

South Coast Shores Homeowners Association

Financial Reports



July
2026

South Coast Shores Homeowners Association

Community Financial Overview

July 31, 2026

Cash

	Current Mo.	Change	
Operating	\$389,713	\$230,031	↑
Reserves	\$813,296	(\$233,368)	↓
Adequate Operating Cash?		Yes	
Amount Due to Reserves		\$235,980	
Repayment in Progress?		Yes	

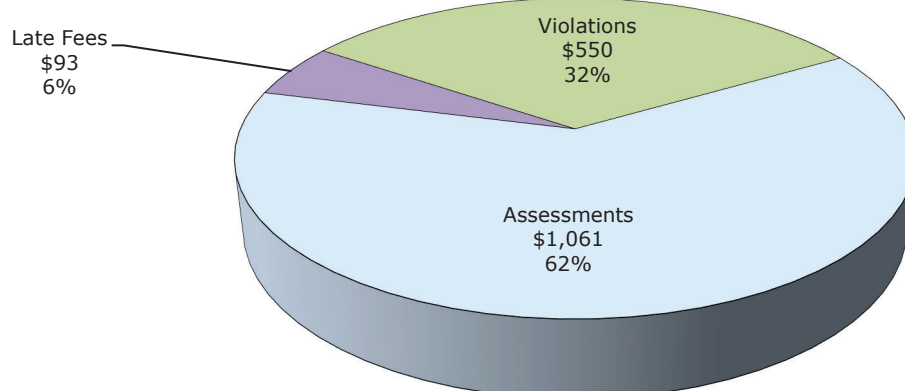
\$389,713	\$82,067
Operating Cash Balance	Minimum Recommended Balance

Impending Investment Maturities		
Bank	G/L Acct	Maturity
Alliance	15055	09/17/26
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	\$618,912	\$368,912
Uninsured amounts are at risk if the bank fails. To avoid potential losses, transfer funds to a different bank as soon as possible.		

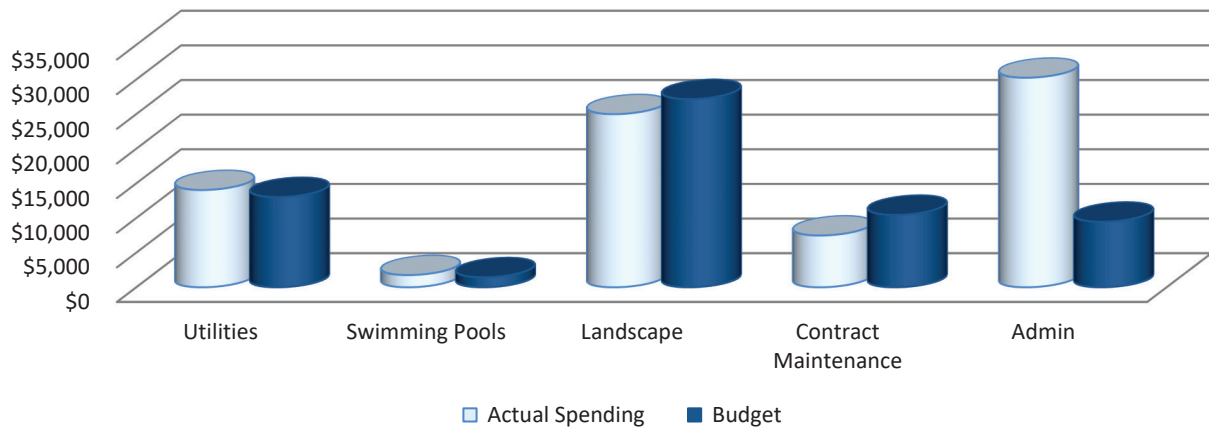
Assessments Receivable

Balance Breakdown



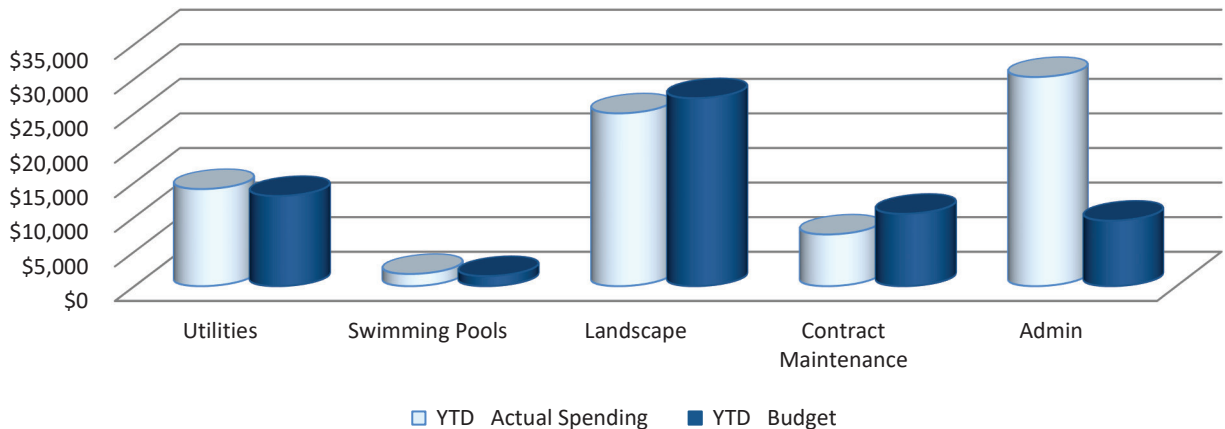
South Coast Shores Homeowners Association Community Financial Overview

Current Month



In the month of July, the Association spent \$1,011 more than the budget projected on Utilities, \$311 more on Swimming Pools, and \$20,783 on Admin.

Year-to-Date



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

Comments:

Association has a large variance on overspending this month, please refer to the income statement - Consolidated found on your board portal.

South Coast Shores Homeowners Association

Balance Sheet as of 7/31/2026

Assets	Operating	Reserve	Total
Operating: Cash & Investments			
10100 - Columbia Op x0834	\$389,713.22		\$389,713.22
Total Operating: Cash & Investments	\$389,713.22		\$389,713.22
Operating: Receivables			
11150 - Accounts Receivable	\$1,704.67		\$1,704.67
11190 - Less Allowance For Past Due Accts	(\$604.57)		(\$604.57)
Total Operating: Receivables	\$1,100.10		\$1,100.10
Reserves: Cash			
14100 - Columbia MMA x1195		\$229,198.63	\$229,198.63
14200 - FCB MMA x1224		\$137,945.70	\$137,945.70
14310 - Charles Schwab Sweep for GL 15010		\$687.31	\$687.31
Total Reserves: Cash		\$367,831.64	\$367,831.64
Reserves: Investments			
15010 - Charles Schwab - US Treasury Money		\$106,095.37	\$106,095.37
15055 - Alliance x2689 Mat. 09-17-2026 3.31% 6mths		\$109,455.84	\$109,455.84
15070 - First Foundation x7797 Mat. 12-14-2026 12mths		\$107,126.80	\$107,126.80
15114 - Charles Schwab - US Treasury Bill Mat. 05-31-2027 3.94% 12 months		\$122,786.67	\$122,786.67
Total Reserves: Investments		\$445,464.68	\$445,464.68
Reserves: Other			
16700 - Due (To) / From Operating		\$235,979.98	\$235,979.98
Total Reserves: Other		\$235,979.98	\$235,979.98
Total Assets	\$390,813.32	\$1,049,276.30	\$1,440,089.62

South Coast Shores Homeowners Association

Balance Sheet as of 7/31/2026

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	\$16,507.55		\$16,507.55
21900 - Due To Reserve Fund	\$235,979.98		\$235,979.98
Total Liabilities	\$253,677.53		\$253,677.53
Reserve Fund Balances			
33600 - General Reserves		\$1,048,472.56	\$1,048,472.56
38990 - Interest		\$803.74	\$803.74
Total Reserve Fund Balances		\$1,049,276.30	\$1,049,276.30
Equity			
39900 - Prior Year Surplus (Deficit)	\$152,221.59		\$152,221.59
39950 - Current Year Surplus (Deficit)	(\$15,085.80)		(\$15,085.80)
Total Equity	\$137,135.79		\$137,135.79
Total Liabilities / Equity	\$390,813.32	\$1,049,276.30	\$1,440,089.62

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40100 - Assessments	78,260.00	78,260.00	-	78,260.00	78,260.00	-	939,120.00
40800 - Interest Charges	2.38	-	2.38	2.38	-	2.38	-
41000 - Late Charges	140.00	-	140.00	140.00	-	140.00	-
44010 - Interest Income	803.74	-	803.74	803.74	-	803.74	-
Total Revenue	79,206.12	78,260.00	946.12	79,206.12	78,260.00	946.12	939,120.00
Total Income	79,206.12	78,260.00	946.12	79,206.12	78,260.00	946.12	939,120.00

Operating Expense

Utility Expenses							
50200 - Electricity	4,885.79	3,895.58	(990.21)	4,885.79	3,895.58	(990.21)	46,747.00
50300 - Gas	779.28	1,047.17	267.89	779.28	1,047.17	267.89	12,566.00
50350 - Internet Service: Pool (TMobile)	-	55.00	55.00	-	55.00	55.00	660.00
50400 - Refuse Removal	8,127.92	8,371.83	243.91	8,127.92	8,371.83	243.91	100,462.00
50700 - Telephone - Entry Gates	243.90	193.17	(50.73)	243.90	193.17	(50.73)	2,318.00
50800 - Water	-	523.58	523.58	-	523.58	523.58	6,283.00
Total Utility Expenses	14,036.89	14,086.33	49.44	14,036.89	14,086.33	49.44	169,036.00

Pool / Spa Expenses							
55100 - Pool / Spa: Service Contract	512.50	512.50	-	512.50	512.50	-	6,150.00
55300 - Pool / Spa: Supplies	1,241.44	966.67	(274.77)	1,241.44	966.67	(274.77)	11,600.00
55400 - Equipment Repairs	-	385.00	385.00	-	385.00	385.00	4,620.00
55500 - Health Department Fees	-	75.00	75.00	-	75.00	75.00	900.00
Total Pool / Spa Expenses	1,753.94	1,939.17	185.23	1,753.94	1,939.17	185.23	23,270.00

Landscape Expenses							
60100 - Landscape: Service Contract	16,540.21	17,201.67	661.46	16,540.21	17,201.67	661.46	206,420.00
60200 - Landscape: Extras	2,963.00	3,208.33	245.33	2,963.00	3,208.33	245.33	38,500.00
60540 - Landscape: Mulch	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
60800 - Irrigation: Repairs / Maintenance	2,944.00	1,750.00	(1,194.00)	2,944.00	1,750.00	(1,194.00)	21,000.00
61075 - Swans	-	50.00	50.00	-	50.00	50.00	600.00
61100 - Tree Trimming	2,540.00	2,775.00	235.00	2,540.00	2,775.00	235.00	33,300.00
Total Landscape Expenses	24,987.21	26,235.00	1,247.79	24,987.21	26,235.00	1,247.79	314,820.00

Contracts, Maint. & Repair Expenses							
70100 - Access Gate Repairs	610.25	416.67	(193.58)	610.25	416.67	(193.58)	5,000.00
70600 - Common Area: Maintenance	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
71400 - Fire Safety	-	166.67	166.67	-	166.67	166.67	2,000.00
72500 - Janitorial: Service Contract	-	970.00	970.00	-	970.00	970.00	11,640.00
72600 - Janitorial: Supplies/Extras	46.18	45.83	(.35)	46.18	45.83	(.35)	550.00
72700 - Keys & Locks	-	62.50	62.50	-	62.50	62.50	750.00
72900 - Lighting: Repairs / Supplies	409.28	500.00	90.72	409.28	500.00	90.72	6,000.00
73200 - Patrol Service	2,334.94	1,214.00	(1,120.94)	2,334.94	1,214.00	(1,120.94)	14,568.00

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73300 - Pest & Rodent Control: Contract	350.00	350.00	-	350.00	350.00	-	4,200.00
73400 - Pest & Rodent Control: Extras	-	62.50	62.50	-	62.50	62.50	750.00
74600 - Street Sweeping	1,371.50	1,371.50	-	1,371.50	1,371.50	-	16,458.00
74915 - Waterscape Maintenance	2,344.95	2,541.67	196.72	2,344.95	2,541.67	196.72	30,500.00
75020 - Goose Removal Contract	-	208.33	208.33	-	208.33	208.33	2,500.00
Total Contracts, Maint. & Repair Expenses	7,467.10	10,409.67	2,942.57	7,467.10	10,409.67	2,942.57	124,916.00
General & Administrative Expenses							
80400 - Audit / Tax Returns	-	122.92	122.92	-	122.92	122.92	1,475.00
80700 - Collection Expenses	-	37.50	37.50	-	37.50	37.50	450.00
81200 - Insurance	24,986.07	5,041.67	(19,944.40)	24,986.07	5,041.67	(19,944.40)	60,500.00
81900 - Legal Service	-	250.00	250.00	-	250.00	250.00	3,000.00
82400 - Operating Contingency	-	169.58	169.58	-	169.58	169.58	2,035.00
82600 - Community Wide Notifications	-	458.33	458.33	-	458.33	458.33	5,500.00
82700 - Professional Management: Contract	4,000.00	3,324.00	(676.00)	4,000.00	3,324.00	(676.00)	39,888.00
82800 - Miscellaneous Administration	1,256.97	229.17	(1,027.80)	1,256.97	229.17	(1,027.80)	2,750.00
83000 - Reserve Study	-	85.83	85.83	-	85.83	85.83	1,030.00
83100 - Tax: Federal	-	641.67	641.67	-	641.67	641.67	7,700.00
83200 - Tax: State	-	229.17	229.17	-	229.17	229.17	2,750.00
Total General & Administrative Expenses	30,243.04	10,589.84	(19,653.20)	30,243.04	10,589.84	(19,653.20)	127,078.00
Contributions to Reserves							
93600 - General Reserves	15,000.00	15,000.00	-	15,000.00	15,000.00	-	180,000.00
98990 - Interest	803.74	-	(803.74)	803.74	-	(803.74)	-
Total Contributions to Reserves	15,803.74	15,000.00	(803.74)	15,803.74	15,000.00	(803.74)	180,000.00
Total Expense	94,291.92	78,260.01	(16,031.91)	94,291.92	78,260.01	(16,031.91)	939,120.00
Operating Net Total	(15,085.80)	(.01)	(15,085.79)	(15,085.80)	(.01)	(15,085.79)	-
Net Total	(15,085.80)	(.01)	(15,085.79)	(15,085.80)	(.01)	(15,085.79)	-

South Coast Shores Homeowners Association

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

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	1,046,664.04	15,000.00	(13,191.48)	-	1,048,472.56	15,000.00	-
38990 - Interest	-	803.74	-	-	803.74	-	803.74
Net Total	\$1,046,664.04	\$15,803.74	(\$13,191.48)	-	\$1,049,276.30	\$15,000.00	\$803.74

South Coast Shores Homeowners Association

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

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	1,046,664.04	15,000.00	(13,191.48)	-	1,048,472.56	15,000.00	-
38990 - Interest	-	803.74	-	-	803.74	-	803.74
Net Total	\$1,046,664.04	\$15,803.74	(\$13,191.48)	-	\$1,049,276.30	\$15,000.00	\$803.74

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Income													
Revenue													
40100 - Assessments	78,260	-	-	-	-	-	-	-	-	-	-	-	78,260
40800 - Interest Charges	2	-	-	-	-	-	-	-	-	-	-	-	2
41000 - Late Charges	140	-	-	-	-	-	-	-	-	-	-	-	140
44010 - Interest Income	804	-	-	-	-	-	-	-	-	-	-	-	804
Total Revenue	79,206	-	-	-	-	-	-	-	-	-	-	-	79,206
Total Income	79,206	-	-	-	-	-	-	-	-	-	-	-	79,206
Operating Expense													
Utility Expenses													
50200 - Electricity	4,886	-	-	-	-	-	-	-	-	-	-	-	4,886
50300 - Gas	779	-	-	-	-	-	-	-	-	-	-	-	779
50400 - Refuse Removal	8,128	-	-	-	-	-	-	-	-	-	-	-	8,128
50700 - Telephone - Entry Gates	244	-	-	-	-	-	-	-	-	-	-	-	244
Total Utility Expenses	14,037	-	-	-	-	-	-	-	-	-	-	-	14,037
Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	513	-	-	-	-	-	-	-	-	-	-	-	513
55300 - Pool / Spa: Supplies	1,241	-	-	-	-	-	-	-	-	-	-	-	1,241
Total Pool / Spa Expenses	1,754	-	-	-	-	-	-	-	-	-	-	-	1,754
Landscape Expenses													
60100 - Landscape: Service Contract	16,540	-	-	-	-	-	-	-	-	-	-	-	16,540
60200 - Landscape: Extras	2,963	-	-	-	-	-	-	-	-	-	-	-	2,963
60800 - Irrigation: Repairs / Maintenance	2,944	-	-	-	-	-	-	-	-	-	-	-	2,944
61100 - Tree Trimming	2,540	-	-	-	-	-	-	-	-	-	-	-	2,540
Total Landscape Expenses	24,987	-	-	-	-	-	-	-	-	-	-	-	24,987
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	610	-	-	-	-	-	-	-	-	-	-	-	610

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Expense													
72600 - Janitorial: Supplies/Extras	46	-	-	-	-	-	-	-	-	-	-	-	46
72900 - Lighting: Repairs / Supplies	409	-	-	-	-	-	-	-	-	-	-	-	409
73200 - Patrol Service	2,335	-	-	-	-	-	-	-	-	-	-	-	2,335
73300 - Pest & Rodent Control: Contract	350	-	-	-	-	-	-	-	-	-	-	-	350
74600 - Street Sweeping	1,372	-	-	-	-	-	-	-	-	-	-	-	1,372
74915 - Waterscape Maintenance	2,345	-	-	-	-	-	-	-	-	-	-	-	2,345
Total Contracts, Maint. & Repair Expenses	7,467	-	-	-	-	-	-	-	-	-	-	-	7,467
General & Administrative Expenses													
81200 - Insurance	24,986	-	-	-	-	-	-	-	-	-	-	-	24,986
82700 - Professional Management: Contract	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000
82800 - Miscellaneous Administration	1,257	-	-	-	-	-	-	-	-	-	-	-	1,257
Total General & Administrative Expenses	30,243	-	-	-	-	-	-	-	-	-	-	-	30,243
Contributions to Reserves													
93600 - General Reserves	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000
98990 - Interest	804	-	-	-	-	-	-	-	-	-	-	-	804
Total Contributions to Reserves	15,804	-	-	-	-	-	-	-	-	-	-	-	15,804
Total Expense	94,292	-	-	-	-	-	-	-	-	-	-	-	94,292
Operating Net Total	(\$15,086)	-	-	-	-	-	-	-	-	-	-	-	(\$15,086)
Net Total	(\$15,086)	-	-	-	-	-	-	-	-	-	-	-	(\$15,086)

Summary Statement of Revenues and Expenses For 7/31/2026

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South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2026

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Operating Expense													
60200 - Landscape: Extras	9,587	1,665	1,411	510	1,658	2,588	1,306	1,476	965	-	798	2,963	24,927
60800 - Irrigation: Repairs / Maintenance	2,955	381	798	1,445	816	227	-	2,662	1,166	165	1,428	2,944	14,987
61075 - Swans	-	-	47	73	-	52	-	-	-	-	57	-	230
61100 - Tree Trimming	5,500	618	-	-	803	-	-	19,619	-	350	-	2,540	29,429
Total Landscape Expenses	34,582	19,204	18,797	18,568	19,816	19,408	17,846	40,297	18,671	17,055	18,824	24,987	268,056
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	85	85	547	520	-	2,793	-	-	1,146	908	225	610	6,919
70600 - Common Area: Maintenance	-	370	3,464	1,600	250	5,025	205	13,162	1,485	410	-	-	25,971
71400 - Fire Safety	-	-	-	-	-	-	1,821	-	-	-	-	-	1,821
72500 - Janitorial: Service Contract	-	896	970	1,370	970	972	970	970	970	970	1,843	-	10,900
72600 - Janitorial: Supplies/Extras	-	-	47	-	-	47	55	103	44	56	57	46	455
72700 - Keys & Locks	-	555	-	-	-	200	-	-	749	-	-	-	1,504
72900 - Lighting: Repairs / Supplies	595	1,192	1,675	1,836	-	828	223	1,982	-	-	2,090	409	10,830
73200 - Patrol Service	1,167	-	2,335	1,167	-	1,167	2,382	-	2,335	1,167	-	2,335	14,056
73300 - Pest & Rodent Control: Contract	300	300	350	300	350	350	350	350	350	350	350	350	4,050
74600 - Street Sweeping	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	1,372	1,372	1,372	16,458
74915 - Waterscape Maintenance	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	9,079	1,985	2,345	35,363
Total Contracts, Maint. & Repair Expenses	7,489	6,754	12,744	10,150	4,498	17,056	9,361	22,124	8,451	14,313	7,921	7,467	128,328
General & Administrative Expenses													
80400 - Audit / Tax Returns	-	-	1,475	-	-	-	-	-	-	-	-	-	1,475
80500 - Collection / Bad Debt Expense	(162)	-	-	-	-	-	-	-	-	-	-	-	-162
80700 - Collection Expenses	7	10	10	-	10	30	10	160	30	25	20	-	312
81200 - Insurance	4,978	-	8,555	-	8,555	4,278	4,278	-	-	373	700	24,986	56,702
81900 - Legal Service	-	-	-	-	-	2,955	-	-	-	-	-	-	2,955
82600 - Community Wide Notifications	7	423	243	-	374	338	645	1,059	246	-	-	-	3,335
82700 - Professional Management: Contract	3,324	-	3,324	3,324	3,324	3,324	3,324	3,324	4,000	4,000	4,000	4,000	39,268

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2026

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Operating Expense													
82800 - Miscellaneous Administration	-	-	151	-	613	348	151	451	491	137	-	1,257	3,599
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	8,930	2,883	16,011	4,907	14,751	11,272	8,452	6,577	4,767	4,535	4,720	30,243	118,049
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	88,536	11,250	11,250	11,250	111,250	11,250	11,250	15,000	316,036
98990 - Interest	1,621	1,557	1,574	1,125	1,574	874	857	822	845	770	4,068	804	16,491
Total Contributions to Reserves	12,871	12,807	12,824	12,375	90,110	12,124	12,107	12,072	112,095	12,020	15,318	15,804	332,526
Total Expense	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	54,648	70,345	94,292	1,040,630
Operating Net Total	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	\$9,259	(\$15,086)	(\$132,977)
Net Total	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	\$9,259	(\$15,086)	(\$132,977)

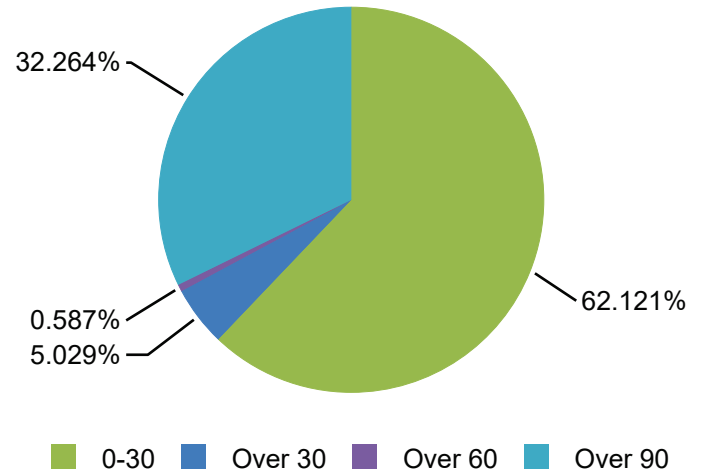
South Coast Shores Homeowners Association

AR Aging - 7/31/2026

SUMMARY

Charge	Balance
CC&R Violation Fine (3)	\$550.00
Late Fee (8)	\$90.57
Late Interest (1)	\$2.76
Monthly Assessment (7)	\$1,061.34
Total	\$1,704.67

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
99224305 - 3702 S Sea Breeze - Probst Trustee					
Coll Status: Small Balance Reminder	\$442.38	\$85.72	\$10.00	-	\$538.10
Monthly Assessment	\$430.00	\$75.34	-	-	\$505.34
Late Fee	\$10.00	\$10.00	\$10.00	-	\$30.00
Late Interest	\$2.38	\$0.38	-	-	\$2.76
99261962 - 2008 W West Wind - Wilson					
Coll Status: Late Statement	\$416.00	-	-	-	\$416.00
Monthly Assessment	\$406.00	-	-	-	\$406.00
Late Fee	\$10.00	-	-	-	\$10.00
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
99224296 - 3612 S Sea Breeze - 3612 S Sea Breeze LLC	-	-	-	\$50.00	\$50.00
CC&R Violation Fine	-	-	-	\$50.00	\$50.00
99224351 - 3720 S Sea Breeze - Fuhr					
Coll Status: Late Statement	\$40.00	-	-	-	\$40.00
Monthly Assessment	\$30.00	-	-	-	\$30.00
Late Fee	\$10.00	-	-	-	\$10.00
99224580 - 2010 W Summer Wind - Yip					
Coll Status: Late Statement	\$40.00	-	-	-	\$40.00
Monthly Assessment	\$30.00	-	-	-	\$30.00
Late Fee	\$10.00	-	-	-	\$10.00
99224432 - 2006 W West Wind - Yip					
Coll Status: Late Statement	\$40.00	-	-	-	\$40.00
Monthly Assessment	\$30.00	-	-	-	\$30.00
Late Fee	\$10.00	-	-	-	\$10.00

(*** indicates previous owners)