

South Coast Shores Homeowners Association

Financial Reports



**February
2026**

South Coast Shores Homeowners Association

Community Financial Overview

February 28, 2026

Cash

	Current Mo.	Change	
Operating	\$247,089	\$15,749	↑
Reserves	\$895,425	\$9,632	↑
Adequate Operating Cash?		Yes	
Amount Due to Reserves		\$0	
Repayment in Progress?		N/A	

\$247,089

Operating Cash Balance

\$82,067

Minimum Recommended

Balance

Impending Investment Maturities		
Bank	G/L Acct	Maturity
First Foundation	15050	05/01/26
First Foundation	15097	03/17/26
Schwab	15098	05/31/26

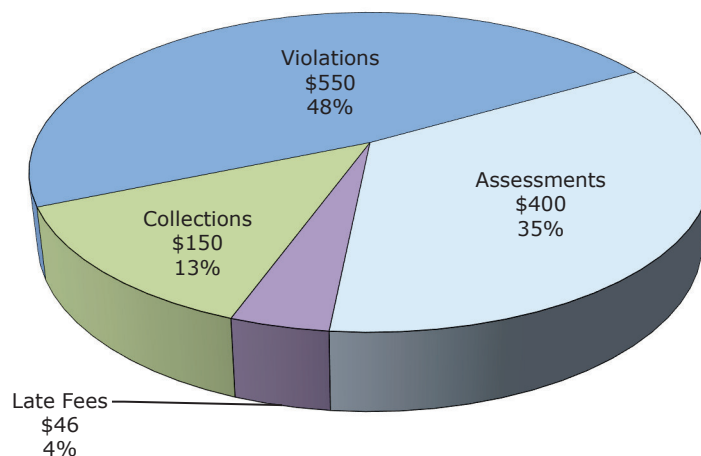
Reinvest funds into CDs after evaluating the amount of reserve cash needed for upcoming projects

Uninsured Cash Balances		
Bank	Total Cash in Bank	Uninsured Portion
Pacific Premier	\$431,178	\$181,178

Uninsured amounts are at risk if the bank fails. To avoid potential losses, transfer funds to a different bank as soon as possible.

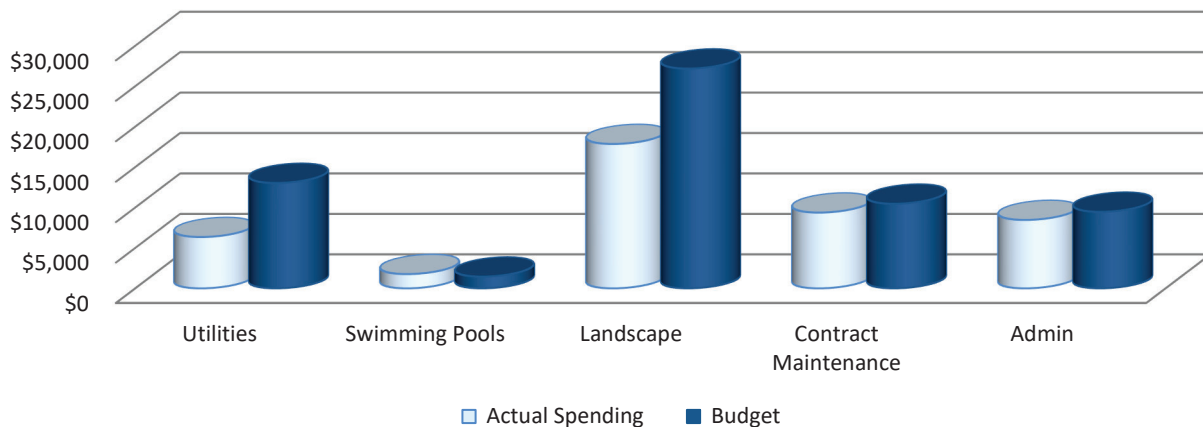
Assessments Receivable

Balance Breakdown



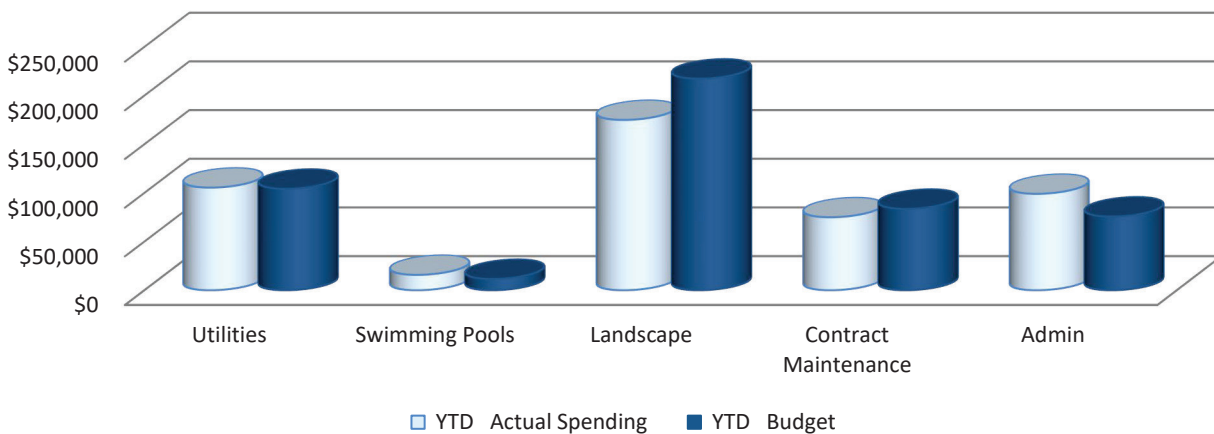
South Coast Shores Homeowners Association Community Financial Overview

Current Month



In the month of February, the Association spent \$314 more than the budget had projected on Swimming Pools.

Year-to-Date



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

Comments:

N/A

South Coast Shores Homeowners Association

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
Operating: Cash & Investments			
10100 - Pacific Premier Bank Op x0834	\$247,089.37		\$247,089.37
Total Operating: Cash & Investments	\$247,089.37		\$247,089.37
Operating: Receivables			
11150 - Accounts Receivable	\$1,145.57		\$1,145.57
11190 - Less Allowance For Past Due Accts	(\$604.57)		(\$604.57)
Total Operating: Receivables	\$541.00		\$541.00
Reserves: Cash			
14100 - Pacific Premier Bank MMA x1195		\$184,088.81	\$184,088.81
14200 - FCB MMA x1224		\$137,830.11	\$137,830.11
Total Reserves: Cash		\$321,918.92	\$321,918.92
Reserves: Investments			
15010 - Charles Schwab - US Treasury Money		\$5,680.15	\$5,680.15
15050 - First Foundation x7973 Mat.05-01-2026 3.440 % 13mths		\$174,425.72	\$174,425.72
15055 - Alliance x2689 Mat. 07-17-2026 4.4% 11mths		\$107,931.94	\$107,931.94
15070 - First Foundation x7797 Mat. 12-14- 2026 12mths		\$106,689.65	\$106,689.65
15097 - First Foundation x5354 Mat. 03-17- 2026 3.92% 9mths		\$58,607.62	\$58,607.62
15098 - Charles Schwab - US Treasury Bill Mat. 05-31-2026 4.03% 9mths		\$120,171.10	\$120,171.10
Total Reserves: Investments		\$573,506.18	\$573,506.18
Total Assets	\$247,630.37	\$895,425.10	\$1,143,055.47

South Coast Shores Homeowners Association

Balance Sheet as of 2/28/2026

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	\$9,948.21		\$9,948.21
Total Liabilities	\$11,138.21		\$11,138.21
Reserve Fund Balances			
33600 - General Reserves		\$884,684.59	\$884,684.59
38990 - Interest		\$10,740.51	\$10,740.51
Total Reserve Fund Balances		\$895,425.10	\$895,425.10
Equity			
39900 - Prior Year Surplus (Deficit)	\$282,751.14		\$282,751.14
39950 - Current Year Surplus (Deficit)	(\$46,258.98)		(\$46,258.98)
Total Equity	\$236,492.16		\$236,492.16
Total Liabilities / Equity	\$247,630.37	\$895,425.10	\$1,143,055.47

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40100 - Assessments	72,800.00	72,800.00	-	582,400.00	582,400.00	-	873,600.00
40500 - Clubhouse Rental	650.00	-	650.00	2,650.00	-	2,650.00	-
40600 - Collection Fees	150.00	-	150.00	300.00	-	300.00	-
40800 - Interest Charges	4.00	-	4.00	29.95	-	29.95	-
40900 - Key Fees	-	-	-	25.00	-	25.00	-
41000 - Late Charges	20.00	-	20.00	110.00	-	110.00	-
41375 - Owner Work Order Reimb.	120.00	-	120.00	3,585.00	-	3,585.00	-
41600 - Transmitters	35.00	-	35.00	365.00	-	365.00	-
44010 - Interest Income	856.55	-	856.55	12,329.96	-	12,329.96	-
Total Revenue	74,635.55	72,800.00	1,835.55	601,794.91	582,400.00	19,394.91	873,600.00
Total Income	74,635.55	72,800.00	1,835.55	601,794.91	582,400.00	19,394.91	873,600.00

Operating Expense

Utility Expenses							
50200 - Electricity	3,331.81	3,833.33	501.52	33,371.86	30,666.64	(2,705.22)	46,000.00
50300 - Gas	766.53	875.00	108.47	8,398.24	7,000.00	(1,398.24)	10,500.00
50400 - Refuse Removal	-	7,731.25	7,731.25	56,792.63	61,850.00	5,057.37	92,775.00
50700 - Telephone - Entry Gates	391.60	178.00	(213.60)	1,675.20	1,424.00	(251.20)	2,136.00
50800 - Water	1,848.60	408.33	(1,440.27)	5,156.76	3,266.64	(1,890.12)	4,900.00
Total Utility Expenses	6,338.54	13,025.91	6,687.37	105,394.69	104,207.28	(1,187.41)	156,311.00

Pool / Spa Expenses							
55100 - Pool / Spa: Service Contract	512.50	687.50	175.00	5,573.60	5,500.00	(73.60)	8,250.00
55300 - Pool / Spa: Supplies	1,244.58	333.33	(911.25)	9,318.88	2,666.64	(6,652.24)	4,000.00
55400 - Equipment Repairs	-	283.33	283.33	-	2,266.64	2,266.64	3,400.00
55500 - Health Department Fees	-	139.00	139.00	858.00	1,112.00	254.00	1,668.00
Total Pool / Spa Expenses	1,757.08	1,443.16	(313.92)	15,750.48	11,545.28	(4,205.20)	17,318.00

Landscape Expenses							
60100 - Landscape: Service Contract	16,540.21	16,540.25	.04	131,534.05	132,322.00	787.95	198,483.00
60200 - Landscape: Extras	1,306.00	1,677.75	371.75	22,719.50	13,422.00	(9,297.50)	20,133.00
60300 - Landscape: Replacement	-	2,660.00	2,660.00	-	21,280.00	21,280.00	31,920.00
60540 - Landscape: Mulch	-	1,250.00	1,250.00	-	10,000.00	10,000.00	15,000.00
60800 - Irrigation: Repairs / Maintenance	-	2,500.00	2,500.00	13,589.00	20,000.00	6,411.00	30,000.00
61075 - Swans	-	41.67	41.67	173.11	333.36	160.25	500.00
61100 - Tree Trimming	-	2,500.00	2,500.00	6,920.00	20,000.00	13,080.00	30,000.00
Total Landscape Expenses	17,846.21	27,169.67	9,323.46	174,935.66	217,357.36	42,421.70	326,036.00

Contracts, Maint. & Repair Expenses							
70100 - Access Gate Repairs	-	916.67	916.67	4,368.90	7,333.36	2,964.46	11,000.00
70600 - Common Area: Maintenance	205.00	2,447.50	2,242.50	12,194.62	19,580.00	7,385.38	29,370.00
71400 - Fire Safety	1,820.99	66.67	(1,754.32)	1,921.72	533.36	(1,388.36)	800.00

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	7,344.24	9,856.00	2,511.76	14,784.00
72600 - Janitorial: Supplies/Extras	54.68	41.67	(13.01)	333.17	333.36	.19	500.00
72700 - Keys & Locks	-	14.58	14.58	755.14	116.64	(638.50)	175.00
72900 - Lighting: Repairs / Supplies	222.50	333.33	110.83	7,032.42	2,666.64	(4,365.78)	4,000.00
73200 - Patrol Service	2,381.64	1,167.50	(1,214.14)	9,386.46	9,340.00	(46.46)	14,010.00
73300 - Pest & Rodent Control: Contract	350.00	300.00	(50.00)	2,600.00	2,400.00	(200.00)	3,600.00
73400 - Pest & Rodent Control: Extras	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
74600 - Street Sweeping	1,371.50	1,371.50	-	10,919.25	10,972.00	52.75	16,458.00
74915 - Waterscape Maintenance	1,985.00	1,985.00	-	18,081.64	15,880.00	(2,201.64)	23,820.00
75020 - Goose Removal Contract	-	450.00	450.00	-	3,600.00	3,600.00	5,400.00
Total Contracts, Maint. & Repair Expenses	9,361.23	10,451.42	1,090.19	74,937.56	83,611.36	8,673.80	125,417.00
General & Administrative Expenses							
80400 - Audit / Tax Returns	-	110.42	110.42	1,475.00	883.36	(591.64)	1,325.00
80500 - Collection / Bad Debt Expense	-	-	-	(161.60)	-	161.60	-
80600 - Bank Charges	-	-	-	25.00	-	(25.00)	-
80700 - Collection Expenses	10.00	125.00	115.00	97.41	1,000.00	902.59	1,500.00
81200 - Insurance	4,277.62	4,583.33	305.71	58,347.00	36,666.64	(21,680.36)	55,000.00
81900 - Legal Service	-	145.83	145.83	2,955.48	1,166.64	(1,788.84)	1,750.00
82400 - Operating Contingency	-	96.25	96.25	-	770.00	770.00	1,155.00
82600 - Printing / Mailing / Supplies	644.77	583.33	(61.44)	2,283.79	4,666.64	2,382.85	7,000.00
82700 - Professional Management: Contract	3,324.00	3,324.00	-	23,268.00	26,592.00	3,324.00	39,888.00
82800 - Miscellaneous Administration	151.00	83.33	(67.67)	1,738.40	666.64	(1,071.76)	1,000.00
83000 - Reserve Study	45.00	75.00	30.00	1,030.00	600.00	(430.00)	900.00
83100 - Tax: Federal	-	41.67	41.67	5,616.00	333.36	(5,282.64)	500.00
83200 - Tax: State	-	291.67	291.67	2,335.00	2,333.36	(1.64)	3,500.00
Total General & Administrative Expenses	8,452.39	9,459.83	1,007.44	99,009.48	75,678.64	(23,330.84)	113,518.00
Contributions to Reserves							
93600 - General Reserves	11,250.00	11,250.00	-	167,285.51	90,000.00	(77,285.51)	135,000.00
98990 - Interest	856.55	-	(856.55)	10,740.51	-	(10,740.51)	-
Total Contributions to Reserves	12,106.55	11,250.00	(856.55)	178,026.02	90,000.00	(88,026.02)	135,000.00
Total Expense	55,862.00	72,799.99	16,937.99	648,053.89	582,399.92	(65,653.97)	873,600.00
Operating Net Total	18,773.55	.01	18,773.54	(46,258.98)	.08	(46,259.06)	-
Net Total	18,773.55	.01	18,773.54	(46,258.98)	.08	(46,259.06)	-

South Coast Shores Homeowners Association

Reserve Summary For 2/1/2026 - 2/28/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	875,909.59	11,250.00	(2,475.00)	-	884,684.59	11,250.00	-
38990 - Interest	9,883.96	856.55	-	-	10,740.51	-	856.55
Net Total	\$885,793.55	\$12,106.55	(\$2,475.00)	-	\$895,425.10	\$11,250.00	\$856.55

South Coast Shores Homeowners Association

Reserve Summary For 7/1/2025 - 2/28/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	809,061.79	90,000.00	(91,662.71)	77,285.51	884,684.59	90,000.00	-
38990 - Interest	-	10,740.51	-	-	10,740.51	-	10,740.51
Net Total	\$809,061.79	\$100,740.51	(\$91,662.71)	(\$77,285.51)	\$895,425.10	\$90,000.00	\$10,740.51

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 2/28/2026

	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	-	-	-	-	582,400
40500 - Clubhouse Rental	450	150	350	-	150	900	-	650	-	-	-	-	2,650
40600 - Collection Fees	150	-	-	-	-	-	-	150	-	-	-	-	300
40800 - Interest Charges	3	7	-	2	2	4	8	4	-	-	-	-	30
40900 - Key Fees	-	25	-	-	-	-	-	-	-	-	-	-	25
41000 - Late Charges	10	10	-	10	20	20	20	20	-	-	-	-	110
41375 - Owner Work Order Reimb.	-	-	-	-	2,465	-	1,000	120	-	-	-	-	3,585
41600 - Transmitters	-	105	155	-	35	35	-	35	-	-	-	-	365
44010 - Interest Income	1,560	3,200	1,566	1,575	1,125	1,574	874	857	-	-	-	-	12,330
Total Revenue	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	-	-	-	-	601,795
Total Income	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	-	-	-	-	601,795

Operating Expense

Utility Expenses													
50200 - Electricity	4,549	5,266	4,967	5,299	3,455	3,419	3,084	3,332	-	-	-	-	33,372
50300 - Gas	916	670	671	754	1,457	1,996	1,167	767	-	-	-	-	8,398
50400 - Refuse Removal	-	16,279	8,128	7,954	8,176	8,128	8,128	-	-	-	-	-	56,793
50700 - Telephone - Entry Gates	188	188	176	176	176	176	205	392	-	-	-	-	1,675
50800 - Water	1,852	-	490	-	484	-	482	1,849	-	-	-	-	5,157
Total Utility Expenses	7,504	22,403	14,433	14,182	13,749	13,719	13,065	6,339	-	-	-	-	105,395
Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	1,431	357	550	1,773	475	475	-	513	-	-	-	-	5,574
55300 - Pool / Spa: Supplies	463	1,267	824	559	4,650	63	249	1,245	-	-	-	-	9,319
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	-	-	-	-	15,750
Landscape Expenses													
60100 - Landscape: Service Contract	15,753	16,540	16,540	16,540	16,540	16,540	16,540	16,540	-	-	-	-	131,534

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 2/28/2026

	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	-	-	-	-	22,720
60800 - Irrigation: Repairs / Maintenance	6,967	2,955	381	798	1,445	816	227	-	-	-	-	-	13,589
61075 - Swans	-	-	-	47	73	-	52	-	-	-	-	-	173
61100 - Tree Trimming	-	5,500	618	-	-	803	-	-	-	-	-	-	6,920
Total Landscape Expenses	26,715	34,582	19,204	18,797	18,568	19,816	19,408	17,846	-	-	-	-	174,936
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	339	85	85	547	520	-	2,793	-	-	-	-	-	4,369
70600 - Common Area: Maintenance	1,281	-	370	3,464	1,600	250	5,025	205	-	-	-	-	12,195
71400 - Fire Safety	101	-	-	-	-	-	-	1,821	-	-	-	-	1,922
72500 - Janitorial: Service Contract	1,197	-	896	970	1,370	970	972	970	-	-	-	-	7,344
72600 - Janitorial: Supplies/Extras	185	-	-	47	-	-	47	55	-	-	-	-	333
72700 - Keys & Locks	-	-	555	-	-	-	200	-	-	-	-	-	755
72900 - Lighting: Repairs / Supplies	684	595	1,192	1,675	1,836	-	828	223	-	-	-	-	7,032
73200 - Patrol Service	1,167	1,167	-	2,335	1,167	-	1,167	2,382	-	-	-	-	9,386
73300 - Pest & Rodent Control: Contract	300	300	300	350	300	350	350	350	-	-	-	-	2,600
74600 - Street Sweeping	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	-	-	-	-	10,919
74915 - Waterscape Maintenance	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	-	-	-	-	18,082
Total Contracts, Maint. & Repair Expenses	6,886	7,489	6,754	12,744	10,150	4,498	17,056	9,361	-	-	-	-	74,938
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	-	-	-	-	97
81200 - Insurance	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	-	-	58,347
81900 - Legal Service	-	-	-	-	-	-	2,955	-	-	-	-	-	2,955
82600 - Printing / Mailing / Supplies	255	7	423	243	-	374	338	645	-	-	-	-	2,284

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 2/28/2026

	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	-	-	-	-	23,268
82800 - Miscellaneous Administration	476	-	-	151	-	613	348	151	-	-	-	-	1,738
83000 - Reserve Study	-	-	-	-	-	985	-	45	-	-	-	-	1,030
83100 - Tax: Federal	-	-	2,450	1,583	1,583	-	-	-	-	-	-	-	5,616
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	-	-	-	-	99,009
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	88,536	11,250	11,250	-	-	-	-	167,286
98990 - Interest	1,560	1,621	1,557	1,574	1,125	1,574	874	857	-	-	-	-	10,741
Total Contributions to Reserves	12,810	12,871	12,807	12,824	12,375	90,110	12,124	12,107	-	-	-	-	178,026
Total Expense	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	-	-	-	-	648,054
Operating Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	-	-	-	-	(\$46,259)
Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	-	-	-	-	(\$46,259)

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 2/28/2026

Operating Income

Revenue	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
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	873,600
40500 - Clubhouse Rental	-	250	500	-	450	150	350	-	150	900	-	650	3,400
40600 - Collection Fees	-	-	35	-	150	-	-	-	-	-	-	150	335
40800 - Interest Charges	2	2	-	1	3	7	-	2	2	4	8	4	35
40900 - Key Fees	-	-	-	-	-	25	-	-	-	-	-	-	25
41000 - Late Charges	10	-	20	20	10	10	-	10	20	20	20	20	160
41375 - Owner Work Order Reimb.	-	-	-	-	-	-	-	-	2,465	-	1,000	120	3,585
41600 - Transmitters	35	76	-	-	-	105	155	-	35	35	-	35	476
44010 - Interest Income	917	2,151	1,571	1,576	1,560	3,200	1,566	1,575	1,125	1,574	874	857	18,544
Total Revenue	73,764	75,279	74,926	74,397	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	900,160
Total Income	73,764	75,279	74,926	74,397	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	900,160

Operating Expense

Utility Expenses	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
50200 - Electricity	2,884	2,782	3,088	3,257	4,549	5,266	4,967	5,299	3,455	3,419	3,084	3,332	45,384
50300 - Gas	589	559	1,420	1,194	916	670	671	754	1,457	1,996	1,167	767	12,161
50400 - Refuse Removal	7,731	7,731	7,731	7,731	-	16,279	8,128	7,954	8,176	8,128	8,128	-	87,717
50700 - Telephone - Entry Gates	10	176	200	188	188	188	176	176	176	176	205	392	2,249
50800 - Water	446	-	455	-	1,852	-	490	-	484	-	482	1,849	6,058
Total Utility Expenses	11,661	11,248	12,894	12,370	7,504	22,403	14,433	14,182	13,749	13,719	13,065	6,339	153,568
Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	560	560	560	710	1,431	357	550	1,773	475	475	-	513	7,964
55300 - Pool / Spa: Supplies	655	119	766	741	463	1,267	824	559	4,650	63	249	1,245	11,599
55400 - Equipment Repairs	613	-	1,227	2,780	-	-	-	-	-	-	-	-	4,620
55500 - Health Department Fees	-	-	-	-	-	-	-	-	-	858	-	-	858
Total Pool / Spa Expenses	1,827	679	2,553	4,231	1,894	1,624	1,374	2,332	5,125	1,396	249	1,757	25,041

Landscape Expenses

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 2/28/2026

Operating Expense

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
60100 - Landscape: Service Contract	15,753	15,753	15,752	15,753	15,753	16,540	16,540	16,540	16,540	16,540	16,540	16,540	194,544
60200 - Landscape: Extras	4,084	150	150	2,722	3,995	9,587	1,665	1,411	510	1,658	2,588	1,306	29,826
60800 - Irrigation: Repairs / Maintenance	2,072	1,898	-	3,148	6,967	2,955	381	798	1,445	816	227	-	20,707
61075 - Swans	-	-	-	-	-	-	-	47	73	-	52	-	173
61100 - Tree Trimming	779	-	-	-	-	5,500	618	-	-	803	-	-	7,699
Total Landscape Expenses	22,688	17,801	15,902	21,623	26,715	34,582	19,204	18,797	18,568	19,816	19,408	17,846	252,949

Contracts, Maint. & Repair Expenses

70100 - Access Gate Repairs	85	471	85	-	339	85	85	547	520	-	2,793	-	5,010
70600 - Common Area: Maintenance	285	-	-	4,069	1,281	-	370	3,464	1,600	250	5,025	205	16,549
71400 - Fire Safety	-	-	-	-	101	-	-	-	-	-	-	1,821	1,922
72500 - Janitorial: Service Contract	-	-	3,943	1,232	1,197	-	896	970	1,370	970	972	970	12,519
72600 - Janitorial: Supplies/Extras	-	-	215	-	185	-	-	47	-	-	47	55	548
72700 - Keys & Locks	-	-	-	-	-	-	555	-	-	-	200	-	755
72900 - Lighting: Repairs / Supplies	1,043	-	570	1,030	684	595	1,192	1,675	1,836	-	828	223	9,675
73200 - Patrol Service	1,167	1,167	1,647	-	1,167	1,167	-	2,335	1,167	-	1,167	2,382	13,369
73300 - Pest & Rodent Control: Contract	281	281	281	281	300	300	300	350	300	350	350	350	3,724
74600 - Street Sweeping	1,319	2,638	-	1,319	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	16,194
74915 - Waterscape Maintenance	-	4,200	4,200	4,064	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	30,546
Total Contracts, Maint. & Repair Expenses	4,180	8,757	10,941	11,995	6,886	7,489	6,754	12,744	10,150	4,498	17,056	9,361	110,810

General & Administrative Expenses

80400 - Audit / Tax Returns	-	-	-	-	-	-	-	1,475	-	-	-	-	1,475
80500 - Collection / Bad Debt Expense	(491)	(389)	-	-	-	(162)	-	-	-	-	-	-	-1,042
80600 - Bank Charges	-	25	-	-	25	-	-	-	-	-	-	-	50
80700 - Collection Expenses	250	40	20	45	20	7	10	10	-	10	30	10	452
81200 - Insurance	-	-	-	-	27,704	4,978	-	8,555	-	8,555	4,278	4,278	58,347
81900 - Legal Service	-	-	-	-	-	-	-	-	-	-	2,955	-	2,955
82600 - Printing / Mailing / Supplies	677	357	553	1,646	255	7	423	243	-	374	338	645	5,517

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 2/28/2026

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total
Operating Expense													
82700 - Professional Management: Contract	3,275	3,275	3,275	3,275	3,324	3,324	-	3,324	3,324	3,324	3,324	3,324	36,368
82800 - Miscellaneous Administration	501	151	186	151	476	-	-	151	-	613	348	151	2,727
83000 - Reserve Study	-	-	1,915	-	-	-	-	-	-	985	-	45	2,945
83100 - Tax: Federal	894	-	-	1,198	-	-	2,450	1,583	1,583	-	-	-	7,708
83200 - Tax: State	-	-	-	419	-	775	-	670	-	890	-	-	2,754
Total General & Administrative Expenses	5,107	3,459	5,949	6,734	31,804	8,930	2,883	16,011	4,907	14,751	11,272	8,452	120,258
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	88,536	11,250	11,250	212,286
98990 - Interest	916	2,150	1,571	1,576	1,560	1,621	1,557	1,574	1,125	1,574	874	857	16,954
Total Contributions to Reserves	12,166	13,400	12,821	12,826	12,810	12,871	12,807	12,824	12,375	90,110	12,124	12,107	229,239
Total Expense	57,629	55,344	61,061	69,778	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	891,866
Operating Net Total													
Net Total	\$16,135	\$19,935	\$13,865	\$4,619	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	\$8,295
	\$16,135	\$19,935	\$13,865	\$4,619	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	\$8,295