83200 - Tax: State	419	-	775	-	670	-	890	-	-	-	-	-	2,754
Total General & Administrative Expenses	6,734	31,804	8,930	2,883	16,011	4,907	14,751	11,272	8,452	6,577	4,767	4,535	121,624
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	11,250	88,536	11,250	11,250	11,250	111,250	11,250	312,286
98990 - Interest	1,576	1,560	1,621	1,557	1,574	1,125	1,574	874	857	822	845	770	14,755
Total Contributions to Reserves	12,826	12,810	12,871	12,807	12,824	12,375	90,110	12,124	12,107	12,072	112,095	12,020	327,040
Total Expense	69,778	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	54,648	1,033,383
Operating Net Total	\$4,619	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	(\$135,169)
Net Total	\$4,619	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	(\$135,169)

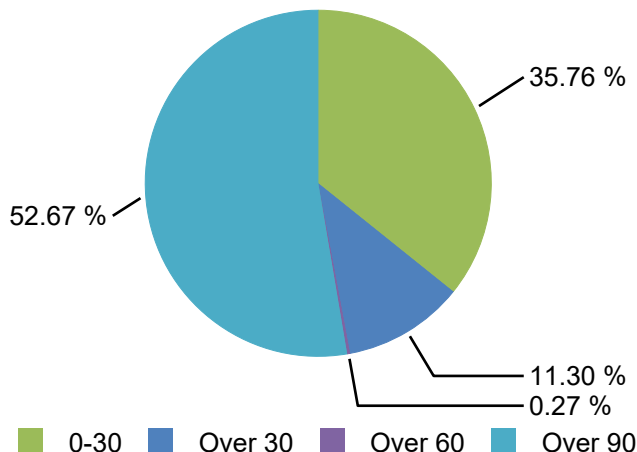
South Coast Shores Homeowners Association

AR Aging - 5/31/2026

SUMMARY

Charge	Balance
CC&R Violation Fine (3)	\$550.00
Collection Fee (1)	\$150.00
Late Fee (3)	\$59.57
Late Interest (1)	\$9.95
Monthly Assessment (4)	\$2,875.34
Total	\$3,644.86

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
99254489 - 3711 S Sea Clf - Toler	\$418.00	\$411.95	\$10.00	\$1,360.00	\$2,199.95
Monthly Assessment	\$400.00	\$400.00	-	\$1,200.00	\$2,000.00
Late Fee	\$10.00	\$10.00	\$10.00	\$10.00	\$40.00
Collection Fee	-	-	-	\$150.00	\$150.00
Late Interest	\$8.00	\$1.95	-	-	\$9.95
99241017 - 2005 W Summer Wind - Toler	\$400.00	-	-	-	\$400.00
Coll Status: Exempt Collection & Fees	\$400.00	-	-	-	\$400.00
Monthly Assessment	\$400.00	-	-	-	\$400.00
99254858 - 1914 W West Wind - Toler	\$400.00	-	-	-	\$400.00
Monthly Assessment	\$400.00	-	-	-	\$400.00
99224335 - 1914 Bay Crest St - Gilmour Trust	-	-	-	\$300.00	\$300.00
CC&R Violation Fine	-	-	-	\$300.00	\$300.00
99224284 - 1903 Bay Crest St - Beam	-	-	-	\$200.00	\$200.00
CC&R Violation Fine	-	-	-	\$200.00	\$200.00
99224305 - 3702 S Sea Breeze - Probst Trustee	\$85.34	-	-	-	\$85.34
Coll Status: Late Statement	\$85.34	-	-	-	\$85.34
Monthly Assessment	\$75.34	-	-	-	\$75.34
Late Fee	\$10.00	-	-	-	\$10.00
99224296 - 3612 S Sea Breeze - 3612 S Sea Breeze LLC	-	-	-	\$50.00	\$50.00
CC&R Violation Fine	-	-	-	\$50.00	\$50.00
99224352 - 1917 Bay Crest St - Hansen	-	-	-	\$9.57	\$9.57
Late Fee	-	-	-	\$9.57	\$9.57
Total:	\$1,303.34	\$411.95	\$10.00	\$1,919.57	\$3,644.86
Property Count:	4	1	1	5	

(*** indicates previous owners)

South Coast Shores Homeowners Association

Pre Paid Homeowners For 5/31/2026

Account	Property	Owner Name	Credit Amount
99224506	3614 S Sea Breeze	David Lee Perry	1,600.00
99224295	1905 Bay Crest St	Bruce Beckman Successor Trustee	400.00
99224356	1918 Bay Crest St	Angelo J Fazio	400.00
99245537	1919 Bay Crest St	Justin Wallace Chi	400.00
99224522	1919 W West Wind	Michael E Paquette	400.00
99224427	2005 W West Wind	John R Butler	400.00
99224585	2011 W Summer Wind	Michael Preciado	400.00
99245992	2021 W Summer Wind	Hong Chee Tan	400.00
99224639	2021 W West Wind	Christine J Aichelman Trustee	400.00
99224429	3605 S Ocean Crst	James E Marlin II	400.00
99224375	3704 S Sea Clf	Harriet Ducot	400.00
99224394	3708 S Sea Clf	Robert C Boullon	400.00
99224459	3709 S Ocean Crst	Michael Christiansen	400.00
99262993	3712 S Sea Breeze	Amy Monson	400.00
99224560	2006 W Summer Wind	Graciela L Garcia	397.55
99261962	2008 W West Wind	Morris Dean Wilson	22.00
Total			7,219.55

(*** indicates previous owners)

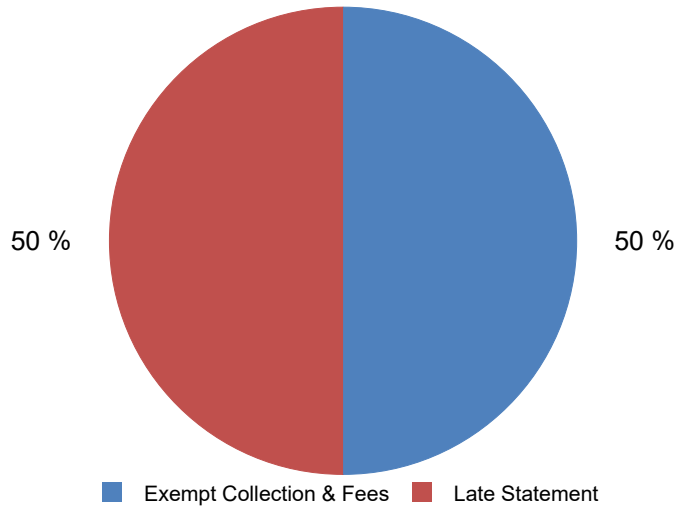
South Coast Shores Homeowners Association

Collection Report - Detail for 5/1/2026 - 5/31/2026

SUMMARY

Exempt Collection & Fees	3
Late Statement	3
Total	6

TOP DISTRIBUTION BY STATUS



Late Statement (Total Count = 3)

1918 W West Wind William R Marlowe XN: 6441915 Acct: 99224347	Late Statement	Current Balance: \$0.00
2/20/2026 System	Last Payment Date/Amount:	03-05-2026 / (\$410.00)
	Late Statement	
3711 S Sea Clif Robert A Toler XN: 6814434 Acct: 99254489	Late Statement	Current Balance: \$2,199.95
5/13/2026 System	Last Payment Date/Amount:	05-05-2026 / (\$418.00)
6/3/2026 System	Late Statement	
	Balance Settled	
3702 S Sea Breeze Pamela Ann Probst Trustee XN: 6843629 Acct: 99224305	Late Statement	Current Balance: \$85.34
5/20/2026 System	Last Payment Date/Amount:	03-23-2026 / (\$800.00)
	Late Statement	

Exempt Collection & Fees (Total Count = 3)

2005 W Summer Wind Robert A Toler XN: 6862248 Acct: 99241017	Exempt Collection & Fees	Current Balance: \$400.00
5/26/2026 Lisa Rico	Last Payment Date/Amount:	05-05-2026 / (\$400.00)
	Exempt Collection & Fees	
1914 W West Wind Robert A Toler XN: 6862276 Acct: 99254858	Exempt Collection & Fees	Current Balance: \$400.00
5/26/2026 Lisa Rico	Last Payment Date/Amount:	05-05-2026 / (\$400.00)
6/5/2026 Tanya Flores	Exempt Collection & Fees	
	Closed	
3711 S Sea Clif Robert A Toler XN: 6862284 Acct: 99254489	Exempt Collection & Fees	Current Balance: \$2,199.95
	Last Payment Date/Amount:	05-05-2026 / (\$418.00)

South Coast Shores Homeowners Association

Collection Report - Detail for 5/1/2026 - 5/31/2026

5/26/2026	Lisa Rico	Exempt Collection & Fees
6/5/2026	Tanya Flores	Closed

South Coast Shores Homeowners Association

Cash Disbursement - 5/31/2026

Date	CheckNo	Description	Amount
10100 - Columbia Op			
5/1/2026	ACH	Optimum Community Management, LLC. Inv # 6746171	4,000.00
		82700 - Professional Management: Contract - Management Fee	4,000.00
5/1/2026	ACH	Personal Touch Cleaning And Maintenance Inc Inv # 381519	969.92
		72500 - Janitorial: Service Contract - Janitorial	969.92
5/1/2026	Check 2937	RELENTLESS LAND CARE Inv # 19561	1,371.50
		74600 - Street Sweeping - Monthly Sweeping Svc	1,371.50
5/1/2026	Check 2937	RELENTLESS LAND CARE Inv # 19560	16,540.21
		60100 - Landscape: Service Contract - Monthly Landscape Maint	16,540.21
5/1/2026	Check 2938	Best Pool Service Llc Inv # 202629592	512.50
		55100 - Pool / Spa: Service Contract - POOLS	512.50
5/1/2026	Check 2939	Water Systems Maintenance, Inc. Inv # 29355	1,985.00
		74915 - Waterscape Maintenance - Maintenance	1,985.00
5/1/2026	Check 2940	Newport Exterminating Inv # 1048206	350.00
		73300 - Pest & Rodent Control: Contract - Newport Exterminating Inc. - Monthly Rodent Control	350.00
5/7/2026	ACH	California Gate & Entry Systems Inv # 218834	823.46
		70100 - Access Gate Repairs - C.G. Systems, LLC - New Board - Gate #2	823.46
5/7/2026	ACH	California Gate & Entry Systems Inv # 218936	85.00
		70100 - Access Gate Repairs - C.G. Systems, LLC - Monthly Phone Programming	85.00
5/7/2026	ACH	Personal Touch Cleaning And Maintenance Inc Inv # 385736	56.14
		72600 - Janitorial: Supplies/Extras - extras	56.14
5/7/2026	Check 2941	Water Systems Maintenance, Inc. Inv # 29261	1,985.00
		74915 - Waterscape Maintenance - Waterscape Srvc - March 2026	1,985.00
5/7/2026	Check 2941	Water Systems Maintenance, Inc. Inv # 29384	5,109.18
		74915 - Waterscape Maintenance - Fountain Repair	5,109.18
5/7/2026	Check 2942	Acct # 992	1,443.00
		Susan & William Todd - 1903 W Wakeham Pl Santa Ana, CA 92704	
5/7/2026	Check 2942	Acct # 992	410.48
		Susan & William Todd - 1903 W Wakeham Pl Santa Ana, CA 92704	

South Coast Shores Homeowners Association

Cash Disbursement - 5/31/2026

Date	CheckNo	Description	Amount
5/7/2026	Check 2942	Acct # 992	114.58
		Susan & William Todd - 1903 W Wakeham Pl Santa Ana, CA 92704	
5/7/2026	Check 2943	Patrol Masters Security Group Inv # 136307	1,167.47
		73200 - Patrol Service - Monthly Patrol Svc - April	1,167.47
5/12/2026	Misc Check	SoCal Gas - Monthly Gas Acct # Gas992	1,198.20
		50300 - Gas - SoCal Gas - Monthly Gas Bill	1,198.20
5/13/2026	Misc Check	Doorking Inc. - Monthly Telephone Acct # Telephone992	204.80
		50700 - Telephone - Entry Gates	204.80
5/13/2026	Misc Check	SCE - Monthly Electric - 700132505579 Acct # Electricity992	3,240.56
		50200 - Electricity - SCE - Monthly electric	3,240.56
5/14/2026	Check 2944	RELENTLESS LAND CARE Inv # 19668	165.00
		60800 - Irrigation: Repairs / Maintenance - Irrigation Repair	165.00
5/14/2026	Check 2944	RELENTLESS LAND CARE Inv # 19670	350.00
		61100 - Tree Trimming - Tree Trimming	350.00
5/16/2026	Transfer Out	Transfer to Columbia MMA	11,250.00
		14100 - Columbia MMA x1195 - Transfer from Columbia Op	11,250.00
5/21/2026	ACH	Optimum Community Management, LLC. Inv # 56743	47.91
		80700 - Collection Expenses - FEES	25.00
		82800 - Miscellaneous Administration - administration	22.91
5/21/2026	Check 2945	Best Pool Service Llc Inv # 202605712	125.00
		55300 - Pool / Spa: Supplies - Pool Supplies	125.00
5/28/2026	Auto Draft	CAIS, LLC Inv # 7412002	373.00
		81200 - Insurance - Community Association Insurance Solutions, LLC - Workers comp	373.00
		Total	53,877.91

14310 - Charles Schwab

5/21/2026	Auto Draft	Charles Schwab - US Treasury Money	0.03
		15010 - Charles Schwab - US Treasury Money - Charles Schwab	0.03
5/29/2026	Auto Draft	Charles Schwab - US Treasury Money	301.09
		15010 - Charles Schwab - US Treasury Money - Charles Schwab	301.09
		Total	301.12

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current Debit	Credit	Ending Balance
10100 - Columbia Op x0834		134,173.11	78,834.66	64,675.57	148,332.20
Date	Description	Debit	Credit	Type	
05/01/2026	381519 - Personal Touch Cleaning And Maintenance Inc - Janitorial	-	969.92	Invoice	
05/01/2026	Credit Card	400.00	-	Owner Payment	
05/01/2026	19560 - RELENTLESS LAND CARE - Monthly Landscape Maint	-	16,540.21	Invoice	
05/01/2026	19561 - RELENTLESS LAND CARE - Monthly Sweeping Svc	-	1,371.50	Invoice	
05/01/2026	29355 - Water Systems Maintenance, Inc. - Maintenance	-	1,985.00	Invoice	
05/01/2026	6746171 - Optimum Community Management, LLC. - Management Fee	-	4,000.00	Invoice	
05/01/2026	Batched Credit Distribution	7,944.66	7,944.66	Credit Distribution	
05/01/2026	Batched eCheck	1,200.00	-	Owner Payment	
05/01/2026	1048206 - Newport Exterminating Inc. - Monthly Rodent Control	-	350.00	Invoice	
05/01/2026	Batched Check	800.00	-	Owner Payment	
05/01/2026	202629592 - Best Pool Service Llc - POOLS	-	512.50	Invoice	
05/02/2026	Batched eCheck	1,200.00	-	Owner Payment	
05/02/2026	Batched Credit Distribution	1,600.00	1,600.00	Credit Distribution	
05/04/2026	eCheck	400.00	-	Owner Payment	
05/04/2026	Batched Check	4,800.00	-	Owner Payment	
05/05/2026	Batched Check	1,235.00	-	Owner Payment	
05/05/2026	Batched eCheck	800.00	-	Owner Payment	
05/05/2026	Batched ACH	41,618.00	-	Owner Payment	
05/06/2026	Batched Credit Distribution	35.00	35.00	Credit Distribution	
05/06/2026	Credit Card	400.00	-	Owner Payment	
05/06/2026	Batched eCheck	800.00	-	Owner Payment	
05/06/2026	Batched Check	4,400.00	-	Owner Payment	
05/07/2026	Batched 992 - Owner Refund - Owner Refund for Acct: 99224422	-	1,968.06	Invoice	
05/07/2026	136307 - Patrol Masters Security Group - Monthly Patrol Svc - April	-	1,167.47	Invoice	
05/07/2026	385736 - Personal Touch Cleaning And Maintenance Inc - extras	-	56.14	Invoice	
05/07/2026	29384 - Water Systems Maintenance, Inc. - Fountain Repair	-	5,109.18	Invoice	
05/07/2026	29261 - Water Systems Maintenance, Inc. - Waterscape Svc - March 2026	-	1,985.00	Invoice	
05/07/2026	Batched Check	800.00	-	Owner Payment	
05/07/2026	218834 - C.G. Systems, LLC - New Board - Gate #2	-	823.46	Invoice	
05/07/2026	eCheck	400.00	-	Owner Payment	
05/07/2026	218936 - C.G. Systems, LLC - Monthly Phone Programming	-	85.00	Invoice	
05/08/2026	Batched Credit Card	402.00	-	Owner Payment	
05/08/2026	Batched Void Unable To Locate Account on ACH ...8707	-	1,218.00	Void	
05/08/2026	Batched Check	1,200.00	-	Owner Payment	
05/11/2026	Batched Check	1,600.00	-	Owner Payment	

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
10100 - Columbia Op x0834	134,173.11	78,834.66	64,675.57	148,332.20

Date		Description	Debit	Credit	Type
05/12/2026		Gas992 - SoCal Gas - Monthly Gas Bill	-	1,198.20	Invoice
05/12/2026	Batched	Check	1,200.00	-	Owner Payment
05/13/2026		Electricity992 - SCE - Monthly electric	-	3,240.56	Invoice
05/13/2026		Telephone992 - Doorking Inc. - Monthly Telephone	-	204.80	Invoice
05/13/2026		Check	400.00	-	Owner Payment
05/14/2026		19670 - RELENTLESS LAND CARE - Tree Trimming	-	350.00	Invoice
05/14/2026		19668 - RELENTLESS LAND CARE - Irrigation Repair	-	165.00	Invoice
05/16/2026		Transfer to Columbia MMA	-	11,250.00	Transfer
05/20/2026		eCheck	400.00	-	Owner Payment
05/21/2026		56743 - Optimum Community Management, LLC. - administration	-	22.91	Invoice
05/21/2026		56743 - Optimum Community Management, LLC. - FEES	-	25.00	Invoice
05/21/2026		202605712 - Best Pool Service Llc - Pool Supplies	-	125.00	Invoice
05/27/2026	Batched	Check	1,200.00	-	Owner Payment
05/28/2026		eCheck	1,600.00	-	Owner Payment
05/28/2026		7412002 - Community Association Insurance Solutions, LLC - Workers comp	-	373.00	Invoice
05/28/2026	Batched	Check	800.00	-	Owner Payment
05/29/2026		Check	400.00	-	Owner Payment
05/31/2026	Batched	eCheck	800.00	-	Owner Payment

11150 - Accounts Receivable	2,341.52	76,069.06	74,765.72	3,644.86
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Date		Description	Debit	Credit	Type
05/01/2026	Batched	Credit Distribution	-	7,944.66	Credit Distribution
05/01/2026		Credit Card	-	400.00	Owner Payment
05/01/2026		Late Interest	8.00	-	Owner Charge
05/01/2026	Batched	Monthly Assessment	72,800.00	-	Owner Charge
05/01/2026		Refund Check Common Area Maintenance Reimbursement	410.48	-	Refund Check
05/01/2026		Refund Check Miscellaneous Administration Reimbursement	114.58	-	Refund Check
05/01/2026		Refund Check Pool/Spa Reimbursement	1,443.00	-	Refund Check
05/01/2026	Batched	eCheck	-	800.00	Owner Payment
05/01/2026		Writeoff Common Area Maintenance Reimbursement	-	410.48	Writeoff
05/01/2026		Writeoff Miscellaneous Administration Reimbursement	-	114.58	Writeoff
05/01/2026		Writeoff Pool/Spa Reimbursement	-	1,443.00	Writeoff
05/01/2026	Batched	Check	-	800.00	Owner Payment
05/02/2026	Batched	eCheck	-	1,200.00	Owner Payment
05/02/2026	Batched	Credit Distribution	-	1,600.00	Credit Distribution
05/04/2026		eCheck	-	400.00	Owner Payment

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

	Beginning Balance	Current Debit	Current Credit	Ending Balance
11150 - Accounts Receivable	2,341.52	76,069.06	74,765.72	3,644.86

Date	Description	Debit	Credit	Type
05/04/2026	Batched Check	-	4,800.00	Owner Payment
05/05/2026	Gate Remote Fee	35.00	-	Owner Charge
05/05/2026	Batched eCheck	-	800.00	Owner Payment
05/05/2026	Batched Check	-	1,200.00	Owner Payment
05/05/2026	Batched ACH	-	41,618.00	Owner Payment
05/06/2026	Batched eCheck	-	800.00	Owner Payment
05/06/2026	Credit Distribution	-	35.00	Credit Distribution
05/06/2026	Credit Card	-	400.00	Owner Payment
05/06/2026	Batched Check	-	4,400.00	Owner Payment
05/07/2026	eCheck	-	400.00	Owner Payment
05/07/2026	Batched Check	-	800.00	Owner Payment
05/08/2026	Batched Void Unable To Locate Account on ACH ...8707	1,218.00	-	Void
05/08/2026	Credit Card	-	380.00	Owner Payment
05/08/2026	Batched Check	-	1,200.00	Owner Payment
05/11/2026	Batched Check	-	1,600.00	Owner Payment
05/12/2026	Batched Check	-	1,200.00	Owner Payment
05/16/2026	Batched Late Fee	40.00	-	Owner Charge
05/26/2026	Batched Adjustment Reverse Late Fee	-	20.00	Adjustment

11190 - Less Allowance For Past Due Accts	-604.57	-	-	-604.57
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Date	Description	Debit	Credit	Type	
14100 - Columbia MMA x1195		206,706.62	11,312.96	-	218,019.58
05/16/2026	Transfer from Columbia Op	11,250.00	-	Transfer	
05/29/2026	May Interest	62.96	-	GL Entry	

14200 - FCB MMA x1224	137,876.18	23.42	-	137,899.60
Date	Description	Debit	Credit	Type
05/01/2026	May Interest	23.42	-	GL Entry

14310 - Charles Schwab MMA	0.03	301.09	301.12	0.00
Date	Description	Debit	Credit	Type
05/01/2026	May Interest	301.09	-	GL Entry
05/21/2026	Charles Schwab	-	.03	Invoice

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
14310 - Charles Schwab MMA	0.03	301.09	301.12	0.00
Date	Description	Debit	Credit	Type
05/29/2026	Charles Schwab	-	301.09	Invoice
15010 - Charles Schwab - US Treasury Money	105,647.96	301.12	-	105,949.08
Date	Description	Debit	Credit	Type
05/21/2026	Charles Schwab	.03	-	Invoice
05/29/2026	Charles Schwab	301.09	-	Invoice
15050 - First Foundation x7973 Mat. 11-01-2026 6 mths	174,720.77	-	-	174,720.77
Date	Description	Debit	Credit	Type
15055 - Alliance x2689 Mat. 07-17-2026 4.4% 11mths	108,557.52	295.33	-	108,852.85
Date	Description	Debit	Credit	Type
05/01/2026	May Interest	295.33	-	GL Entry
15070 - First Foundation x7797 Mat. 12-14-2026 12mths	106,861.38	87.43	-	106,948.81
Date	Description	Debit	Credit	Type
05/01/2026	May Interest	87.43	-	GL Entry
15098 - Charles Schwab - US Treasury Bill Pending Renewal	120,171.10	-	-	120,171.10
Date	Description	Debit	Credit	Type
15099 - FCB CD - Purchase Pending	58,784.21	-	-	58,784.21
Date	Description	Debit	Credit	Type
20100 - Accounts Payable	0.00	1,968.06	1,968.06	0.00
Date	Description	Debit	Credit	Type
05/01/2026	Refund Check Pool/Spa Reimbursement	-	1,443.00	Refund Check
05/01/2026	Refund Check Miscellaneous Administration Reimbursement	-	114.58	Refund Check
05/01/2026	Refund Check Common Area Maintenance Reimbursement	-	410.48	Refund Check

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		0.00	1,968.06	1,968.06	0.00
Date	Description		Debit	Credit	Type
05/07/2026	Batched 992 - Owner Refund - Owner Refund for Acct: 99224422		1,968.06	-	Invoice
20200 - Accrued Expenses		-15.00	-	-	-15.00
Date	Description		Debit	Credit	Type
21120 - Deposits: Clubhouse		-1,175.00	-	-	-1,175.00
Date	Description		Debit	Credit	Type
21500 - Prepaid Assessments		-10,742.21	9,579.66	6,057.00	-7,219.55
Date	Description		Debit	Credit	Type
05/01/2026	eCheck		-	400.00	Owner Payment
05/01/2026	Batched Credit Distribution		7,944.66	-	Credit Distribution
05/02/2026	Batched Credit Distribution		1,600.00	-	Credit Distribution
05/05/2026	Check		-	35.00	Owner Payment
05/06/2026	Credit Distribution		35.00	-	Credit Distribution
05/08/2026	Credit Card		-	22.00	Owner Payment
05/13/2026	Check		-	400.00	Owner Payment
05/20/2026	eCheck		-	400.00	Owner Payment
05/27/2026	Batched Check		-	1,200.00	Owner Payment
05/28/2026	eCheck		-	1,600.00	Owner Payment
05/28/2026	Batched Check		-	800.00	Owner Payment
05/29/2026	Check		-	400.00	Owner Payment
05/31/2026	Batched eCheck		-	800.00	Owner Payment
33600 - General Reserves		-1,006,917.45	-	11,250.00	-1,018,167.45
Date	Description		Debit	Credit	Type
05/16/2026	Monthly Reserve Contribution		-	11,250.00	GL Entry
38990 - Interest		-12,408.32	-	770.23	-13,178.55
Date	Description		Debit	Credit	Type
05/01/2026	Batched May Interest		-	707.27	GL Entry
05/29/2026	May Interest		-	62.96	GL Entry

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
39900 - Prior Year Surplus (Deficit)		-282,751.14	-	-	-282,751.14
Date	Description		Debit	Credit	Type
40100 - Assessments		-728,000.00	-	72,800.00	-800,800.00
Date	Description		Debit	Credit	Type
05/01/2026	Batched Monthly Assessment		-	72,800.00	Owner Charge
40500 - Clubhouse Rental		-3,650.00	-	-	-3,650.00
Date	Description		Debit	Credit	Type
40600 - Collection Fees		-335.00	-	-	-335.00
Date	Description		Debit	Credit	Type
40800 - Interest Charges		-25.90	-	8.00	-33.90
Date	Description		Debit	Credit	Type
05/01/2026	Late Interest		-	8.00	Owner Charge
40900 - Key Fees		-25.00	-	-	-25.00
Date	Description		Debit	Credit	Type
41000 - Late Charges		-130.00	20.00	40.00	-150.00
Date	Description		Debit	Credit	Type
05/16/2026	Batched Late Fee		-	40.00	Owner Charge
05/26/2026	Batched Adjustment Reverse Late Fee		20.00	-	Adjustment
41375 - Owner Work Order Reimb.		-3,585.00	-	-	-3,585.00
Date	Description		Debit	Credit	Type
41600 - Transmitters		-435.00	-	35.00	-470.00
Date	Description		Debit	Credit	Type
05/05/2026	Gate Remote Fee		-	35.00	Owner Charge

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
44010 - Interest Income		-13,997.77	-	770.23	-14,768.00
Date	Description		Debit	Credit	Type
05/01/2026	Batched May Interest		-	707.27	GL Entry
05/29/2026	May Interest		-	62.96	GL Entry
50200 - Electricity		39,960.50	3,240.56	-	43,201.06
Date	Description		Debit	Credit	Type
05/13/2026	Electricity992 - SCE - Monthly electric		3,240.56	-	Invoice
50300 - Gas		9,957.50	1,198.20	-	11,155.70
Date	Description		Debit	Credit	Type
05/12/2026	Gas992 - SoCal Gas - Monthly Gas Bill		1,198.20	-	Invoice
50400 - Refuse Removal		81,176.39	-	-	81,176.39
Date	Description		Debit	Credit	Type
50700 - Telephone - Entry Gates		1,893.00	204.80	-	2,097.80
Date	Description		Debit	Credit	Type
05/13/2026	Telephone992 - Doorking Inc. - Monthly Telephone		204.80	-	Invoice
50800 - Water		6,125.58	-	-	6,125.58
Date	Description		Debit	Credit	Type
55100 - Pool / Spa: Service Contract		6,086.10	512.50	-	6,598.60
Date	Description		Debit	Credit	Type
05/01/2026	202629592 - Best Pool Service Llc - POOLS		512.50	-	Invoice
55300 - Pool / Spa: Supplies		10,935.52	1,568.00	-	12,503.52
Date	Description		Debit	Credit	Type
05/21/2026	202605712 - Best Pool Service Llc - Pool Supplies		125.00	-	Invoice
05/31/2026	1903 W Wakeham Pl: Writeoff Pool/Spa Reimbursement		1,443.00	-	GL Entry
55500 - Health Department Fees		858.00	-	-	858.00
Date	Description		Debit	Credit	Type

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		
			Debit	Credit	Ending Balance
55500 - Health Department Fees		858.00	-	-	858.00
Date	Description		Debit	Credit	Type
60100 - Landscape: Service Contract		164,614.47	16,540.21	-	181,154.68
Date	Description		Debit	Credit	Type
05/01/2026	19560 - RELENTLESS LAND CARE - Monthly Landscape Maint		16,540.21	-	Invoice
60200 - Landscape: Extras		25,160.50	-	-	25,160.50
Date	Description		Debit	Credit	Type
60800 - Irrigation: Repairs / Maintenance		17,417.25	165.00	-	17,582.25
Date	Description		Debit	Credit	Type
05/14/2026	19668 - RELENTLESS LAND CARE - Irrigation Repair		165.00	-	Invoice
61075 - Swans		173.11	-	-	173.11
Date	Description		Debit	Credit	Type
61100 - Tree Trimming		26,539.00	350.00	-	26,889.00
Date	Description		Debit	Credit	Type
05/14/2026	19670 - RELENTLESS LAND CARE - Tree Trimming		350.00	-	Invoice
70100 - Access Gate Repairs		5,514.76	908.46	-	6,423.22
Date	Description		Debit	Credit	Type
05/07/2026	218834 - C.G. Systems, LLC - New Board - Gate #2		823.46	-	Invoice
05/07/2026	218936 - C.G. Systems, LLC - Monthly Phone Programming		85.00	-	Invoice
70600 - Common Area: Maintenance		26,841.62	410.48	-	27,252.10
Date	Description		Debit	Credit	Type
05/01/2026	Writeoff Common Area Maintenance Reimbursement		410.48	-	Writeoff
71400 - Fire Safety		1,921.72	-	-	1,921.72
Date	Description		Debit	Credit	Type

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
72500 - Janitorial: Service Contract		9,284.08	969.92	-	10,254.00
Date	Description		Debit	Credit	Type
05/01/2026	381519 - Personal Touch Cleaning And Maintenance Inc - Janitorial		969.92	-	Invoice
72600 - Janitorial: Supplies/Extras		480.55	56.14	-	536.69
Date	Description		Debit	Credit	Type
05/07/2026	385736 - Personal Touch Cleaning And Maintenance Inc - extras		56.14	-	Invoice
72700 - Keys & Locks		1,504.31	-	-	1,504.31
Date	Description		Debit	Credit	Type
72900 - Lighting: Repairs / Supplies		9,014.73	-	-	9,014.73
Date	Description		Debit	Credit	Type
73200 - Patrol Service		11,721.40	1,167.47	-	12,888.87
Date	Description		Debit	Credit	Type
05/07/2026	136307 - Patrol Masters Security Group - Monthly Patrol Svc - April		1,167.47	-	Invoice
73300 - Pest & Rodent Control: Contract		3,300.00	350.00	-	3,650.00
Date	Description		Debit	Credit	Type
05/01/2026	1048206 - Newport Exterminating Inc. - Monthly Rodent Control		350.00	-	Invoice
74600 - Street Sweeping		13,662.25	1,371.50	-	15,033.75
Date	Description		Debit	Credit	Type
05/01/2026	19561 - RELENTLESS LAND CARE - Monthly Sweeping Svc		1,371.50	-	Invoice
74915 - Waterscape Maintenance		22,266.64	9,079.18	-	31,345.82
Date	Description		Debit	Credit	Type
05/01/2026	29355 - Water Systems Maintenance, Inc. - Maintenance		1,985.00	-	Invoice
05/07/2026	29261 - Water Systems Maintenance, Inc. - Waterscape Svc - March 2026		1,985.00	-	Invoice
05/07/2026	29384 - Water Systems Maintenance, Inc. - Fountain Repair		5,109.18	-	Invoice

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		
			Debit	Credit	Ending Balance
80400 - Audit / Tax Returns		1,475.00	-	-	1,475.00
Date	Description		Debit	Credit	Type
80500 - Collection / Bad Debt Expense		-161.60	-	-	-161.60
Date	Description		Debit	Credit	Type
80600 - Bank Charges		25.00	-	-	25.00
Date	Description		Debit	Credit	Type
80700 - Collection Expenses		287.41	25.00	-	312.41
Date	Description		Debit	Credit	Type
05/21/2026	56743 - Optimum Community Management, LLC. - FEES		25.00	-	Invoice
81200 - Insurance		58,347.00	373.00	-	58,720.00
Date	Description		Debit	Credit	Type
05/28/2026	7412002 - Community Association Insurance Solutions, LLC - Workers comp		373.00	-	Invoice
81900 - Legal Service		2,955.48	-	-	2,955.48
Date	Description		Debit	Credit	Type
82600 - Community Wide Notifications		3,589.46	-	-	3,589.46
Date	Description		Debit	Credit	Type
82700 - Professional Management: Contract		30,592.00	4,000.00	-	34,592.00
Date	Description		Debit	Credit	Type
05/01/2026	6746171 - Optimum Community Management, LLC. - Management Fee		4,000.00	-	Invoice
82800 - Miscellaneous Administration		2,680.40	137.49	-	2,817.89
Date	Description		Debit	Credit	Type
05/01/2026	Writeoff Miscellaneous Administration Reimbursement		114.58	-	Writeoff
05/21/2026	56743 - Optimum Community Management, LLC. - administration		22.91	-	Invoice

South Coast Shores Homeowners Association

GL Trial Balance For 5/1/2026 - 5/31/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
83000 - Reserve Study		1,030.00	-	-	1,030.00
Date	Description		Debit	Credit	Type
83100 - Tax: Federal		7,199.00	-	-	7,199.00
Date	Description		Debit	Credit	Type
83200 - Tax: State		2,335.00	-	-	2,335.00
Date	Description		Debit	Credit	Type
93600 - General Reserves		289,785.51	11,250.00	-	301,035.51
Date	Description		Debit	Credit	Type
05/16/2026	Monthly Reserve Contribution		11,250.00	-	GL Entry
96000 - Pool / Spa		0.00	1,443.00	1,443.00	0.00
Date	Description		Debit	Credit	Type
05/01/2026	Writeoff Pool/Spa Reimbursement		1,443.00	-	Writeoff
05/31/2026	1903 W Wakeham Pl: Writeoff Pool/Spa Reimbursement		-	1,443.00	GL Entry
98990 - Interest		12,408.32	770.23	-	13,178.55
Date	Description		Debit	Credit	Type
05/01/2026	Batched May Interest		707.27	-	GL Entry
05/29/2026	May Interest		62.96	-	GL Entry
Net Total		0.00	234,883.93	234,883.93	0.00

South Coast Shores Homeowners Association

Bank Account Reconciliation for Period 5/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Columbia Op	145,932.20	2,400.00	148,332.20	148,332.20	Balanced
Alliance Association Bank	108,852.85	0.00	108,852.85	108,852.85	Balanced
First Foundation Bank	174,720.77	0.00	174,720.77	174,720.77	Balanced
First Foundation Bank	106,948.81	0.00	106,948.81	106,948.81	Balanced
FCB CD	58,784.21	0.00	58,784.21	58,784.21	Balanced
FCB MMA	137,899.60	0.00	137,899.60	137,899.60	Balanced
Charles Schwab	0.00	0.00	0.00	0.00	Balanced
Columbia MMA	218,019.58	0.00	218,019.58	218,019.58	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Columbia Op			
5/28/2026	Acct: 99224506 eCheck		1,600.00
5/31/2026	Acct: 99245537 eCheck		400.00
5/31/2026	Acct: 99245992 eCheck		400.00
Total Columbia Op			2,400.00

Reconciled Items

Date	Description	Check No	Amount
Columbia Op			
4/30/2026	Acct: 99245537 eCheck		400.00
4/30/2026	Acct: 99245992 eCheck		400.00
5/1/2026	Acct: 99224351 eCheck		400.00
5/1/2026	Acct: 99227232 eCheck		400.00
5/1/2026	Acct: 99262993 eCheck		400.00
5/1/2026	Acct: 99224380 CC		400.00
5/1/2026	Lockbox - Klik ACH		800.00
5/2/2026	Acct: 99230522 eCheck		400.00
5/2/2026	Acct: 99224471 eCheck		400.00
5/2/2026	Acct: 99254461 eCheck		400.00
5/4/2026	Acct: 99237859 eCheck		400.00
5/4/2026	Lockbox - Klik Check		800.00

South Coast Shores Homeowners Association

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/4/2026	Lockbox - Klik ACH		4,000.00
5/5/2026	Acct: 99224426 ACH	ACH	400.00
5/5/2026	Acct: 99224428 ACH	ACH	400.00
5/5/2026	Acct: 99224434 ACH	ACH	400.00
5/5/2026	Acct: 99224435 ACH	ACH	400.00
5/5/2026	Acct: 99224440 ACH	ACH	400.00
5/5/2026	Acct: 99224443 ACH	ACH	400.00
5/5/2026	Acct: 99224445 ACH	ACH	400.00
5/5/2026	Acct: 99224273 ACH	ACH	400.00
5/5/2026	Acct: 99224448 ACH	ACH	400.00
5/5/2026	Acct: 99224279 ACH	ACH	400.00
5/5/2026	Acct: 99224449 ACH	ACH	400.00
5/5/2026	Acct: 99224284 ACH	ACH	400.00
5/5/2026	Acct: 99224453 ACH	ACH	400.00
5/5/2026	Acct: 99224290 ACH	ACH	400.00
5/5/2026	Acct: 99224463 ACH	ACH	400.00
5/5/2026	Acct: 99224296 ACH	ACH	400.00
5/5/2026	Acct: 99224468 ACH	ACH	400.00
5/5/2026	Acct: 99224300 ACH	ACH	400.00
5/5/2026	Acct: 99224473 ACH	ACH	400.00
5/5/2026	Acct: 99224308 ACH	ACH	400.00
5/5/2026	Acct: 99224478 ACH	ACH	400.00
5/5/2026	Acct: 99264827 ACH	ACH	400.00
5/5/2026	Acct: 99224319 ACH	ACH	400.00
5/5/2026	Acct: 99224487 ACH	ACH	400.00
5/5/2026	Acct: 99264849 ACH	ACH	400.00
5/5/2026	Acct: 99224323 ACH	ACH	400.00
5/5/2026	Acct: 99224491 ACH	ACH	400.00
5/5/2026	Acct: 99266180 ACH	ACH	400.00
5/5/2026	Acct: 99224492 ACH	ACH	400.00
5/5/2026	Acct: 99224330 ACH	ACH	400.00
5/5/2026	Acct: 99224497 ACH	ACH	400.00
5/5/2026	Acct: 99224335 ACH	ACH	400.00
5/5/2026	Acct: 99224500 ACH	ACH	400.00
5/5/2026	Acct: 99224336 ACH	ACH	400.00
5/5/2026	Acct: 99224512 ACH	ACH	400.00
5/5/2026	Acct: 99224349 ACH	ACH	400.00
5/5/2026	Acct: 99224517 ACH	ACH	400.00
5/5/2026	Acct: 99224358 ACH	ACH	400.00
5/5/2026	Acct: 99224520 ACH	ACH	400.00
5/5/2026	Acct: 99224362 ACH	ACH	400.00
5/5/2026	Acct: 99224524 ACH	ACH	400.00

South Coast Shores Homeowners Association

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/5/2026	Acct: 99224363 ACH	ACH	400.00
5/5/2026	Acct: 99224531 ACH	ACH	400.00
5/5/2026	Acct: 99224370 ACH	ACH	400.00
5/5/2026	Acct: 99224533 ACH	ACH	400.00
5/5/2026	Acct: 99224372 ACH	ACH	400.00
5/5/2026	Acct: 99224543 ACH	ACH	400.00
5/5/2026	Acct: 99224378 ACH	ACH	400.00
5/5/2026	Acct: 99224548 ACH	ACH	400.00
5/5/2026	Acct: 99224384 ACH	ACH	400.00
5/5/2026	Acct: 99224386 ACH	ACH	400.00
5/5/2026	Acct: 99224549 ACH	ACH	400.00
5/5/2026	Acct: 99224387 ACH	ACH	400.00
5/5/2026	Acct: 99224563 ACH	ACH	400.00
5/5/2026	Acct: 99224390 ACH	ACH	400.00
5/5/2026	Acct: 99224569 ACH	ACH	400.00
5/5/2026	Acct: 99224398 ACH	ACH	400.00
5/5/2026	Acct: 99224574 ACH	ACH	400.00
5/5/2026	Acct: 99224399 ACH	ACH	400.00
5/5/2026	Acct: 99224575 ACH	ACH	400.00
5/5/2026	Acct: 99224402 ACH	ACH	400.00
5/5/2026	Acct: 99224589 ACH	ACH	400.00
5/5/2026	Acct: 99224404 ACH	ACH	400.00
5/5/2026	Acct: 99224592 ACH	ACH	400.00
5/5/2026	Acct: 99224405 ACH	ACH	400.00
5/5/2026	Acct: 99224595 ACH	ACH	400.00
5/5/2026	Acct: 99224407 ACH	ACH	400.00
5/5/2026	Acct: 99224599 ACH	ACH	400.00
5/5/2026	Acct: 99224408 ACH	ACH	400.00
5/5/2026	Acct: 99224612 ACH	ACH	400.00
5/5/2026	Acct: 99224409 ACH	ACH	400.00
5/5/2026	Acct: 99224662 ACH	ACH	400.00
5/5/2026	Acct: 99224413 ACH	ACH	400.00
5/5/2026	Acct: 99224666 ACH	ACH	400.00
5/5/2026	Acct: 99224414 ACH	ACH	400.00
5/5/2026	Acct: 99225468 ACH	ACH	400.00
5/5/2026	Acct: 99224416 ACH	ACH	400.00
5/5/2026	Acct: 99225775 ACH	ACH	400.00
5/5/2026	Acct: 99224417 ACH	ACH	400.00
5/5/2026	Acct: 99225863 ACH	ACH	400.00
5/5/2026	Acct: 99224421 ACH	ACH	400.00
5/5/2026	Acct: 99225990 ACH	ACH	400.00
5/5/2026	Acct: 99224423 ACH	ACH	400.00

South Coast Shores Homeowners Association

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/5/2026	Acct: 99227181 ACH	ACH	400.00
5/5/2026	Acct: 99227353 ACH	ACH	400.00
5/5/2026	Acct: 99229854 ACH	ACH	400.00
5/5/2026	Acct: 99230534 ACH	ACH	400.00
5/5/2026	Acct: 99232666 ACH	ACH	400.00
5/5/2026	Acct: 99236494 ACH	ACH	400.00
5/5/2026	Acct: 99239397 ACH	ACH	400.00
5/5/2026	Acct: 99241017 ACH	ACH	400.00
5/5/2026	Acct: 99242586 ACH	ACH	400.00
5/5/2026	Acct: 99246194 ACH	ACH	400.00
5/5/2026	Acct: 99247274 ACH	ACH	400.00
5/5/2026	Acct: 99250419 ACH	ACH	400.00
5/5/2026	Acct: 99252481 ACH	ACH	400.00
5/5/2026	Acct: 99252880 ACH	ACH	400.00
5/5/2026	Acct: 99254489 ACH	ACH	418.00
5/5/2026	Acct: 99254858 ACH	ACH	400.00
5/5/2026	Acct: 99257699 ACH	ACH	400.00
5/5/2026	Acct: 99257933 ACH	ACH	400.00
5/5/2026	Acct: 99259054 ACH	ACH	400.00
5/5/2026	Acct: 99259309 ACH	ACH	400.00
5/5/2026	Acct: 99263561 ACH	ACH	400.00
5/5/2026	Acct: 99228677 eCheck		400.00
5/5/2026	Acct: 99224306 eCheck		400.00
5/5/2026	Lockbox - Klik Check		435.00
5/5/2026	Lockbox - Klik ACH		800.00
5/6/2026	Acct: 99224410 CC		400.00
5/6/2026	Acct: 99224588 eCheck		400.00
5/6/2026	Acct: 99224357 eCheck		400.00
5/6/2026	Lockbox - Klik Check		2,400.00
5/6/2026	Lockbox - Klik ACH		2,000.00
5/7/2026	Acct: 99224383 eCheck		400.00
5/7/2026	Lockbox - Klik Check		400.00
5/7/2026	Lockbox - Klik ACH		400.00
5/8/2026	Acct: 99261962 CC		402.00
5/8/2026	Lockbox - Klik ACH		1,200.00
5/11/2026	Lockbox - Klik Check		800.00
5/11/2026	Lockbox - Klik ACH		800.00
5/12/2026	Lockbox - Klik ACH		1,200.00
5/13/2026	Lockbox - Klik ACH		400.00
5/20/2026	Acct: 99224429 eCheck		400.00
5/27/2026	Lockbox - Klik Check		400.00
5/27/2026	Lockbox - Klik ACH		800.00

South Coast Shores Homeowners Association

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/28/2026	Lockbox - Klik ACH		800.00
5/29/2026	Lockbox - Klik ACH		400.00
4/16/2026	RELENTLESS LAND CARE	2930	-125.00
4/16/2026	RELENTLESS LAND CARE	2930	-304.00
4/16/2026	RELENTLESS LAND CARE	2930	-34.25
4/16/2026	RELENTLESS LAND CARE	2930	-166.00
4/16/2026	RELENTLESS LAND CARE	2930	-62.00
4/16/2026	RELENTLESS LAND CARE	2930	-475.00
4/30/2026	Optimum Community Management, LLC.	ACH	-427.32
4/30/2026	Advanced Painting & Wood Repair	2933	-1,485.00
4/30/2026	California Gate & Entry Systems	ACH	-472.50
4/30/2026	Best Pool Service Llc	2934	-331.30
4/30/2026	RELENTLESS LAND CARE	2935	-965.00
4/30/2026	California Gate & Entry Systems	ACH	-266.25
4/30/2026	Republic Services	2936	-8,127.92
5/1/2026	Optimum Community Management, LLC.	ACH	-4,000.00
5/1/2026	RELENTLESS LAND CARE	2937	-1,371.50
5/1/2026	Best Pool Service Llc	2938	-512.50
5/1/2026	Personal Touch Cleaning And Maintenance Inc	ACH	-969.92
5/1/2026	Water Systems Maintenance, Inc.	2939	-1,985.00
5/1/2026	Newport Exterminating	2940	-350.00
5/1/2026	RELENTLESS LAND CARE	2937	-16,540.21
5/7/2026	Water Systems Maintenance, Inc.	2941	-1,985.00
5/7/2026	California Gate & Entry Systems	ACH	-85.00
5/7/2026		2942	-1,443.00
5/7/2026	California Gate & Entry Systems	ACH	-823.46
5/7/2026		2942	-410.48
5/7/2026		2942	-114.58
5/7/2026	Water Systems Maintenance, Inc.	2941	-5,109.18
5/7/2026	Patrol Masters Security Group	2943	-1,167.47
5/7/2026	Personal Touch Cleaning And Maintenance Inc	ACH	-56.14
5/8/2026	Acct: 99254858 ACH ...8707		-400.00
5/8/2026	Acct: 99241017 ACH ...8707		-400.00
5/8/2026	Acct: 99254489 ACH ...8707		-418.00
5/12/2026	SoCal Gas - Monthly Gas		-1,198.20
5/13/2026	Doorking Inc. - Monthly Telephone		-204.80
5/13/2026	SCE - Monthly Electric - 700132505579		-3,240.56
5/14/2026	RELENTLESS LAND CARE	2944	-165.00
5/14/2026	RELENTLESS LAND CARE	2944	-350.00
5/16/2026	Transfer to Columbia MMA		-11,250.00
5/21/2026	Best Pool Service Llc	2945	-125.00
5/21/2026	Optimum Community Management, LLC.	ACH	-47.91

South Coast Shores Homeowners Association

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/28/2026	CAIS, LLC		-373.00
Total Columbia Op			-682.45

Alliance Association Bank

5/1/2026	May Interest		295.33
Total Alliance Association Bank			295.33

Charles Schwab

5/1/2026	May Interest		301.09
5/21/2026	Charles Schwab - US Treasury Money		-0.03
5/29/2026	Charles Schwab - US Treasury Money		-301.09
Total Charles Schwab			-0.03

Columbia MMA

5/16/2026	Transfer from Columbia Op		11,250.00
5/29/2026	May Interest		62.96
Total Columbia MMA			11,312.96

FCB MMA

5/1/2026	May Interest		23.42
Total FCB MMA			23.42

First Foundation Bank

5/1/2026	May Interest		87.43
Total First Foundation Bank			87.43



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: April 30, 2026
This statement: May 31, 2026
Total days in statement period: 31

SOUTH COAST SHORES HOMEOWNERS ASSOC
C/O OPTIMUM PROFESSIONAL PROPERTY
COD
230 COMMERCE SUITE 250
IRVINE CA 92602-1338

Page 1
XXXXXX2689
(0)

Direct inquiries to:
888-734-4567

Alliance Association Banking
3075 W. Ray Road, FL 4
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB CD

Account number	XXXXXX2689
Total principal	\$108,253.19
Total current balance	\$108,852.85
Total interest year to date	\$1,628.75

DAILY ACTIVITY

<u>Date</u>	<u>Description</u>	<u>Additions</u>	<u>Subtractions</u>	<u>Balance</u>
04-30	Beginning balance			\$108,557.52
05-16	Interest Credit	295.33		108,852.85
05-31	Ending totals	295.33	.00	\$108,852.85

Customer Service:
1-866-486-7782

SOUTH COAST SHORES HOMEOWNERS
OPTIMUM COMMUNITY MANAGEMENT LLC
230 COMMERCE SUITE 250
IRVINE CA 92602-1338

Last statement: April 30, 2026
This statement: May 31, 2026

HOA CHECKING

Account number	XXXXXX0834	Beginning balance	\$146,614.65
Low balance	\$141,369.44	Deposits/Additions	\$67,655.00
Average balance	\$155,718.16	Withdrawals/Subtractions	\$68,337.45
Interest earned	\$0.00	Ending balance	\$145,932.20

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-04	Lockbox Deposit	800.00
05-05	Lockbox Deposit	435.00
05-06	Lockbox Deposit	2,400.00
05-07	Lockbox Deposit	400.00
05-11	Lockbox Deposit	800.00
05-27	Lockbox Deposit	400.00
Total Other Deposits/ Additions		\$5,235.00

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
05-05	ACH Debit South Coast Shor ACH X6713586 Invoice X6713586	266.25
05-05	ACH Debit South Coast Shor ACH X6694948 Invoice X6694948	427.32
05-05	ACH Debit South Coast Shor ACH X6680802 Invoice X6680802	472.50
05-05	ACH Debit South Coast Shor ACH X6596509 Invoice X6596509	969.92
05-05	ACH Debit South Coast Shor ACH X6746171 Invoice X6746171	4,000.00
05-07	ACH Debit South Coast Shor Rtn Item 1952930418 Cb_chargeback For Returned Originate D Debits	1,218.00
05-11	ACH Debit South Coast Shor ACH X6735744 Invoice X6735744	56.14
05-11	ACH Debit South Coast Shor ACH X6743290 Invoice X6743290	85.00
05-11	ACH Debit South Coast Shor ACH X6749948 Invoice X6749948	823.46
05-12	ACH Debit Socalgas Simplepay 20260512	1,198.20
05-13	ACH Debit Doorking, Inc Doorking M121617714771 20260513	204.80
05-13	ACH Debit So Cal Edison Co Directpay 700132505579 20260513	3,240.56
05-27	ACH Debit South Coast Shor ACH X6840318 Invoice X6840318	47.91
05-29	ACH Debit Cais Insurance Insurance A202644p7q 20260529	373.00

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
Total ACH and Electronic Payments/Subtractions		\$13,383.06

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-01	ACH Credit Paylease.Com Settlement 000026908978842 20260501	400.00
05-01	ACH Credit 9000005993 Catch Cr F46h0b96 20260501	800.00
05-04	ACH Credit Paylease.Com Settlement 000026927558298 20260504	1,600.00
05-04	ACH Credit Paylease.Com Credit 475537525 20260504	400.00
05-05	ACH Credit 9000005993 Catch Cr F4cr34xl 20260505	4,000.00
05-05	ACH Credit Paylease.Com Settlement 000026961760890 20260505	1,600.00
05-05	ACH Credit 9000005993 Catch Cr F4cr3t6d 20260505	800.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992259 90	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 33	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 72	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992254 68	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992425 86	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992364 94	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 31	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992246 66	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 92	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 69	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992410 17	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992524 81	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 09	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992273 53	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 53	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 34	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 63	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 48	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 45	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992242 90	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 49	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 28	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992242 84	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 68	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 26	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 40	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992648 27	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 87	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 78	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 73	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992242 73	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 00	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 43	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992242 96	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 35	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992544 89	418.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 19	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 91	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 23	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 62	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 87	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 48	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 63	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 78	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 90	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992548 58	400.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992472 74	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 63	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 98	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 14	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 70	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 89	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992661 80	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992257 75	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 97	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 75	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992576 99	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 99	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992326 66	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 43	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 86	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 08	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 12	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992393 97	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 23	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 35	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 04	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992593 09	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992258 63	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 24	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 07	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992305 34	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 08	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992648 49	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992242 79	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992528 80	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992298 54	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 16	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992246 12	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 02	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 49	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992246 62	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 74	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 95	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992579 33	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 84	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 17	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992271 81	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992461 94	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 21	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 99	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 05	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 58	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 17	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 36	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 00	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992243 30	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992504 19	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 20	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992244 13	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992635 61	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 49	400.00
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992590 54	400.00
05-06	ACH Credit 9000005993 Catch Cr F4f66pvj 20260506	2,000.00
05-06	ACH Credit Paylease.Com Settlement 000026981807694 20260506	800.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-06	ACH Credit South Coast Shor ACH Ownerdraft O992245 92	400.00
05-07	ACH Credit Paylease.Com Credit 477219720 20260507	400.00
05-08	ACH Credit 9000005993 Catch Cr F4hy1tsu 20260508	1,200.00
05-08	ACH Credit Paylease.Com Settlement 000027002142390 20260508	800.00
05-08	ACH Credit 9000005993 Catch Cr F4grkf4f 20260507	400.00
05-11	ACH Credit 9000005993 Catch Cr F4k9gfmD 20260509	800.00
05-11	ACH Credit Paylease.Com Credit 477472490 20260511	402.00
05-11	ACH Credit Paylease.Com Settlement 000027010940646 20260511	400.00
05-12	ACH Credit 9000005993 Catch Cr F4p8yh5g 20260512	1,200.00
05-13	ACH Credit 9000005993 Catch Cr F4qndx61 20260513	400.00
05-21	ACH Credit Paylease.Com Settlement 000027096071694 20260521	400.00
05-27	ACH Credit 9000005993 Catch Cr F5bt6pna 20260527	800.00
05-28	ACH Credit 9000005993 Catch Cr F5d5ns0w 20260528	800.00
05-29	ACH Credit 9000005993 Catch Cr F5fk4qpu 20260529	400.00
Total ACH and Electronic Deposits/Additions		\$62,420.00

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
05-18	Online Bnkg Trsfr Db Ref 1380900I Funds Transfer To Dep Xxxxxx1195 From Uapibk	11,250.00
Total Other Withdrawals/Subtractions		\$11,250.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
04-30	146,614.65	05-07	184,618.19	05-18	146,161.17
05-01	147,814.65	05-08	186,505.69	05-21	144,593.11
05-04	150,614.65	05-11	169,066.38	05-27	145,745.20
05-05	141,369.44	05-12	167,900.71	05-28	145,905.20
05-06	188,187.44	05-13	157,411.17	05-29	145,932.20
				05-31	145,932.20

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
2930	\$1,166.25	05-07	2939	\$1,985.00	05-07
*2933	\$1,485.00	05-05	2940	\$350.00	05-13
2934	\$331.30	05-05	2941	\$7,094.18	05-13
2935	\$965.00	05-11	2942	\$1,968.06	05-21
2936	\$8,127.92	05-05	2943	\$1,167.47	05-12
2937	\$17,911.71	05-11	2944	\$515.00	05-28
2938	\$512.50	05-08	2945	\$125.00	05-28

(* Skip in check sequence, R-Check has been returned, + Electronified check)

Total Checks paid: 14 for -\$43,704.39

Customer Service:
1-866-486-7782

SOUTH COAST SHORES HOMEOWNERS
OPTIMUM COMMUNITY MANAGEMENT LLC
230 COMMERCE SUITE 250
IRVINE CA 92602-1338

Last statement: April 30, 2026
This statement: May 31, 2026

HOA MONEY MARKET

Account number	XXXXXX1195	Beginning balance	\$206,706.62
Low balance	\$206,706.62	Additions/Deposits	\$11,312.96
Average balance	\$211,787.27	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$280.29	Ending balance	\$218,019.58
Interest earned	\$62.96		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-18	Online Bnkg Trsfr Cr Ref 1380900I Funds Transfer Frm Dep Xxxxxx0834 From Uapibk	11,250.00
05-31	Interest Credit	62.96
Total Other Deposits/ Additions		\$11,312.96

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
04-30	206,706.62	05-18	217,956.62	05-31	218,019.58

Interest Information

Annual percentage yield earned	.35%
Interest-bearing days	31
Average balance for APY	\$211,787.27
Interest earned	\$62.96
Interest paid year to date	\$280.29
Statement period	05/01 to 05/31

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

(* Skip in check sequence, R-Check has been returned, + Electronified check))

Total Checks paid: 0 for **-\$0.00**

Account	6012017797	SOUTH COAST SHO
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Main

SOUTH COAST SHORES HOMEOWNERS ASSOCIATION C/O OPTIMUM PROPERTY MGMT INC 230 COMMERCE, STE 250 IRVINE CA 92602		TIN 95 2930418 Date of Birth Email kvos@optimumpm.com Work Phone (714)508-9070 Additional	Interest Earn YTD 439,32 Interest Earn LYR 4,339,66 Earnings Term 1 Months Next Earnings Date 06/14/2026 Maturity Term 12 Months Next Maturity Date 12/14/2026 Interest Rate 0,9950 Earnings Compound Anticipated Earnings 90,42 Current Balance 106,948,81 Accrued Earnings 52,49 Penalty 524,78 Proof/Memo 0,00 Redemption Amt 106,476,52
CIF Comments	Owner Corporation		
Location Not Applicable	Owner Corporation		
Type 12 Month CD	Account Type HOA		
Officer E Sicat Soufi			
FDIC Eligibility Eligible			

History View History

Date	Maint Date	Description	Amount	Balance	Reference	RBS Reference Account	TC DC	Presented	Basis	Earnings Distr	Tran Date/Time	User
10/14/2020		Opening Deposit	95,157.00	95,157.00		12539169	0 100	10/14/2020	0.00	0.00	10/14/2020 5:35:29 PM	
11/14/2020		Accr Earning Payment	44.46	95,201.46	Added to Acct		0 111		0.00	0.00		
12/14/2020		Accr Earning Payment	43.05	95,244.51	Added to Acct		0 111		0.00	0.00		
01/14/2021		Accr Earning Payment	44.50	95,289.01	Added to Acct		0 111		0.00	0.00		
02/14/2021		Accr Earning Payment	44.52	95,333.53	Added to Acct		0 111		0.00	0.00		
03/14/2021		Accr Earning Payment	40.23	95,373.76	Added to Acct		0 111		0.00	0.00		
04/14/2021		Accr Earning Payment	44.56	95,418.32	Added to Acct		0 111		0.00	0.00		
05/14/2021		Accr Earning Payment	43.14	95,461.46	Added to Acct		0 111		0.00	0.00		
06/14/2021		Accr Earning Payment	44.60	95,506.06	Added to Acct		0 111		0.00	0.00		
07/14/2021		Accr Earning Payment	43.18	95,549.24	Added to Acct		0 111		0.00	0.00		
08/14/2021		Accr Earning Payment	44.64	95,593.88	Added to Acct		0 111		0.00	0.00		
09/14/2021		Accr Earning Payment	44.66	95,638.54	Added to Acct		0 111		0.00	0.00		
10/14/2021		Accr Earning Payment	43.24	95,681.78	Added to Acct		0 111		0.00	0.00		
10/14/2021		Rate Change	0.00	95,681.78	0.5500- 0.2000		0 60		0.00	0.00		
11/14/2021		Accr Earning Payment	16.25	95,698.03	Added to Acct		0 111		0.00	0.00		
12/14/2021		Accr Earning Payment	15.73	95,713.76	Added to Acct		0 111		0.00	0.00		
01/14/2022		Accr Earning Payment	16.26	95,730.02	Added to Acct		0 111		0.00	0.00		
02/14/2022		Accr Earning Payment	16.26	95,746.28	Added to Acct		0 111		0.00	0.00		
03/14/2022		Accr Earning Payment	14.69	95,760.97	Added to Acct		0 111		0.00	0.00		
04/14/2022		Accr Earning Payment	16.27	95,777.24	Added to Acct		0 111		0.00	0.00		
05/14/2022		Accr Earning Payment	15.75	95,792.99	Added to Acct		0 111		0.00	0.00		
06/14/2022		Accr Earning Payment	16.27	95,809.26	Added to Acct		0 111		0.00	0.00		
07/14/2022		Accr Earning Payment	15.75	95,825.01	Added to Acct		0 111		0.00	0.00		
08/14/2022		Accr Earning Payment	16.28	95,841.29	Added to Acct		0 111		0.00	0.00		
09/14/2022		Accr Earning Payment	16.28	95,857.57	Added to Acct		0 111		0.00	0.00		
10/14/2022		Accr Earning Payment	15.76	95,873.33	Added to Acct		0 111		0.00	0.00		
10/14/2022		Rate Change	0.00	95,873.33	0.2000- 1.0000		0 60		0.00	0.00		
11/14/2022		Accr Earning Payment	81.46	95,954.79	Added to Acct		0 111		0.00	0.00		
12/14/2022		Accr Earning Payment	78.90	96,033.69	Added to Acct		0 111		0.00	0.00		
01/14/2023		Accr Earning Payment	81.60	96,115.29	Added to Acct		0 111		0.00	0.00		
02/14/2023		Accr Earning Payment	81.67	96,196.96	Added to Acct		0 111		0.00	0.00		
03/14/2023		Accr Earning Payment	73.82	96,270.78	Added to Acct		0 111		0.00	0.00		
04/14/2023		Accr Earning Payment	81.80	96,352.58	Added to Acct		0 111		0.00	0.00		
05/14/2023		Accr Earning Payment	79.23	96,431.81	Added to Acct		0 111		0.00	0.00		
06/14/2023		Accr Earning Payment	81.93	96,513.74	Added to Acct		0 111		0.00	0.00		
07/14/2023		Accr Earning Payment	79.36	96,593.10	Added to Acct		0 111		0.00	0.00		
08/14/2023		Accr Earning Payment	82.07	96,675.17	Added to Acct		0 111		0.00	0.00		
09/14/2023		Accr Earning Payment	82.14	96,757.31	Added to Acct		0 111		0.00	0.00		
10/14/2023		Accr Earning Payment	79.56	96,836.87	Added to Acct		0 111		0.00	0.00		
10/16/2023		Rate Change	0.00	96,836.87	1.0000- 4.6410		0 60		0.00	0.00		

11/14/2023	Accr Earning Payment	363.04	97,199.91	Added to Acct	0	111	0.00	0.00
12/14/2023	Accr Earning Payment	371.46	97,571.37	Added to Acct	0	111	0.00	0.00
01/14/2024	Accr Earning Payment	385.33	97,956.70	Added to Acct	0	111	0.00	0.00
02/14/2024	Accr Earning Payment	386.85	98,343.55	Added to Acct	0	111	0.00	0.00
03/14/2024	Accr Earning Payment	363.28	98,706.83	Added to Acct	0	111	0.00	0.00
04/14/2024	Accr Earning Payment	389.81	99,096.64	Added to Acct	0	111	0.00	0.00
05/14/2024	Accr Earning Payment	378.70	99,475.34	Added to Acct	0	111	0.00	0.00
06/14/2024	Accr Earning Payment	392.85	99,868.19	Added to Acct	0	111	0.00	0.00
07/14/2024	Accr Earning Payment	381.65	100,249.84	Added to Acct	0	111	0.00	0.00
08/14/2024	Accr Earning Payment	395.91	100,645.75	Added to Acct	0	111	0.00	0.00
09/14/2024	Accr Earning Payment	397.47	101,043.22	Added to Acct	0	111	0.00	0.00
10/14/2024	Accr Earning Payment	386.14	101,429.36	Added to Acct	0	111	0.00	0.00
11/14/2024	Accr Earning Payment	400.56	101,829.92	Added to Acct	0	111	0.00	0.00
11/14/2024	Rate Change	0.00	101,829.92	4.6410- 1.0000	0	60	0.00	0.00
11/15/2024	Rate Change	0.00	101,829.92	1.0000- 4.1600	0	60	0.00	0.00
12/14/2024	Accr Earning Payment	339.91	102,169.83	Added to Acct	0	111	0.00	0.00
01/14/2025	Accr Earning Payment	361.60	102,531.43	Added to Acct	0	111	0.00	0.00
02/14/2025	Accr Earning Payment	362.88	102,894.31	Added to Acct	0	111	0.00	0.00
03/14/2025	Accr Earning Payment	328.87	103,223.18	Added to Acct	0	111	0.00	0.00
04/14/2025	Accr Earning Payment	365.33	103,588.51	Added to Acct	0	111	0.00	0.00
05/14/2025	Accr Earning Payment	354.77	103,943.28	Added to Acct	0	111	0.00	0.00
06/14/2025	Accr Earning Payment	367.88	104,311.16	Added to Acct	0	111	0.00	0.00
07/14/2025	Accr Earning Payment	357.25	104,668.41	Added to Acct	0	111	0.00	0.00
08/14/2025	Accr Earning Payment	370.44	105,038.85	Added to Acct	0	111	0.00	0.00
09/14/2025	Accr Earning Payment	371.75	105,410.60	Added to Acct	0	111	0.00	0.00
10/14/2025	Accr Earning Payment	361.01	105,771.61	Added to Acct	0	111	0.00	0.00
11/14/2025	Accr Earning Payment	374.35	106,145.96	Added to Acct	0	111	0.00	0.00
12/14/2025	Accr Earning Payment	363.53	106,509.49	Added to Acct	0	111	0.00	0.00
12/14/2025	Rate Change	0.00	106,509.49	4.1600- 1.0000	0	60	0.00	0.00
12/14/2025	Rate Change	0.00	106,509.49	1.0000- 0.9950	0	60	0.00	0.00
01/14/2026	Accr Earning Payment	90.04	106,599.53	Added to Acct	0	111	0.00	0.00
02/14/2026	Accr Earning Payment	90.12	106,689.65	Added to Acct	0	111	0.00	0.00
03/14/2026	Accr Earning Payment	81.46	106,771.11	Added to Acct	0	111	0.00	0.00
04/14/2026	Accr Earning Payment	90.27	106,861.38	Added to Acct	0	111	0.00	0.00
*05/14/2026	Accr Earning Payment	87.43	106,948.81	Added to Acct	0	111	0.00	0.00



Schwab One® Account of

SOUTH COAST SHORES HOMEOWNERS

Account Number
4340-4868

Statement Period
May 1-31, 2026



Account Summary

Ending Account Value as of 05/31	Beginning Account Value as of 05/01	
\$228,949.08	\$228,321.27	
	This Statement	YTD
Beginning Account Value	\$228,321.27	\$127,445.86
Deposits	0.00	100,000.00
Withdrawals	0.00	0.00
Dividends and Interest	301.09	567.25
Market Appreciation/(Depreciation)	326.72	1,465.43
Expenses	0.00	(529.46)
Ending Account Value	\$228,949.08	\$228,949.08
Pending Dividends and Accrued Interest ^d	461.25	
Total Estimated Value ^d	\$229,410.33	

Ending Account Value reflects the market value of your cash and investments. It does not include pending transactions, accrued interest, unpriced securities or assets held outside Schwab's custody.

Gain or (Loss) Summary

	Short-Term ^(ST)			Long-Term ^(LT)		
	Gain	(Loss)	Net	Gain	(Loss)	Net
This Period	0.00	0.00	0.00	0.00	0.00	0.00
YTD			0.00			0.00
Unrealized						\$3,038.10 ^b

Values may not reflect all of your gains/losses and may be rounded up to the nearest dollar; Schwab has provided accurate gain and loss information wherever possible for most investments. Cost basis may be incomplete or unavailable for some of your holdings and may change or be adjusted in certain cases. Please login to your account at Schwab.com for real-time gain/loss information. Statement information should not be used for tax preparation, instead refer to official tax documents. For additional information refer to Terms and Conditions.

Your Independent Investment Manager and/or Advisor

CAPITAL CS GROUP LLC
15375 BARRANCA PKWY
STE G110
IRVINE CA 92618
1 (844) 390-2797

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05/29-83153-AC108

SOUTH COAST SHORES HOMEOWNERS
230 COMMERCE STE 250
IRVINE CA 92602-1338



Schwab One® Account of

SOUTH COAST SHORES HOMEOWNERS

Account Number
****-*868

Statement Period
May 1-31, 2026



Asset Allocation

	This Period	Current Allocation
Cash and Cash Investments	105,949.08	46%
Fixed Income	123,000.00	54%
Total	\$228,949.08	100%

Income Summary

Federal Tax Status	This Period		YTD	
	Tax-Exempt	Taxable	Tax-Exempt	Taxable
Bank Sweep Interest	0.00	0.00	0.00	0.03
Cash Dividends	0.00	301.09	0.00	567.22
Total Income	\$0.00	\$301.09	\$0.00	\$567.25

Top Account Holdings This Period

SYMBOL CUSIP	Description	Market Value	% of Accounts
91282CCF6	US TREASUR NT	123,000.00	54%
SNSXX	SCHWAB US TREASURY MONEY	105,949.08	46%

Positions - Summary

Beginning Value as of 05/01	+	Transfer of Securities(In/Out)	+	Dividends Reinvested	+	Cash Activity	+	Change in Market Value	=	Ending Value as of 05/31	Cost Basis	Unrealized Gain/(Loss)
\$228,321.27		\$0.00		(\$301.09)		\$301.09		\$627.81		\$228,949.08	\$119,961.90	\$3,038.10 ^b

Values may not reflect all of your gains/losses; Schwab has provided accurate gain and loss information wherever possible for most investments. Cost basis may be incomplete or unavailable for some of your holdings and may change or be adjusted in certain cases. Statement information should not be used for tax preparation, instead refer to official tax documents. For additional information refer to Terms and Conditions.

Cash and Cash Investments

Type	Symbol	Description	Quantity	Price(\$)	Beginning Balance(\$)	Ending Balance(\$)	Change in Period Balance(\$)	Pending/Unsettled Cash(\$)	Interest/Yield Rate	% of Acct
Bank Sweep		CHARLES SCHWAB BANK ^{x,z}			0.03	0.00	(0.03)		0.01%	
Money Fund (Non-Sweep)	SNSXX	SCHWAB US TREASURY MONEY ^o	105,949.0800	1.0000	105,647.96	105,949.08	301.12			46%
Total Cash and Cash Investments					\$105,647.99	\$105,949.08	\$301.09			46%



Schwab One® Account of

SOUTH COAST SHORES HOMEOWNERS

Account Number ****-*868
Statement Period May 1-31, 2026



Positions - Fixed Income

Symbol/ CUSIP	Description	Maturity Coupon Date	Quantity/Par	Price(\$)	Market Value(\$)	Adj Cost Basis/ Orig Cost Basis(\$)	Unrealized Gain/(Loss)(\$) ^b	Yield to Maturity	Est. Annual Income(\$)	Accrued Interest(\$)	% of Acct
91282CCF6	US TREASUR NT	0.75% 05/31/26	123,000.0000	100.00000	123,000.00	119,961.90 119,961.90	3,038.10	4.03%	922.50	461.25	54%
Total Fixed Income			123,000.0000		\$123,000.00		\$3,038.10		\$922.50	\$461.25	54%
Total Adj Cost Basis		\$119,961.90									
Total Orig Cost Basis		\$119,961.90									

Accrued Interest represents the interest that would be received if the fixed income investment was sold prior to the coupon payment.

Yield to Maturity is the annualized rate of return earned if held until maturity date.

Estimated Annual Income ("EAI") and Estimated Yield ("EY") calculations are for informational purposes only and are derived from information provided by outside parties. Schwab cannot guarantee the accuracy of such information. Since the interest and dividends are subject to change at any time, they should not be relied upon exclusively for making investment decisions. The actual income and yield might be lower or higher than the estimated amounts. EY is based upon EAI and the current price of the security and will fluctuate. For certain types of securities, the calculations could include a return of principal or capital gains in which case EAI and EY would be overstated. EY and EAI are not promptly updated to reflect when an issuer has missed a regular payment or announced changes to future payments, in which case EAI and EY will continue to display at a prior rate.

Total Adj Cost Basis and Total Orig Cost Basis are the sums of the individual positions held, which may be incomplete or unavailable.

Transactions - Summary

Beginning Cash* as of 05/01	+	Deposits	+	Withdrawals	+	Purchases	+	Sales/Redemptions	+	Dividends/Interest	+	Expenses	=	Ending Cash* as of 05/31
\$0.03		\$0.00		\$0.00		(\$301.12)		\$0.00		\$301.09		\$0.00		\$0.00

Other Activity **\$0.00**

Other activity includes transactions which don't affect the cash balance such as stock transfers, splits, etc.

*Cash (includes any cash debit balance) held in your account plus the value of any cash invested in a sweep money fund.

Transaction Details

Date	Category	Action	Symbol/ CUSIP	Description	Quantity	Price/Rate per Share(\$)	Charges/ Interest(\$)	Amount(\$)	Realized Gain/(Loss)(\$)
05/21	Purchase		SNSXX	Schwab US Treasury Money Investor	0.0300	1.0000		(0.03)	
05/29	Purchase	Reinvested Shares	SNSXX	Schwab US Treasury Money Investor	301.0900	1.0000		(301.09)	
	Dividend	Div For Reinvest	SNSXX	Schwab US Treasury Money Investor				301.09	
Total Transactions								(\$0.03)	

Date column represents the Settlement/Process date for each transaction.



Bank Sweep Activity

Table with 3 columns: Date, Description, Amount. Rows include: 05/01 Beginning Balance \$0.03, 05/21 BANK TRANSFER TO BROKERAGE (0.03), 05/31 Ending Balance \$0.00, 05/29 Interest Rate 0.01%

* Your interest period was 04/16/26 - 05/15/26. Z

Endnotes For Your Account

- Dividends paid on this security will be automatically reinvested.
When available, Adjusted Cost Basis values are used in Gain or (Loss) calculations.
Pending dividends and accrued interest reflects the sum of the total pending dividends and/or accrued interest on positions held in your account...
Bank Sweep deposits are held at one or more FDIC-insured Program Banks.
For the Bank Sweep and Bank Sweep for Benefit Plans features, interest is paid for a period that differs from the Statement Period.

Terms and Conditions

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One Interest, Bank Sweep, and Bank Sweep for Benefit Plans features, interest is paid for a period that differs from the Statement Period. Balances include interest paid as indicated on your statement by Schwab or one or more of its Program Banks.



Terms and Conditions (continued)

given day, the accrued daily dividend for your selected sweep money fund as calculated for your account is less than 1/2 of 1 cent (\$0.005), your account will not earn a dividend for that day. In addition, if you do not accrue at least 1 daily dividend of \$0.01 during a pay period, you will not receive a money market dividend for that period. Schwab and the Schwab Sweep Money Funds investment advisor may be voluntarily reducing a portion of a Schwab Sweep Money Fund's expenses. Without these reductions, yields would have been lower. Dividend Reinvestment Customers: Dividend reinvestment transactions were effected by Schwab acting as a principal for its own account, except for the reinvestment of Schwab dividends, for which an independent broker-dealer acted as the buying agent. Further information on these transactions will be furnished upon written request. Gain (or Loss): Unrealized Gain or (Loss) and Realized Gain or (Loss) sections ("Gain/Loss Section(s)") contain a gain or a loss summary of your Account. This information has been provided on this statement at the request of your Advisor, if applicable. This information is not a solicitation or a recommendation to buy or sell. Schwab does not provide tax advice and encourages you to consult with your tax professional. Please view the Cost Basis Disclosure Statement for additional information on how gain (or loss) is calculated and how Schwab reports adjusted cost basis information to the IRS. Margin Account Customers: This is a combined statement of your margin account and special memorandum account maintained for you under Section 220.5 of Regulation T issued by the Board of Governors of the Federal Reserve System. The permanent record of the separate account as required by Regulation T is available for your inspection. Securities purchased on margin are Schwab's collateral for the loan to you. It is important that you fully understand the risks involved in trading securities on margin. These risks include: 1) You can lose more funds than you deposit in the margin account; 2) Schwab can force the sale of securities or other assets in any of your account(s) to maintain the required account equity without contacting you; 3) You are not entitled to choose which assets are liquidated nor are you entitled to an extension of time on a margin call; 4) Schwab can increase its "house" maintenance margin requirements at any time without advance written notice to you. Market Price: The most recent price evaluation available to Schwab on the last business day of the report period, normally the last trade price or bid as of market close. Unpriced securities denote that no market evaluation update is currently available. Price evaluations are obtained from outside parties. Schwab shall have no responsibility for the accuracy or timeliness of any such valuations. Assets Not Held at Schwab are not held in your Account or covered by the Account's SIPC account protection and are not otherwise in Schwab's custody and are being provided as a courtesy to you. Information on Assets Not Held at Schwab, including but not limited to valuations, is reported solely based on information you provide to Schwab. Schwab can neither validate nor certify the existence of Assets Not Held at Schwab or the accuracy, completeness or timeliness of the information about Assets Not Held at Schwab, whether provided by you or otherwise. Descriptions of Assets Not Held at Schwab may be abbreviated or truncated. Some securities, especially thinly traded equities in the OTC market or foreign markets, may not report the most current price and are indicated as Stale Priced. Certain Limited Partnerships (direct participation programs) and unlisted Real Estate Investment Trust (REIT)

securities, for which you may see a value on your monthly Account statement that reflects the issuer's appraised estimated value, are not listed on a national securities exchange, and are generally illiquid. Even if you are able to sell such securities, the price received may be less than the per share appraised estimated value provided in the account statement. Market Value: The Market Value is computed by multiplying the Market Price by the Quantity of Shares. This is the dollar value of your present holdings in your specified Schwab Account or a summary of the Market Value summed over multiple accounts. Non-Publicly Traded Securities: All assets shown on this statement, other than certain direct investments which may be held by a third party, are held in your Account. Values of certain Non-Publicly Traded Securities may be furnished by a third party as provided by Schwab's Account Agreement. Schwab shall have no responsibility for the accuracy or timeliness of such valuations. The Securities Investor Protection Corporation (SIPC) does not cover many limited partnership interests. Yield to Maturity: This is the actual average annual return on a note if held to maturity. IN CASE OF ERRORS OR DISCREPANCIES: If you find an error or discrepancy relating to your brokerage activity (other than an electronic fund transfer) you must notify us promptly, but no later than 10 days after this statement is sent or made available to you. If this statement shows that we have mailed or delivered security certificate(s) that you have not received, notify Schwab immediately. You may call customer service at 800-435-4000. (Outside the U.S., call +1-415-667-8400.) If you're a client of an independent investment advisor, call us at 800-515-2157. Any oral communications should be re-confirmed in writing to further protect your rights, including rights under the Securities Investor Protection Act (SIPA). If you do not so notify us, you agree that the statement activity and Account balance are correct for all purposes with respect to those brokerage transactions. IN CASE OF COMPLAINTS: If you have a complaint regarding your Schwab statement, products or services, please write to Client Service & Support at Charles Schwab & Co., Inc., P.O. Box 982603 El Paso, TX 79998-2603, or call customer service at 800-435-4000. (Outside the U.S., call +1-415-667-8400.) If you're a client of an independent investment advisor, call us at 800-515-2157. Address Changes: If you fail to notify Schwab in writing of any change of address or phone number, you may not receive important notifications about your Account, and trading or other restrictions might be placed on your Account. Additional Information: We are required by law to report to the Internal Revenue Service adjusted cost basis information (if applicable), certain payments to you and credits to your Account during the calendar year. Retain this statement for income tax purposes. A financial statement for your inspection is available at Schwab's offices or a copy will be mailed to you upon written request. Any third-party trademarks appearing herein are the property of their respective owners. Charles Schwab & Co., Inc., Charles Schwab Bank, Charles Schwab Premier Bank, and Charles Schwab Trust Bank are separate but affiliated companies and subsidiaries of the Charles Schwab Corporation. © 2026 Charles Schwab & Co., Inc. ("Schwab"). All rights reserved. Member SIPC. (O1CUSTNC) (0822-20UL)

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5-31-26
 308631224

OPTIMUM PROFESSIONAL PROPERTY AGANT FOR
 SOUTH COAST SHORES HOMEOWNERS ASSOC
 RESERVE
 230 COMMERCE STE 250
 IRVINE CA 92602-1338

30863 122 4 MONEY MARKET ACCOUNT

Previous Balance	4-30-26	137,876.18
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		23.42
Current Balance		137,899.60
Days in Statement Period	31	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	5/01/26 To	5/31/26	
Days in Period			31
Interest Earned			23.42
Annual Percentage Yield Earned			.20
Interest Paid this Year			112.01
Interest Withheld this Year			.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
5-29	Interest Pymt	23.42

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance
4-30	137876.18	5-29	137899.60

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT