

South Coast Shores Homeowners Association

Financial Reports



June
2026

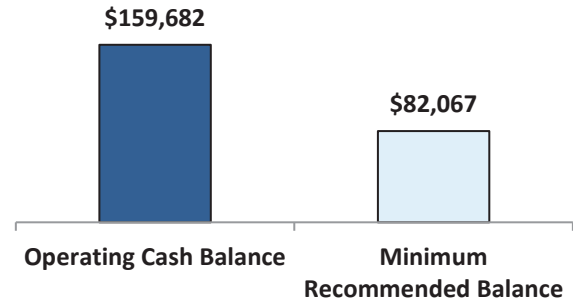
South Coast Shores Homeowners Association

Community Financial Overview

June 30, 2026

Cash

	Current Mo.	Change	
Operating	\$159,682	\$11,350	↑
Reserves	\$1,046,664	\$15,318	↑
Adequate Operating Cash?		Yes	
Amount Due to Reserves		\$0	
Repayment in Progress?		N/A	

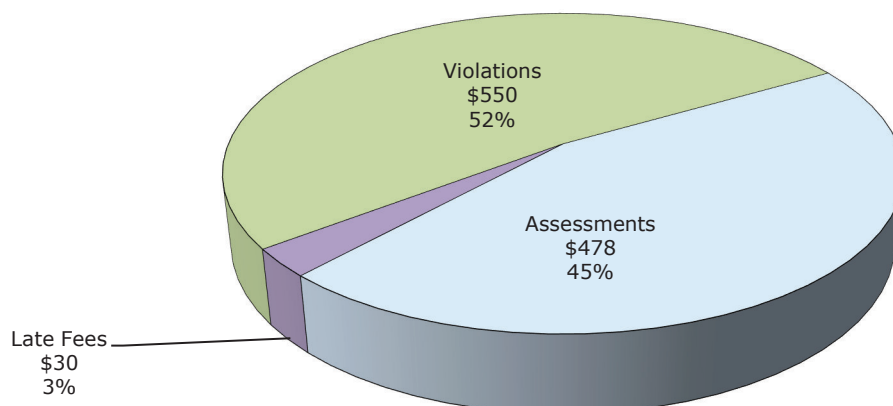


Impending Investment Maturities		
Bank	G/L Acct	Maturity
Alliance	15055	07/17/26
Reinvest funds into CDs after evaluating the amount of reserve cash needed for upcoming projects		

Uninsured Cash Balances		
Bank	Total Cash in Bank	Uninsured Portion
Columbia	\$389,016	\$139,016
Uninsured amounts are at risk if the bank fails. To avoid potential losses, transfer funds to a different bank as soon as possible.		

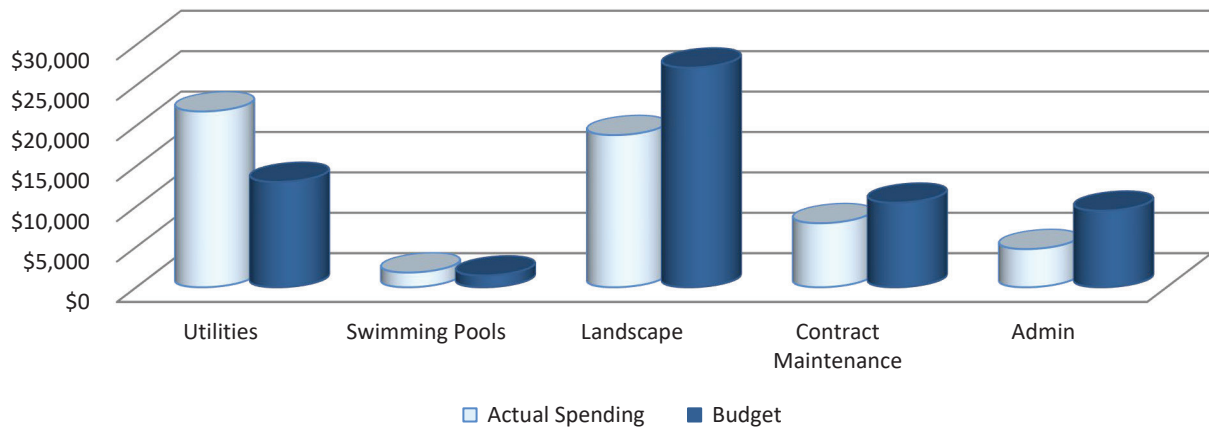
Assessments Receivable

Balance Breakdown



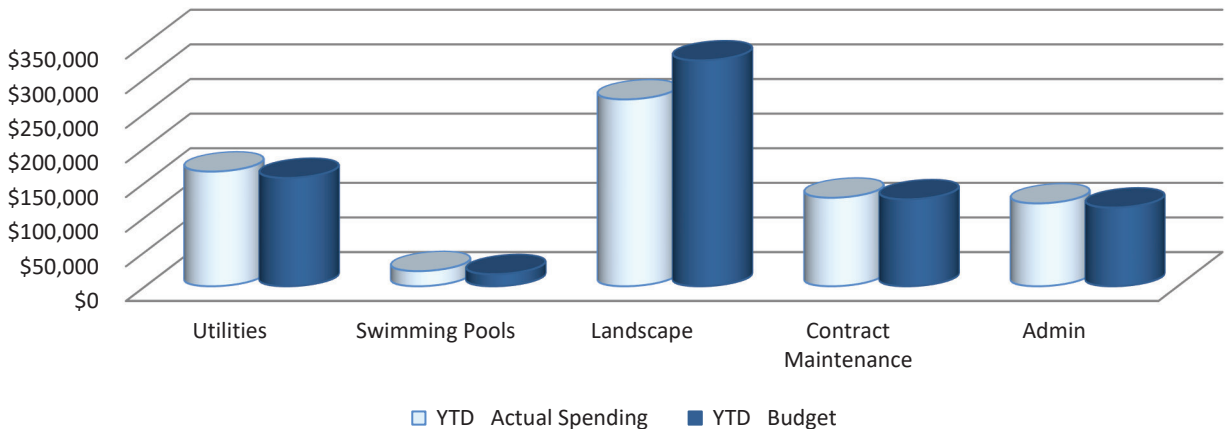
South Coast Shores Homeowners Association Community Financial Overview

Current Month



In the month of June, the Association spent \$8,721 more than the budget projected on Utilities and \$372 more on Swimming Pools.

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 6/30/2026

Assets	Operating	Reserve	Total
Operating: Cash & Investments			
10100 - Columbia Op x0834	\$159,682.42		\$159,682.42
Total Operating: Cash & Investments	\$159,682.42		\$159,682.42
Operating: Receivables			
11150 - Accounts Receivable	\$1,057.74		\$1,057.74
11190 - Less Allowance For Past Due Accts	(\$604.57)		(\$604.57)
Total Operating: Receivables	\$453.17		\$453.17
Reserves: Cash			
14100 - Columbia MMA x1195		\$229,333.91	\$229,333.91
14200 - FCB MMA x1224		\$137,922.27	\$137,922.27
14310 - Charles Schwab MMA		\$1,147.63	\$1,147.63
Total Reserves: Cash		\$368,403.81	\$368,403.81
Reserves: Investments			
15010 - Charles Schwab - US Treasury Money		\$105,770.49	\$105,770.49
15050 - First Foundation - Pending Closure		\$174,720.77	\$174,720.77
15055 - Alliance x2689 Mat. 07-17-2026 4.4% 11mths		\$109,158.86	\$109,158.86
15070 - First Foundation x7797 Mat. 12-14-2026 12mths		\$107,039.23	\$107,039.23
15099 - FCB CD - Pending Closure		\$58,784.21	\$58,784.21
15114 - Charles Schwab - US Treasury Bill Mat. 05-31-2027 3.94% 12 months		\$122,786.67	\$122,786.67
Total Reserves: Investments		\$678,260.23	\$678,260.23
Total Assets	\$160,135.59	\$1,046,664.04	\$1,206,799.63

South Coast Shores Homeowners Association

Balance Sheet as of 6/30/2026

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	\$6,724.00		\$6,724.00
Total Liabilities	\$7,914.00		\$7,914.00
Reserve Fund Balances			
33600 - General Reserves		\$1,046,664.04	\$1,046,664.04
Total Reserve Fund Balances		\$1,046,664.04	\$1,046,664.04
Equity			
39900 - Prior Year Surplus (Deficit)	\$282,751.14		\$282,751.14
39950 - Current Year Surplus (Deficit)	(\$130,529.55)		(\$130,529.55)
Total Equity	\$152,221.59		\$152,221.59
Total Liabilities / Equity	\$160,135.59	\$1,046,664.04	\$1,206,799.63

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40100 - Assessments	72,800.00	72,800.00	-	873,600.00	873,600.00	-	873,600.00
40500 - Clubhouse Rental	150.00	-	150.00	3,800.00	-	3,800.00	-
40600 - Collection Fees	-	-	-	335.00	-	335.00	-
40800 - Interest Charges	.38	-	.38	34.28	-	34.28	-
40900 - Key Fees	-	-	-	25.00	-	25.00	-
41000 - Late Charges	10.00	-	10.00	160.00	-	160.00	-
41375 - Owner Work Order Reimb.	2,540.00	-	2,540.00	6,125.00	-	6,125.00	-
41600 - Transmitters	35.00	-	35.00	505.00	-	505.00	-
44010 - Interest Income	4,068.04	-	4,068.04	18,836.04	-	18,836.04	-
Total Revenue	79,603.42	72,800.00	6,803.42	903,420.32	873,600.00	29,820.32	873,600.00
Total Income	79,603.42	72,800.00	6,803.42	903,420.32	873,600.00	29,820.32	873,600.00

Operating Expense

Utility Expenses							
50200 - Electricity	3,658.75	3,833.37	174.62	46,859.81	46,000.00	(859.81)	46,000.00
50300 - Gas	1,089.14	875.00	(214.14)	12,244.84	10,500.00	(1,744.84)	10,500.00
50400 - Refuse Removal	16,255.84	7,731.25	(8,524.59)	97,432.23	92,775.00	(4,657.23)	92,775.00
50700 - Telephone - Entry Gates	253.57	178.00	(75.57)	2,351.37	2,136.00	(215.37)	2,136.00
50800 - Water	489.90	408.37	(81.53)	6,615.48	4,900.00	(1,715.48)	4,900.00
Total Utility Expenses	21,747.20	13,025.99	(8,721.21)	165,503.73	156,311.00	(9,192.73)	156,311.00

Pool / Spa Expenses							
55100 - Pool / Spa: Service Contract	1,059.00	687.50	(371.50)	7,657.60	8,250.00	592.40	8,250.00
55300 - Pool / Spa: Supplies	755.52	333.37	(422.15)	13,259.04	4,000.00	(9,259.04)	4,000.00
55400 - Equipment Repairs	-	283.37	283.37	-	3,400.00	3,400.00	3,400.00
55500 - Health Department Fees	-	139.00	139.00	858.00	1,668.00	810.00	1,668.00
Total Pool / Spa Expenses	1,814.52	1,443.24	(371.28)	21,774.64	17,318.00	(4,456.64)	17,318.00

Landscape Expenses							
60100 - Landscape: Service Contract	16,540.21	16,540.25	.04	197,694.89	198,483.00	788.11	198,483.00
60200 - Landscape: Extras	798.00	1,677.75	879.75	25,958.50	20,133.00	(5,825.50)	20,133.00
60300 - Landscape: Replacement	-	2,660.00	2,660.00	-	31,920.00	31,920.00	31,920.00
60540 - Landscape: Mulch	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
60800 - Irrigation: Repairs / Maintenance	1,428.00	2,500.00	1,072.00	19,010.25	30,000.00	10,989.75	30,000.00
61075 - Swans	57.38	41.63	(15.75)	230.49	500.00	269.51	500.00
61100 - Tree Trimming	-	2,500.00	2,500.00	26,889.00	30,000.00	3,111.00	30,000.00
Total Landscape Expenses	18,823.59	27,169.63	8,346.04	269,783.13	326,036.00	56,252.87	326,036.00

Contracts, Maint. & Repair Expenses							
70100 - Access Gate Repairs	225.00	916.63	691.63	6,648.22	11,000.00	4,351.78	11,000.00
70600 - Common Area: Maintenance	-	2,447.50	2,447.50	27,252.10	29,370.00	2,117.90	29,370.00
71400 - Fire Safety	-	66.63	66.63	1,921.72	800.00	(1,121.72)	800.00

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72500 - Janitorial: Service Contract	1,842.84	1,232.00	(610.84)	12,096.84	14,784.00	2,687.16	14,784.00
72600 - Janitorial: Supplies/Extras	56.73	41.63	(15.10)	593.42	500.00	(93.42)	500.00
72700 - Keys & Locks	-	14.62	14.62	1,504.31	175.00	(1,329.31)	175.00
72900 - Lighting: Repairs / Supplies	2,090.35	333.37	(1,756.98)	11,105.08	4,000.00	(7,105.08)	4,000.00
73200 - Patrol Service	-	1,167.50	1,167.50	12,888.87	14,010.00	1,121.13	14,010.00
73300 - Pest & Rodent Control: Contract	350.00	300.00	(50.00)	4,000.00	3,600.00	(400.00)	3,600.00
73400 - Pest & Rodent Control: Extras	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
74600 - Street Sweeping	1,371.50	1,371.50	-	16,405.25	16,458.00	52.75	16,458.00
74915 - Waterscape Maintenance	1,985.00	1,985.00	-	33,330.82	23,820.00	(9,510.82)	23,820.00
75020 - Goose Removal Contract	-	450.00	450.00	-	5,400.00	5,400.00	5,400.00
Total Contracts, Maint. & Repair Expenses	7,921.42	10,451.38	2,529.96	127,746.63	125,417.00	(2,329.63)	125,417.00
General & Administrative Expenses							
80400 - Audit / Tax Returns	-	110.38	110.38	1,475.00	1,325.00	(150.00)	1,325.00
80500 - Collection / Bad Debt Expense	-	-	-	(161.60)	-	161.60	-
80600 - Bank Charges	-	-	-	25.00	-	(25.00)	-
80700 - Collection Expenses	20.00	125.00	105.00	332.41	1,500.00	1,167.59	1,500.00
81200 - Insurance	700.00	4,583.37	3,883.37	59,420.00	55,000.00	(4,420.00)	55,000.00
81900 - Legal Service	-	145.87	145.87	2,955.48	1,750.00	(1,205.48)	1,750.00
82400 - Operating Contingency	-	96.25	96.25	-	1,155.00	1,155.00	1,155.00
82600 - Community Wide Notifications	-	583.37	583.37	3,589.46	7,000.00	3,410.54	7,000.00
82700 - Professional Management: Contract	4,000.00	3,324.00	(676.00)	38,592.00	39,888.00	1,296.00	39,888.00
82800 - Miscellaneous Administration	-	83.37	83.37	2,817.89	1,000.00	(1,817.89)	1,000.00
83000 - Reserve Study	-	75.00	75.00	1,030.00	900.00	(130.00)	900.00
83100 - Tax: Federal	-	41.63	41.63	7,199.00	500.00	(6,699.00)	500.00
83200 - Tax: State	-	291.63	291.63	2,335.00	3,500.00	1,165.00	3,500.00
Total General & Administrative Expenses	4,720.00	9,459.87	4,739.87	119,609.64	113,518.00	(6,091.64)	113,518.00
Contributions to Reserves							
93600 - General Reserves	11,250.00	11,250.00	-	312,285.51	135,000.00	(177,285.51)	135,000.00
98990 - Interest	4,068.04	-	(4,068.04)	17,246.59	-	(17,246.59)	-
Total Contributions to Reserves	15,318.04	11,250.00	(4,068.04)	329,532.10	135,000.00	(194,532.10)	135,000.00
Total Expense	70,344.77	72,800.11	2,455.34	1,033,949.87	873,600.00	(160,349.87)	873,600.00
Operating Net Total	9,258.65	(.11)	9,258.76	(130,529.55)	-	(130,529.55)	-
Net Total	9,258.65	(.11)	9,258.76	(130,529.55)	-	(130,529.55)	-

South Coast Shores Homeowners Association

Reserve Summary For 6/1/2026 - 6/30/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	1,018,167.45	11,250.00	-	17,246.59	1,046,664.04	11,250.00	-
38990 - Interest	13,178.55	4,068.04	-	(17,246.59)	-	-	4,068.04
Net Total	\$1,031,346.00	\$15,318.04	-	-	\$1,046,664.04	\$11,250.00	\$4,068.04

South Coast Shores Homeowners Association

Reserve Summary For 7/1/2025 - 6/30/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	809,061.79	135,000.00	(91,929.85)	194,532.10	1,046,664.04	135,000.00	-
38990 - Interest	-	17,246.59	-	(17,246.59)	-	-	17,246.59
Net Total	\$809,061.79	\$152,246.59	(\$91,929.85)	(\$177,285.51)	\$1,046,664.04	\$135,000.00	\$17,246.59

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 6/30/2026

	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	72,800	873,600
40500 - Clubhouse Rental	450	150	350	-	150	900	-	650	650	350	-	150	3,800
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	10	160
41375 - Owner Work Order Reimb.	-	-	-	-	2,465	-	1,000	120	-	-	-	2,540	6,125
41600 - Transmitters	-	105	155	-	35	35	-	35	70	-	35	35	505
44010 - Interest Income	1,560	3,200	1,566	1,575	1,125	1,574	874	857	822	845	770	4,068	18,836
Total Revenue	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	79,603	903,420
Total Income	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	79,603	903,420

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	3,659	46,860
50300 - Gas	916	670	671	754	1,457	1,996	1,167	767	646	914	1,198	1,089	12,245
50400 - Refuse Removal	-	16,279	8,128	7,954	8,176	8,128	8,128	-	16,256	8,128	-	16,256	97,432
50700 - Telephone - Entry Gates	188	188	176	176	176	176	205	392	-	218	205	254	2,351
50800 - Water	1,852	-	490	-	484	-	482	1,849	493	476	-	490	6,615
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	21,747	165,504
Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	1,431	357	550	1,773	475	475	-	513	513	-	513	1,059	7,658
55300 - Pool / Spa: Supplies	463	1,267	824	559	4,650	63	249	1,245	890	727	1,568	756	13,259
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	1,815	21,775
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	16,540	197,695

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 6/30/2026

	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	-	798	25,959
60800 - Irrigation: Repairs / Maintenance	6,967	2,955	381	798	1,445	816	227	-	2,662	1,166	165	1,428	19,010
61075 - Swans	-	-	-	47	73	-	52	-	-	-	-	57	230
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	18,824	269,783
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	339	85	85	547	520	-	2,793	-	-	1,146	908	225	6,648
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	1,843	12,097
72600 - Janitorial: Supplies/Extras	185	-	-	47	-	-	47	55	103	44	56	57	593
72700 - Keys & Locks	-	-	555	-	-	-	200	-	-	749	-	-	1,504
72900 - Lighting: Repairs / Supplies	684	595	1,192	1,675	1,836	-	828	223	1,982	-	-	2,090	11,105
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	350	4,000
74600 - Street Sweeping	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	1,372	1,372	16,405
74915 - Waterscape Maintenance	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	9,079	1,985	33,331
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	7,921	127,747
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	20	332
81200 - Insurance	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	373	700	59,420
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 6/30/2026

	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	4,000	38,592
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	4,720	119,610
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	11,250	312,286
98990 - Interest	1,560	1,621	1,557	1,574	1,125	1,574	874	857	822	845	770	4,068	17,247
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	15,318	329,532
Total Expense	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	54,648	70,345	1,033,950
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	\$9,259	(\$130,530)
Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	\$9,259	(\$130,530)

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 6/30/2026

	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	72,800	873,600
40500 - Clubhouse Rental	450	150	350	-	150	900	-	650	650	350	-	150	3,800
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	10	160
41375 - Owner Work Order Reimb.	-	-	-	-	2,465	-	1,000	120	-	-	-	2,540	6,125
41600 - Transmitters	-	105	155	-	35	35	-	35	70	-	35	35	505
44010 - Interest Income	1,560	3,200	1,566	1,575	1,125	1,574	874	857	822	845	770	4,068	18,836
Total Revenue	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	79,603	903,420
Total Income	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	79,603	903,420
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	3,659	46,860
50300 - Gas	916	670	671	754	1,457	1,996	1,167	767	646	914	1,198	1,089	12,245
50400 - Refuse Removal	-	16,279	8,128	7,954	8,176	8,128	8,128	-	16,256	8,128	-	16,256	97,432
50700 - Telephone - Entry Gates	188	188	176	176	176	176	205	392	-	218	205	254	2,351
50800 - Water	1,852	-	490	-	484	-	482	1,849	493	476	-	490	6,615
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	21,747	165,504
Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	1,431	357	550	1,773	475	475	-	513	513	-	513	1,059	7,658
55300 - Pool / Spa: Supplies	463	1,267	824	559	4,650	63	249	1,245	890	727	1,568	756	13,259
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	1,815	21,775
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	16,540	197,695

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 6/30/2026

	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	-	798	25,959
60800 - Irrigation: Repairs / Maintenance	6,967	2,955	381	798	1,445	816	227	-	2,662	1,166	165	1,428	19,010
61075 - Swans	-	-	-	47	73	-	52	-	-	-	-	57	230
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	18,824	269,783
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	339	85	85	547	520	-	2,793	-	-	1,146	908	225	6,648
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	1,843	12,097
72600 - Janitorial: Supplies/Extras	185	-	-	47	-	-	47	55	103	44	56	57	593
72700 - Keys & Locks	-	-	555	-	-	-	200	-	-	749	-	-	1,504
72900 - Lighting: Repairs / Supplies	684	595	1,192	1,675	1,836	-	828	223	1,982	-	-	2,090	11,105
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	350	4,000
74600 - Street Sweeping	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	1,372	1,372	16,405
74915 - Waterscape Maintenance	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	9,079	1,985	33,331
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	7,921	127,747
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	20	332
81200 - Insurance	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	373	700	59,420
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 6/30/2026

	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	4,000	38,592
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	4,720	119,610
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	11,250	312,286
98990 - Interest	1,560	1,621	1,557	1,574	1,125	1,574	874	857	822	845	770	4,068	17,247
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	15,318	329,532
Total Expense	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	54,648	70,345	1,033,950
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	\$9,259	(\$130,530)
Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	\$9,259	(\$130,530)