

# South Coast Shores Homeowners Association

## Financial Reports



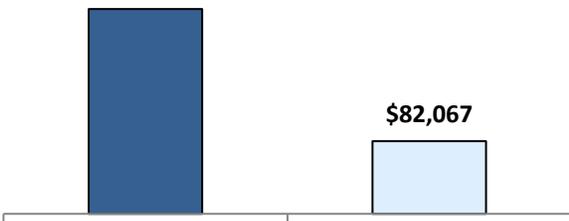
January  
2026

# South Coast Shores Homeowners Association Community Financial Overview January 31, 2026

## Cash

	<b>Current Mo.</b>	<b>Change</b>	
Operating	\$231,340	\$4,717	↑
Reserves	\$885,794	\$6,537	↑
<b>Adequate Operating Cash?</b>			<b>Yes</b>
<b>Amount Due to Reserves</b>			\$0
<b>Repayment in Progress?</b>			N/A

<b>\$231,340</b>	<b>\$82,067</b>
	
Operating Cash Balance	Minimum Recommended Balance

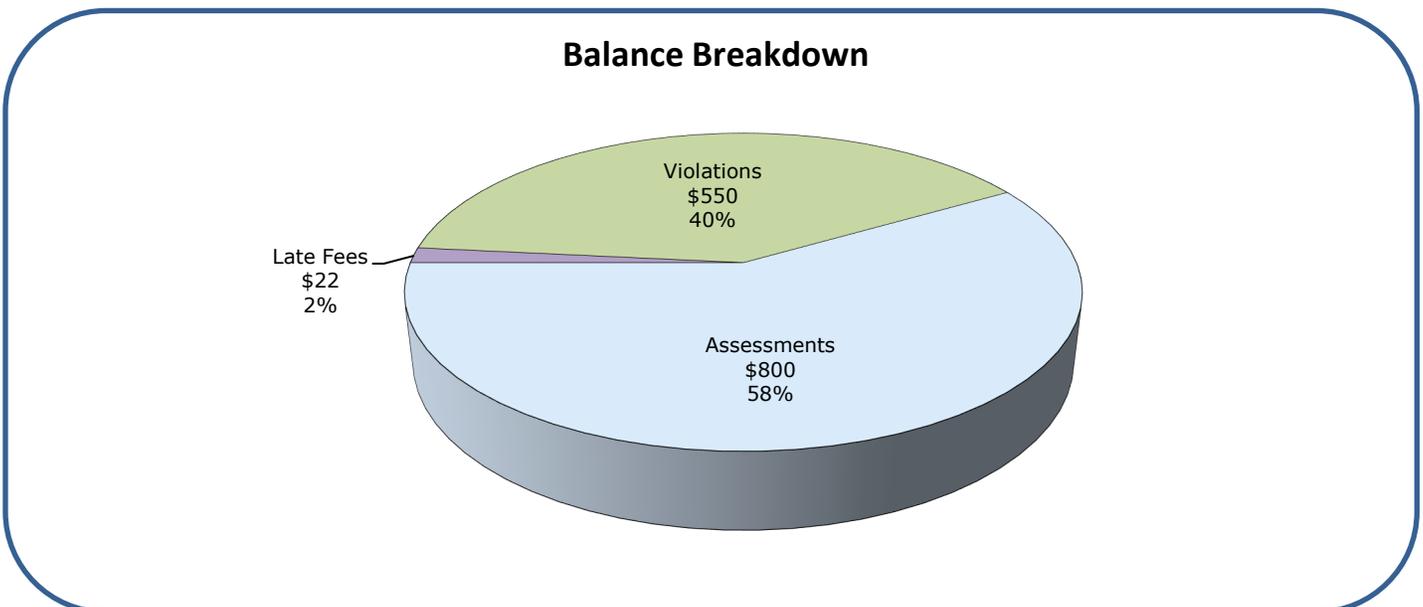
Impending Investment Maturities		
Bank	G/L Acct	Maturity
First Foundation	15050	03/01/26
First Foundation	15097	03/17/26
Schwab	15098	05/31/26

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	\$406,606	\$156,606

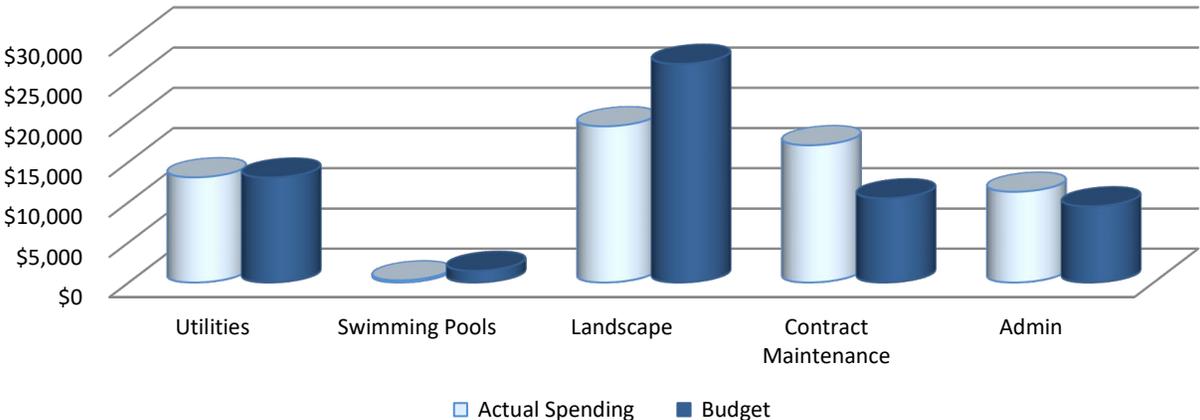
Uninsured amounts are at risk if the bank fails. To avoid potential losses, transfer funds to a different bank as soon as possible.

## Assessments Receivable



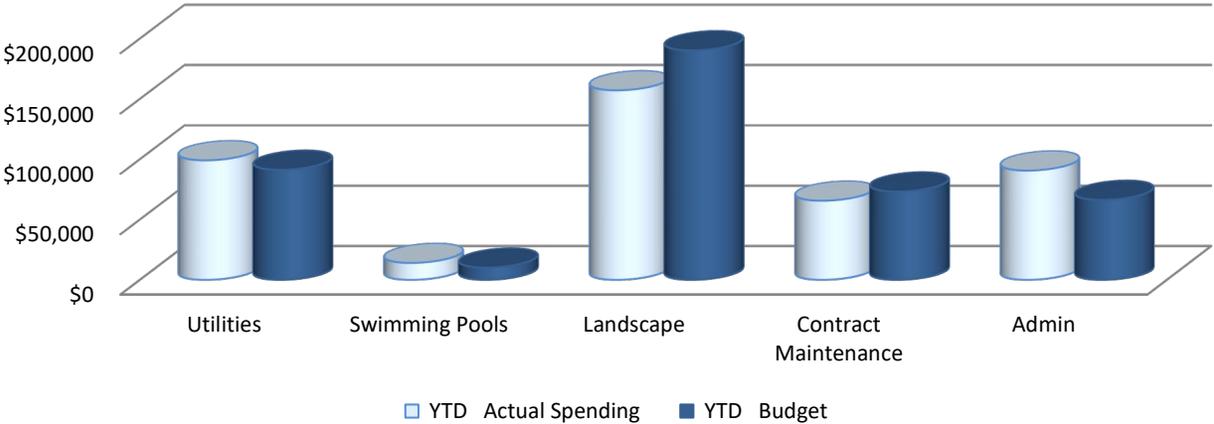
# South Coast Shores Homeowners Association Community Financial Overview

## Current Month



**In the month of January, the Association spent \$39 more than the budget projected on Utilities, \$6,605 more on Contract Maintenance, and \$1,812 on Admin.**

## 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 1/31/2026

Assets	Operating	Reserve	Total
<b>Operating: Cash &amp; Investments</b>			
10100 - Pacific Premier Bank Op x0834	\$231,340.25		\$231,340.25
<b>Total Operating: Cash &amp; Investments</b>	<b>\$231,340.25</b>		<b>\$231,340.25</b>
<b>Operating: Receivables</b>			
11150 - Accounts Receivable	\$1,371.57		\$1,371.57
11190 - Less Allowance For Past Due Accts	(\$604.57)		(\$604.57)
<b>Total Operating: Receivables</b>	<b>\$767.00</b>		<b>\$767.00</b>
<b>Reserves: Cash</b>			
14100 - Pacific Premier Bank MMA x1195		\$175,265.74	\$175,265.74
14200 - FCB MMA x1224		\$137,808.97	\$137,808.97
<b>Total Reserves: Cash</b>		<b>\$313,074.71</b>	<b>\$313,074.71</b>
<b>Reserves: Investments</b>			
15010 - Charles Schwab - US Treasury Money		\$5,665.40	\$5,665.40
15050 - First Foundation x7973 Mat.03-01-2026 3.440 % 13mths		\$174,292.64	\$174,292.64
15055 - Alliance x2689 Mat. 07-17-2026 4.4% 11mths		\$107,577.44	\$107,577.44
15070 - First Foundation x7797 Mat. 12-14- 2026 12mths		\$106,599.53	\$106,599.53
15097 - First Foundation x5354 Mat. 03-17- 2026 3.92% 9mths		\$58,412.73	\$58,412.73
15098 - Charles Schwab - US Treasury Bill Mat. 05-31-2026 4.03% 9mths		\$120,171.10	\$120,171.10
<b>Total Reserves: Investments</b>		<b>\$572,718.84</b>	<b>\$572,718.84</b>
<b>Total Assets</b>	<b>\$232,107.25</b>	<b>\$885,793.55</b>	<b>\$1,117,900.80</b>

# South Coast Shores Homeowners Association

Balance Sheet as of 1/31/2026

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liabilities</b>			
20100 - Accounts Payable	\$52.43		\$52.43
20200 - Accrued Expenses	\$15.00		\$15.00
21120 - Deposits: Clubhouse	\$1,175.00		\$1,175.00
21500 - Prepaid Assessments	\$13,146.21		\$13,146.21
<b>Total Liabilities</b>	<b>\$14,388.64</b>		<b>\$14,388.64</b>
<b>Reserve Fund Balances</b>			
33600 - General Reserves		\$875,909.59	\$875,909.59
38990 - Interest		\$9,883.96	\$9,883.96
<b>Total Reserve Fund Balances</b>		<b>\$885,793.55</b>	<b>\$885,793.55</b>
<b>Equity</b>			
39900 - Prior Year Surplus (Deficit)	\$282,751.14		\$282,751.14
39950 - Current Year Surplus (Deficit)	(\$65,032.53)		(\$65,032.53)
<b>Total Equity</b>	<b>\$217,718.61</b>		<b>\$217,718.61</b>
<b>Total Liabilities / Equity</b>	<b>\$232,107.25</b>	<b>\$885,793.55</b>	<b>\$1,117,900.80</b>

# South Coast Shores Homeowners Association

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Revenue</b>							
40100 - Assessments	72,800.00	72,800.00	-	509,600.00	509,600.00	-	873,600.00
40500 - Clubhouse Rental	-	-	-	2,000.00	-	2,000.00	-
40600 - Collection Fees	-	-	-	150.00	-	150.00	-
40800 - Interest Charges	8.08	-	8.08	25.95	-	25.95	-
40900 - Key Fees	-	-	-	25.00	-	25.00	-
41000 - Late Charges	20.00	-	20.00	90.00	-	90.00	-
41375 - Owner Work Order Reimb.	1,000.00	-	1,000.00	3,465.00	-	3,465.00	-
41600 - Transmitters	-	-	-	330.00	-	330.00	-
44010 - Interest Income	874.11	-	874.11	11,473.41	-	11,473.41	-
<b>Total Revenue</b>	<b>74,702.19</b>	<b>72,800.00</b>	<b>1,902.19</b>	<b>527,159.36</b>	<b>509,600.00</b>	<b>17,559.36</b>	<b>873,600.00</b>
<b>Total Income</b>	<b>74,702.19</b>	<b>72,800.00</b>	<b>1,902.19</b>	<b>527,159.36</b>	<b>509,600.00</b>	<b>17,559.36</b>	<b>873,600.00</b>

## Operating Expense

<b>Utility Expenses</b>							
50200 - Electricity	3,083.82	3,833.33	749.51	30,040.05	26,833.31	(3,206.74)	46,000.00
50300 - Gas	1,166.99	875.00	(291.99)	7,631.71	6,125.00	(1,506.71)	10,500.00
50400 - Refuse Removal	8,127.92	7,731.25	(396.67)	56,792.63	54,118.75	(2,673.88)	92,775.00
50700 - Telephone - Entry Gates	204.80	178.00	(26.80)	1,283.60	1,246.00	(37.60)	2,136.00
50800 - Water	481.67	408.33	(73.34)	3,308.16	2,858.31	(449.85)	4,900.00
<b>Total Utility Expenses</b>	<b>13,065.20</b>	<b>13,025.91</b>	<b>(39.29)</b>	<b>99,056.15</b>	<b>91,181.37</b>	<b>(7,874.78)</b>	<b>156,311.00</b>

<b>Pool / Spa Expenses</b>							
55100 - Pool / Spa: Service Contract	-	687.50	687.50	5,061.10	4,812.50	(248.60)	8,250.00
55300 - Pool / Spa: Supplies	249.21	333.33	84.12	8,074.30	2,333.31	(5,740.99)	4,000.00
55400 - Equipment Repairs	-	283.33	283.33	-	1,983.31	1,983.31	3,400.00
55500 - Health Department Fees	-	139.00	139.00	858.00	973.00	115.00	1,668.00
<b>Total Pool / Spa Expenses</b>	<b>249.21</b>	<b>1,443.16</b>	<b>1,193.95</b>	<b>13,993.40</b>	<b>10,102.12</b>	<b>(3,891.28)</b>	<b>17,318.00</b>

<b>Landscape Expenses</b>							
60100 - Landscape: Service Contract	16,540.21	16,540.25	.04	114,993.84	115,781.75	787.91	198,483.00
60200 - Landscape: Extras	2,588.00	1,677.75	(910.25)	21,413.50	11,744.25	(9,669.25)	20,133.00
60300 - Landscape: Replacement	-	2,660.00	2,660.00	-	18,620.00	18,620.00	31,920.00
60540 - Landscape: Mulch	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
60800 - Irrigation: Repairs / Maintenance	227.00	2,500.00	2,273.00	13,589.00	17,500.00	3,911.00	30,000.00
61075 - Swans	52.43	41.67	(10.76)	173.11	291.69	118.58	500.00
61100 - Tree Trimming	-	2,500.00	2,500.00	6,920.00	17,500.00	10,580.00	30,000.00
<b>Total Landscape Expenses</b>	<b>19,407.64</b>	<b>27,169.67</b>	<b>7,762.03</b>	<b>157,089.45</b>	<b>190,187.69</b>	<b>33,098.24</b>	<b>326,036.00</b>

<b>Contracts, Maint. &amp; Repair Expenses</b>							
70100 - Access Gate Repairs	2,792.88	916.67	(1,876.21)	4,368.90	6,416.69	2,047.79	11,000.00
70600 - Common Area: Maintenance	5,025.00	2,447.50	(2,577.50)	11,989.62	17,132.50	5,142.88	29,370.00
71400 - Fire Safety	-	66.67	66.67	100.73	466.69	365.96	800.00

# South Coast Shores Homeowners Association

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
72500 - Janitorial: Service Contract	971.56	1,232.00	260.44	6,374.32	8,624.00	2,249.68	14,784.00
72600 - Janitorial: Supplies/Extras	46.66	41.67	(4.99)	278.49	291.69	13.20	500.00
72700 - Keys & Locks	200.00	14.58	(185.42)	755.14	102.06	(653.08)	175.00
72900 - Lighting: Repairs / Supplies	827.93	333.33	(494.60)	6,809.92	2,333.31	(4,476.61)	4,000.00
73200 - Patrol Service	1,167.47	1,167.50	.03	7,004.82	8,172.50	1,167.68	14,010.00
73300 - Pest & Rodent Control: Contract	350.00	300.00	(50.00)	2,250.00	2,100.00	(150.00)	3,600.00
73400 - Pest & Rodent Control: Extras	-	125.00	125.00	-	875.00	875.00	1,500.00
74600 - Street Sweeping	2,743.00	1,371.50	(1,371.50)	9,547.75	9,600.50	52.75	16,458.00
74915 - Waterscape Maintenance	2,931.14	1,985.00	(946.14)	16,096.64	13,895.00	(2,201.64)	23,820.00
75020 - Goose Removal Contract	-	450.00	450.00	-	3,150.00	3,150.00	5,400.00
<b>Total Contracts, Maint. &amp; Repair Expenses</b>	<b>17,055.64</b>	<b>10,451.42</b>	<b>(6,604.22)</b>	<b>65,576.33</b>	<b>73,159.94</b>	<b>7,583.61</b>	<b>125,417.00</b>
<b>General &amp; Administrative Expenses</b>							
80400 - Audit / Tax Returns	-	110.42	110.42	1,475.00	772.94	(702.06)	1,325.00
80500 - Collection / Bad Debt Expense	-	-	-	(161.60)	-	161.60	-
80600 - Bank Charges	-	-	-	25.00	-	(25.00)	-
80700 - Collection Expenses	30.00	125.00	95.00	87.41	875.00	787.59	1,500.00
81200 - Insurance	4,277.62	4,583.33	305.71	54,069.38	32,083.31	(21,986.07)	55,000.00
81900 - Legal Service	2,955.48	145.83	(2,809.65)	2,955.48	1,020.81	(1,934.67)	1,750.00
82400 - Operating Contingency	-	96.25	96.25	-	673.75	673.75	1,155.00
82600 - Printing / Mailing / Supplies	337.52	583.33	245.81	1,639.02	4,083.31	2,444.29	7,000.00
82700 - Professional Management: Contract	3,324.00	3,324.00	-	19,944.00	23,268.00	3,324.00	39,888.00
82800 - Miscellaneous Administration	347.76	83.33	(264.43)	1,587.40	583.31	(1,004.09)	1,000.00
83000 - Reserve Study	-	75.00	75.00	985.00	525.00	(460.00)	900.00
83100 - Tax: Federal	-	41.67	41.67	5,616.00	291.69	(5,324.31)	500.00
83200 - Tax: State	-	291.67	291.67	2,335.00	2,041.69	(293.31)	3,500.00
<b>Total General &amp; Administrative Expenses</b>	<b>11,272.38</b>	<b>9,459.83</b>	<b>(1,812.55)</b>	<b>90,557.09</b>	<b>66,218.81</b>	<b>(24,338.28)</b>	<b>113,518.00</b>
<b>Contributions to Reserves</b>							
93600 - General Reserves	11,250.00	11,250.00	-	156,035.51	78,750.00	(77,285.51)	135,000.00
98990 - Interest	874.11	-	(874.11)	9,883.96	-	(9,883.96)	-
<b>Total Contributions to Reserves</b>	<b>12,124.11</b>	<b>11,250.00</b>	<b>(874.11)</b>	<b>165,919.47</b>	<b>78,750.00</b>	<b>(87,169.47)</b>	<b>135,000.00</b>
<b>Total Expense</b>	<b>73,174.18</b>	<b>72,799.99</b>	<b>(374.19)</b>	<b>592,191.89</b>	<b>509,599.93</b>	<b>(82,591.96)</b>	<b>873,600.00</b>
<b>Operating Net Total</b>	<b>1,528.01</b>	<b>.01</b>	<b>1,528.00</b>	<b>(65,032.53)</b>	<b>.07</b>	<b>(65,032.60)</b>	-
<b>Net Total</b>	<b>1,528.01</b>	<b>.01</b>	<b>1,528.00</b>	<b>(65,032.53)</b>	<b>.07</b>	<b>(65,032.60)</b>	-

# South Coast Shores Homeowners Association

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

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	<b>Beginning Balance</b>	<b>Contributions</b>	<b>Expenditures</b>	<b>Transfers</b>	<b>Ending Balance</b>	<b>Budget</b>	<b>Variance</b>
33600 - General Reserves	870,246.37	11,250.00	(5,586.78)	-	875,909.59	11,250.00	-
38990 - Interest	9,009.85	874.11	-	-	9,883.96	-	874.11
<b>Net Total</b>	<b>\$879,256.22</b>	<b>\$12,124.11</b>	<b>(\$5,586.78)</b>	<b>-</b>	<b>\$885,793.55</b>	<b>\$11,250.00</b>	<b>\$874.11</b>

# South Coast Shores Homeowners Association

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

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	<b>Beginning Balance</b>	<b>Contributions</b>	<b>Expenditures</b>	<b>Transfers</b>	<b>Ending Balance</b>	<b>Budget</b>	<b>Variance</b>
33600 - General Reserves	809,061.79	78,750.00	(89,187.71)	77,285.51	875,909.59	78,750.00	-
38990 - Interest	-	9,883.96	-	-	9,883.96	-	9,883.96
<b>Net Total</b>	<b>\$809,061.79</b>	<b>\$88,633.96</b>	<b>(\$89,187.71)</b>	<b>(\$77,285.51)</b>	<b>\$885,793.55</b>	<b>\$78,750.00</b>	<b>\$9,883.96</b>

# South Coast Shores Homeowners Association

## Summary Statement of Revenues and Expenses For 1/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>Operating Income</b>													
<b>Revenue</b>													
40100 - Assessments	72,800	72,800	72,800	72,800	72,800	72,800	72,800	-	-	-	-	-	509,600
40500 - Clubhouse Rental	450	150	350	-	150	900	-	-	-	-	-	-	2,000
40600 - Collection Fees	150	-	-	-	-	-	-	-	-	-	-	-	150
40800 - Interest Charges	3	7	-	2	2	4	8	-	-	-	-	-	26
40900 - Key Fees	-	25	-	-	-	-	-	-	-	-	-	-	25
41000 - Late Charges	10	10	-	10	20	20	20	-	-	-	-	-	90
41375 - Owner Work Order Reimb.	-	-	-	-	2,465	-	1,000	-	-	-	-	-	3,465
41600 - Transmitters	-	105	155	-	35	35	-	-	-	-	-	-	330
44010 - Interest Income	1,560	3,200	1,566	1,575	1,125	1,574	874	-	-	-	-	-	11,473
<b>Total Revenue</b>	<b>74,973</b>	<b>76,296</b>	<b>74,871</b>	<b>74,387</b>	<b>76,597</b>	<b>75,333</b>	<b>74,702</b>	-	-	-	-	-	<b>527,159</b>
<b>Total Income</b>	<b>74,973</b>	<b>76,296</b>	<b>74,871</b>	<b>74,387</b>	<b>76,597</b>	<b>75,333</b>	<b>74,702</b>	-	-	-	-	-	<b>527,159</b>

## Operating Expense

<b>Utility Expenses</b>													
50200 - Electricity	4,549	5,266	4,967	5,299	3,455	3,419	3,084	-	-	-	-	-	30,040
50300 - Gas	916	670	671	754	1,457	1,996	1,167	-	-	-	-	-	7,632
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	-	-	-	-	-	1,284
50800 - Water	1,852	-	490	-	484	-	482	-	-	-	-	-	3,308
<b>Total Utility Expenses</b>	<b>7,504</b>	<b>22,403</b>	<b>14,433</b>	<b>14,182</b>	<b>13,749</b>	<b>13,719</b>	<b>13,065</b>	-	-	-	-	-	<b>99,056</b>

<b>Pool / Spa Expenses</b>													
55100 - Pool / Spa: Service Contract	1,431	357	550	1,773	475	475	-	-	-	-	-	-	5,061
55300 - Pool / Spa: Supplies	463	1,267	824	559	4,650	63	249	-	-	-	-	-	8,074
55500 - Health Department Fees	-	-	-	-	-	858	-	-	-	-	-	-	858
<b>Total Pool / Spa Expenses</b>	<b>1,894</b>	<b>1,624</b>	<b>1,374</b>	<b>2,332</b>	<b>5,125</b>	<b>1,396</b>	<b>249</b>	-	-	-	-	-	<b>13,993</b>

<b>Landscape Expenses</b>													
60100 - Landscape: Service Contract	15,753	16,540	16,540	16,540	16,540	16,540	16,540	-	-	-	-	-	114,994

# South Coast Shores Homeowners Association

## Summary Statement of Revenues and Expenses For 1/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>Operating Expense</b>													
60200 - Landscape: Extras	3,995	9,587	1,665	1,411	510	1,658	2,588	-	-	-	-	-	21,414
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
<b>Total Landscape Expenses</b>	<b>26,715</b>	<b>34,582</b>	<b>19,204</b>	<b>18,797</b>	<b>18,568</b>	<b>19,816</b>	<b>19,408</b>	-	-	-	-	-	<b>157,089</b>
<b>Contracts, Maint. &amp; Repair Expenses</b>													
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	-	-	-	-	-	11,990
71400 - Fire Safety	101	-	-	-	-	-	-	-	-	-	-	-	101
72500 - Janitorial: Service Contract	1,197	-	896	970	1,370	970	972	-	-	-	-	-	6,374
72600 - Janitorial: Supplies/Extras	185	-	-	47	-	-	47	-	-	-	-	-	278
72700 - Keys & Locks	-	-	555	-	-	-	200	-	-	-	-	-	755
72900 - Lighting: Repairs / Supplies	684	595	1,192	1,675	1,836	-	828	-	-	-	-	-	6,810
73200 - Patrol Service	1,167	1,167	-	2,335	1,167	-	1,167	-	-	-	-	-	7,005
73300 - Pest & Rodent Control: Contract	300	300	300	350	300	350	350	-	-	-	-	-	2,250
74600 - Street Sweeping	1,319	1,372	1,372	1,372	1,372	-	2,743	-	-	-	-	-	9,548
74915 - Waterscape Maintenance	313	3,970	1,985	1,985	1,985	2,928	2,931	-	-	-	-	-	16,097
<b>Total Contracts, Maint. &amp; Repair Expenses</b>	<b>6,886</b>	<b>7,489</b>	<b>6,754</b>	<b>12,744</b>	<b>10,150</b>	<b>4,498</b>	<b>17,056</b>	-	-	-	-	-	<b>65,576</b>
<b>General &amp; Administrative Expenses</b>													
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	-	-	-	-	-	87
81200 - Insurance	27,704	4,978	-	8,555	-	8,555	4,278	-	-	-	-	-	54,069
81900 - Legal Service	-	-	-	-	-	-	2,955	-	-	-	-	-	2,955
82600 - Printing / Mailing / Supplies	255	7	423	243	-	374	338	-	-	-	-	-	1,639

# South Coast Shores Homeowners Association

## Summary Statement of Revenues and Expenses For 1/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>Operating Expense</b>													
82700 - Professional Management: Contract	3,324	3,324	-	3,324	3,324	3,324	3,324	-	-	-	-	-	19,944
82800 - Miscellaneous Administration	476	-	-	151	-	613	348	-	-	-	-	-	1,587
83000 - Reserve Study	-	-	-	-	-	985	-	-	-	-	-	-	985
83100 - Tax: Federal	-	-	2,450	1,583	1,583	-	-	-	-	-	-	-	5,616
83200 - Tax: State	-	775	-	670	-	890	-	-	-	-	-	-	2,335
<b>Total General &amp; Administrative Expenses</b>	<b>31,804</b>	<b>8,930</b>	<b>2,883</b>	<b>16,011</b>	<b>4,907</b>	<b>14,751</b>	<b>11,272</b>	-	-	-	-	-	<b>90,557</b>
<b>Contributions to Reserves</b>													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	88,536	11,250	-	-	-	-	-	156,036
98990 - Interest	1,560	1,621	1,557	1,574	1,125	1,574	874	-	-	-	-	-	9,884
<b>Total Contributions to Reserves</b>	<b>12,810</b>	<b>12,871</b>	<b>12,807</b>	<b>12,824</b>	<b>12,375</b>	<b>90,110</b>	<b>12,124</b>	-	-	-	-	-	<b>165,919</b>
<b>Total Expense</b>	<b>87,612</b>	<b>87,899</b>	<b>57,454</b>	<b>76,890</b>	<b>64,874</b>	<b>144,289</b>	<b>73,174</b>	-	-	-	-	-	<b>592,192</b>
<b>Operating Net Total</b>	<b>(\$12,639)</b>	<b>(\$11,603)</b>	<b>\$17,417</b>	<b>(\$2,503)</b>	<b>\$11,723</b>	<b>(\$68,956)</b>	<b>\$1,528</b>	-	-	-	-	-	<b>(\$65,033)</b>
<b>Net Total</b>	<b>(\$12,639)</b>	<b>(\$11,603)</b>	<b>\$17,417</b>	<b>(\$2,503)</b>	<b>\$11,723</b>	<b>(\$68,956)</b>	<b>\$1,528</b>	-	-	-	-	-	<b>(\$65,033)</b>

# South Coast Shores Homeowners Association

## Summary Statement of Revenues and Expenses For 1/31/2026

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Total	
<b>Operating Income</b>														
<b>Revenue</b>														
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	-	-	250	500	-	450	150	350	-	150	900	-	2,750	
40600 - Collection Fees	220	-	-	35	-	150	-	-	-	-	-	-	405	
40800 - Interest Charges	8	2	2	-	1	3	7	-	2	2	4	8	39	
40900 - Key Fees	-	-	-	-	-	-	25	-	-	-	-	-	25	
41000 - Late Charges	50	10	-	20	20	10	10	-	10	20	20	20	190	
41375 - Owner Work Order Reimb.	-	-	-	-	-	-	-	-	-	2,465	-	1,000	3,465	
41600 - Transmitters	-	35	76	-	-	-	105	155	-	35	35	-	441	
44010 - Interest Income	3,706	917	2,151	1,571	1,576	1,560	3,200	1,566	1,575	1,125	1,574	874	21,394	
<b>Total Revenue</b>	<b>76,784</b>	<b>73,764</b>	<b>75,279</b>	<b>74,926</b>	<b>74,397</b>	<b>74,973</b>	<b>76,296</b>	<b>74,871</b>	<b>74,387</b>	<b>76,597</b>	<b>75,333</b>	<b>74,702</b>	<b>902,309</b>	
<b>Total Income</b>	<b>76,784</b>	<b>73,764</b>	<b>75,279</b>	<b>74,926</b>	<b>74,397</b>	<b>74,973</b>	<b>76,296</b>	<b>74,871</b>	<b>74,387</b>	<b>76,597</b>	<b>75,333</b>	<b>74,702</b>	<b>902,309</b>	

## Operating Expense

<b>Utility Expenses</b>													
50200 - Electricity	3,375	2,884	2,782	3,088	3,257	4,549	5,266	4,967	5,299	3,455	3,419	3,084	45,427
50300 - Gas	528	589	559	1,420	1,194	916	670	671	754	1,457	1,996	1,167	11,922
50400 - Refuse Removal	7,731	7,731	7,731	7,731	7,731	-	16,279	8,128	7,954	8,176	8,128	8,128	95,448
50700 - Telephone - Entry Gates	346	10	176	200	188	188	188	176	176	176	176	205	2,203
50800 - Water	1,926	446	-	455	-	1,852	-	490	-	484	-	482	6,136
<b>Total Utility Expenses</b>	<b>13,906</b>	<b>11,661</b>	<b>11,248</b>	<b>12,894</b>	<b>12,370</b>	<b>7,504</b>	<b>22,403</b>	<b>14,433</b>	<b>14,182</b>	<b>13,749</b>	<b>13,719</b>	<b>13,065</b>	<b>161,136</b>

<b>Pool / Spa Expenses</b>													
55100 - Pool / Spa: Service Contract	560	560	560	560	710	1,431	357	550	1,773	475	475	-	8,011
55300 - Pool / Spa: Supplies	-	655	119	766	741	463	1,267	824	559	4,650	63	249	10,355
55400 - Equipment Repairs	-	613	-	1,227	2,780	-	-	-	-	-	-	-	4,620
55500 - Health Department Fees	-	-	-	-	-	-	-	-	-	-	858	-	858
<b>Total Pool / Spa Expenses</b>	<b>560</b>	<b>1,827</b>	<b>679</b>	<b>2,553</b>	<b>4,231</b>	<b>1,894</b>	<b>1,624</b>	<b>1,374</b>	<b>2,332</b>	<b>5,125</b>	<b>1,396</b>	<b>249</b>	<b>23,844</b>

<b>Landscape Expenses</b>													
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# South Coast Shores Homeowners Association

## Summary Statement of Revenues and Expenses For 1/31/2026

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Total
<b>Operating Expense</b>													
60100 - Landscape: Service Contract	15,753	15,753	15,753	15,752	15,753	15,753	16,540	16,540	16,540	16,540	16,540	16,540	193,756
60200 - Landscape: Extras	804	4,084	150	150	2,722	3,995	9,587	1,665	1,411	510	1,658	2,588	29,324
60300 - Landscape: Replacement	1,205	-	-	-	-	-	-	-	-	-	-	-	1,205
60800 - Irrigation: Repairs / Maintenance	1,152	2,072	1,898	-	3,148	6,967	2,955	381	798	1,445	816	227	21,859
61075 - Swans	-	-	-	-	-	-	-	-	47	73	-	52	173
61100 - Tree Trimming	-	779	-	-	-	-	5,500	618	-	-	803	-	7,699
<b>Total Landscape Expenses</b>	<b>18,914</b>	<b>22,688</b>	<b>17,801</b>	<b>15,902</b>	<b>21,623</b>	<b>26,715</b>	<b>34,582</b>	<b>19,204</b>	<b>18,797</b>	<b>18,568</b>	<b>19,816</b>	<b>19,408</b>	<b>254,016</b>
<b>Contracts, Maint. &amp; Repair Expenses</b>													
70100 - Access Gate Repairs	470	85	471	85	-	339	85	85	547	520	-	2,793	5,480
70600 - Common Area: Maintenance	5,093	285	-	-	4,069	1,281	-	370	3,464	1,600	250	5,025	21,437
71400 - Fire Safety	-	-	-	-	-	101	-	-	-	-	-	-	101
72500 - Janitorial: Service Contract	1,232	-	-	3,943	1,232	1,197	-	896	970	1,370	970	972	12,781
72600 - Janitorial: Supplies/Extras	-	-	-	215	-	185	-	-	47	-	-	47	493
72700 - Keys & Locks	-	-	-	-	-	-	-	555	-	-	-	200	755
72900 - Lighting: Repairs / Supplies	966	1,043	-	570	1,030	684	595	1,192	1,675	1,836	-	828	10,418
73200 - Patrol Service	1,167	1,167	1,167	1,647	-	1,167	1,167	-	2,335	1,167	-	1,167	12,155
73300 - Pest & Rodent Control: Contract	281	281	281	281	281	300	300	300	350	300	350	350	3,655
74600 - Street Sweeping	1,319	1,319	2,638	-	1,319	1,319	1,372	1,372	1,372	1,372	-	2,743	16,142
74915 - Waterscape Maintenance	2,100	-	4,200	4,200	4,064	313	3,970	1,985	1,985	1,985	2,928	2,931	30,661
<b>Total Contracts, Maint. &amp; Repair Expenses</b>	<b>12,628</b>	<b>4,180</b>	<b>8,757</b>	<b>10,941</b>	<b>11,995</b>	<b>6,886</b>	<b>7,489</b>	<b>6,754</b>	<b>12,744</b>	<b>10,150</b>	<b>4,498</b>	<b>17,056</b>	<b>114,077</b>
<b>General &amp; Administrative Expenses</b>													
80400 - Audit / Tax Returns	-	-	-	-	-	-	-	-	1,475	-	-	-	1,475
80500 - Collection / Bad Debt Expense	(154)	(491)	(389)	-	-	-	(162)	-	-	-	-	-	-1,195
80600 - Bank Charges	6	-	25	-	-	25	-	-	-	-	-	-	56
80700 - Collection Expenses	30	250	40	20	45	20	7	10	10	-	10	30	472
81200 - Insurance	320	-	-	-	-	27,704	4,978	-	8,555	-	8,555	4,278	54,389
81900 - Legal Service	-	-	-	-	-	-	-	-	-	-	-	2,955	2,955

# South Coast Shores Homeowners Association

## Summary Statement of Revenues and Expenses For 1/31/2026

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Total
<b>Operating Expense</b>													
82400 - Operating Contingency	1,219	-	-	-	-	-	-	-	-	-	-	-	1,219
82600 - Printing / Mailing / Supplies	3,655	677	357	553	1,646	255	7	423	243	-	374	338	8,527
82700 - Professional Management: Contract	3,275	3,275	3,275	3,275	3,275	3,324	3,324	-	3,324	3,324	3,324	3,324	36,319
82800 - Miscellaneous Administration	151	501	151	186	151	476	-	-	151	-	613	348	2,727
83000 - Reserve Study	-	-	-	1,915	-	-	-	-	-	-	985	-	2,900
83100 - Tax: Federal	-	894	-	-	1,198	-	-	2,450	1,583	1,583	-	-	7,708
83200 - Tax: State	-	-	-	-	419	-	775	-	670	-	890	-	2,754
<b>Total General &amp; Administrative Expenses</b>	<b>8,502</b>	<b>5,107</b>	<b>3,459</b>	<b>5,949</b>	<b>6,734</b>	<b>31,804</b>	<b>8,930</b>	<b>2,883</b>	<b>16,011</b>	<b>4,907</b>	<b>14,751</b>	<b>11,272</b>	<b>120,308</b>
<b>Contributions to Reserves</b>													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	88,536	11,250	212,286
98990 - Interest	1,990	916	2,150	1,571	1,576	1,560	1,621	1,557	1,574	1,125	1,574	874	18,088
<b>Total Contributions to Reserves</b>	<b>13,240</b>	<b>12,166</b>	<b>13,400</b>	<b>12,821</b>	<b>12,826</b>	<b>12,810</b>	<b>12,871</b>	<b>12,807</b>	<b>12,824</b>	<b>12,375</b>	<b>90,110</b>	<b>12,124</b>	<b>230,373</b>
<b>Total Expense</b>	<b>67,750</b>	<b>57,629</b>	<b>55,344</b>	<b>61,061</b>	<b>69,778</b>	<b>87,612</b>	<b>87,899</b>	<b>57,454</b>	<b>76,890</b>	<b>64,874</b>	<b>144,289</b>	<b>73,174</b>	<b>903,754</b>
<b>Operating Net Total</b>	<b>\$9,034</b>	<b>\$16,135</b>	<b>\$19,935</b>	<b>\$13,865</b>	<b>\$4,619</b>	<b>(\$12,639)</b>	<b>(\$11,603)</b>	<b>\$17,417</b>	<b>(\$2,503)</b>	<b>\$11,723</b>	<b>(\$68,956)</b>	<b>\$1,528</b>	<b>(\$1,445)</b>
<b>Net Total</b>	<b>\$9,034</b>	<b>\$16,135</b>	<b>\$19,935</b>	<b>\$13,865</b>	<b>\$4,619</b>	<b>(\$12,639)</b>	<b>(\$11,603)</b>	<b>\$17,417</b>	<b>(\$2,503)</b>	<b>\$11,723</b>	<b>(\$68,956)</b>	<b>\$1,528</b>	<b>(\$1,445)</b>

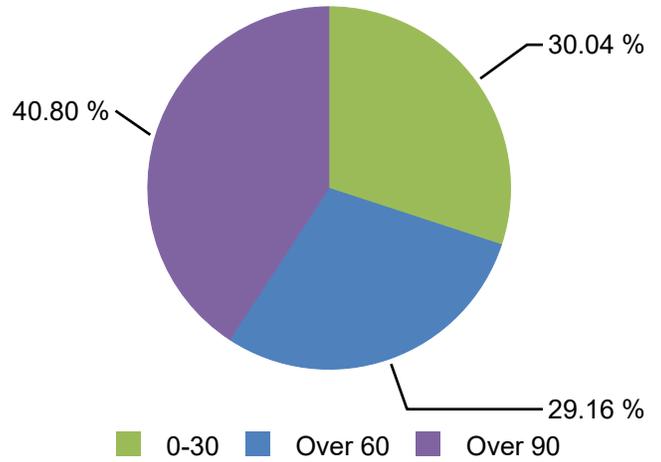
# South Coast Shores Homeowners Association

AR Aging - 1/31/2026

## SUMMARY

Charge	Balance
CC&R Violation Fine (3)	\$550.00
Late Fee (2)	\$19.57
Late Interest (1)	\$2.00
Monthly Assessment (1)	\$800.00
<b>Total</b>	<b>\$1,371.57</b>

## DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
<b>99254489 - 3711 S Sea Clf - Toler</b>					
<b>Coll Status: Late Statement</b>	\$412.00	-	\$400.00	-	\$812.00
Monthly Assessment	\$400.00	-	\$400.00	-	\$800.00
Late Fee	\$10.00	-	-	-	\$10.00
Late Interest	\$2.00	-	-	-	\$2.00
<b>99224335 - 1914 Bay Crest St - Gilmour Trust</b>	-	-	-	\$300.00	\$300.00
CC&R Violation Fine	-	-	-	\$300.00	\$300.00
<b>99224284 - 1903 Bay Crest St - Beam</b>	-	-	-	\$200.00	\$200.00
CC&R Violation Fine	-	-	-	\$200.00	\$200.00
<b>99224296 - 3612 S Sea Breeze - 3612 S Sea Breeze LLC</b>	-	-	-	\$50.00	\$50.00
CC&R Violation Fine	-	-	-	\$50.00	\$50.00
<b>99224352 - 1917 Bay Crest St - Hansen</b>	-	-	-	\$9.57	\$9.57
Late Fee	-	-	-	\$9.57	\$9.57
<b>Total:</b>	<b>\$412.00</b>	<b>\$0.00</b>	<b>\$400.00</b>	<b>\$559.57</b>	<b>\$1,371.57</b>
<b>Property Count:</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>4</b>	

(\*\*\* indicates previous owners)

# South Coast Shores Homeowners Association

## Pre Paid Homeowners For 1/31/2026

Account	Property	Owner Name	Credit Amount
99224375	3704 S Sea Clf	Harriet Ducot	2,000.00
99224560	2006 W Summer Wind	Graciela L Garcia	1,997.55
99224506	3614 S Sea Breeze	David Lee Perry	1,600.00
99224305	3702 S Sea Breeze	Pamela Ann Probst Trustee	734.66
99224279	1902 Bay Crest St	Glenda Jeanette Sapp Trustee Etal	400.00
99224295	1905 Bay Crest St	Bruce Beckman Successor Trustee	400.00
99224454	1915 W Wakeham Pl	Sally A Day	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
99224585	2011 W Summer Wind	Michael Preciado	400.00
99230522	2016 W West Wind	Brian Patrick Burke	400.00
99224619	2017 W West Wind	David B Miles	400.00
99224362	2020 W Summer Wind	Chikouang Huang	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
99224455	3703 S Ocean Crst	David Scott Campbell	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
99261962	2008 W West Wind	Morris Dean Wilson	14.00
<b>Total</b>			<b>13,146.21</b>

(\*\*\* indicates previous owners)

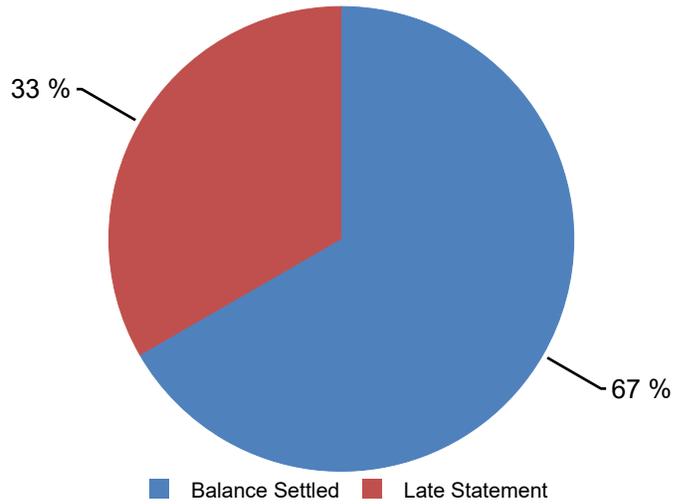
# South Coast Shores Homeowners Association

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

### SUMMARY

Balance Settled	2
Late Statement	1
<b>Total</b>	<b>3</b>

### TOP DISTRIBUTION BY STATUS



### Balance Settled (Total Count = 2)

3702 S Sea Breeze Pamela Ann Probst Trustee XN: 5922719 Acct: 99224305	Balance Settled Last Payment Date/Amount:	Current Balance: \$0.00 01-23-2026 / (\$2,000.00)
10/20/2025 System	Late Statement	
11/20/2025 System	Review Account - Intent to Lien	
11/22/2025 Crystal Muniz	Small Balance Reminder (HUFD)	
12/20/2025 System	Small Balance Reminder	
1/20/2026 System	Review Account - Intent to Lien	
1/23/2026 Tanya Flores	Small Balance Reminder (HUFD)	
1/25/2026 System	Balance Settled	

1918 W West Wind William R Marlowe XN: 6200891 Acct: 99224347	Balance Settled Last Payment Date/Amount:	Current Balance: \$0.00 01-02-2026 / (\$802.00)
12/20/2025 System	Late Statement	
1/3/2026 System	Balance Settled	

### Late Statement (Total Count = 1)

3711 S Sea Clf Robert A Toler XN: 6318775 Acct: 99254489	Late Statement Last Payment Date/Amount:	Current Balance: \$812.00 01-05-2026 / (\$402.00)
1/20/2026 System	Late Statement	

# South Coast Shores Homeowners Association

## Cash Disbursement - 1/31/2026

Date	CheckNo	Description	Amount
<b>10100 - Pacific Premier Bank Op</b>			
1/1/2026	ACH	Optimum Professional Property Management (OPPM) Inv # 6228405	3,324.00
		82700 - Professional Management: Contract - Management Fee	3,324.00
1/9/2026	Auto Draft	City of Santa Ana Inv # 20251218	481.67
		50800 - Water - Monthly water	481.67
1/9/2026	ACH	California Gate & Entry Systems Inv # 214091	85.00
		70100 - Access Gate Repairs - C.G. Systems, LLC - Monthly Phone Programming	85.00
1/9/2026	ACH	Personal Touch Cleaning And Maintenance Inc Inv # 369469	971.56
		72500 - Janitorial: Service Contract - Janitorial	971.56
1/9/2026	Check 2874	Acct # 992	310.64
		Maurizio & Kathleen Bertoldi Trustees & The Westwind Children Trust - 2014 W West Wind Santa Ana, CA 92704	
1/9/2026	Check 2875	Water Systems Maintenance, Inc. Inv # 29028	1,985.00
		74915 - Waterscape Maintenance - Lake Service	1,985.00
1/9/2026	Check 2876	Newport Exterminating Inv # 1031799	350.00
		73300 - Pest & Rodent Control: Contract - Newport Exterminating Inc. - Monthly Rodent Control	350.00
1/9/2026	Check 2877	RELENTLESS LAND CARE Inv # 18944	16,540.21
		60100 - Landscape: Service Contract - Monthly Landscape Maint	16,540.21
1/9/2026	Check 2877	RELENTLESS LAND CARE Inv # 18945	1,371.50
		74600 - Street Sweeping - Monthly Sweeping Svc	1,371.50
1/9/2026	Check 2878	Patrol Masters Security Services, Inc. Inv # 133172	1,167.47
		73200 - Patrol Service - Monthly Patrol Svc	1,167.47
1/13/2026	Misc Check	Doorking Inc. - Monthly Telephone Acct # Telephone992	204.80
		50700 - Telephone - Entry Gates	204.80
1/14/2026	Auto Draft	SCE Inv # 20251230	3,083.82
		50200 - Electricity - Monthly electric	3,083.82
1/14/2026	ACH	Personal Touch Cleaning And Maintenance Inc Inv # 373878	46.66
		72600 - Janitorial: Supplies/Extras - Janitorial Supplies - December	46.66
1/14/2026	Auto Draft	SoCal Gas Inv # 20251231	1,166.99
		50300 - Gas - Monthly Gas Bill	1,166.99

# South Coast Shores Homeowners Association

## Cash Disbursement - 1/31/2026

Date	CheckNo	Description	Amount
1/14/2026	ACH	California Gate & Entry Systems Inv # 214195	732.69
		70100 - Access Gate Repairs - C.G. Systems, LLC - Quarterly gate PMC	732.69
1/14/2026	Check 2879	Republic Services Inv # 616-000394635	8,127.92
		50400 - Refuse Removal - Monthly Refuse	8,127.92
1/14/2026	Check 2880	Acct # 992	196.76
		Clifford L White - 3705 S Sea Clf Santa Ana, CA 92704	
1/14/2026	Check 2881	Tri-county Lighting Services Corp Inv # 166792	662.45
		72900 - Lighting: Repairs / Supplies - XN6072994 -Light Repairs between 2025 and 2019 West Wind	662.45
1/14/2026	Check 2881	Tri-county Lighting Services Corp Inv # 166793	165.48
		72900 - Lighting: Repairs / Supplies - XN6080356 - Light Repairs at the East dock	165.48
1/14/2026	Check 2882	Severson Plumbing Services Inc Inv # 325909	850.00
		70600 - Common Area: Maintenance - Severson Plumbing Services Inc. - Main Line Sewer Inspection - XN6180577	850.00
1/14/2026	Check 2883	Tustin Lock and Safe Inv # TLS0719	200.00
		72700 - Keys & Locks - Landrum Inc. - Lock Srvc	200.00
1/14/2026	Check 2884	Best Pool Service Llc Inv # 202624783	186.71
		55300 - Pool / Spa: Supplies - December chemicals	186.71
1/14/2026	Check 2885	RELENTLESS LAND CARE Inv # 19055	153.00
		60200 - Landscape: Extras - Dec Plant Fill	153.00
1/14/2026	Check 2885	RELENTLESS LAND CARE Inv # 19065	227.00
		60800 - Irrigation: Repairs / Maintenance - Irrigation Repairs - 1916 Bay Crest - XN6181808	227.00
1/16/2026	Transfer Out	Transfer to Pacific Premier Bank MMA	11,250.00
		14100 - Pacific Premier Bank MMA x1195 - Transfer from Pacific Premier Bank Op	11,250.00
1/21/2026	ACH	California Gate & Entry Systems Inv # 214656	266.25
		70100 - Access Gate Repairs - C.G. Systems, LLC - Gate Repairs - XN6288734	266.25
1/21/2026	ACH	California Gate & Entry Systems Inv # 214400	975.44
		70100 - Access Gate Repairs - C.G. Systems, LLC - Mag Lock - Replaced	975.44
1/21/2026	ACH	California Gate & Entry Systems Inv # 213247	733.50
		70100 - Access Gate Repairs - C.G. Systems, LLC - Gate #2 Srvc Call	733.50

# South Coast Shores Homeowners Association

## Cash Disbursement - 1/31/2026

Date	CheckNo	Description	Amount
1/21/2026	ACH	Optimum Professional Property Management (OPPM) Inv # 54895	518.52
		80700 - Collection Expenses - fees	30.00
		82600 - Printing / Mailing / Supplies - supplies	337.52
		82800 - Miscellaneous Administration - administration	151.00
1/21/2026	Check 2886	RELENTLESS LAND CARE Inv # 19143	1,500.00
		60200 - Landscape: Extras - 3701 Sea Cliff	1,500.00
1/21/2026	Check 2886	RELENTLESS LAND CARE Inv # 18752	1,371.50
		74600 - Street Sweeping - Monthly Street Sweeping - November	1,371.50
1/21/2026	Check 2887	Water Systems Maintenance, Inc. Inv # 29043	946.14
		74915 - Waterscape Maintenance - Pump Srvc at Lake	946.14
1/28/2026	Auto Draft	LaBarre and Oksnee Insurance Agency, Inc Inv # 92140	4,277.62
		81200 - Insurance - 7 of 7	4,277.62
1/28/2026	Check 2888	Tri-Star Construction And Restoration Services, Inc Inv # 4209	1,650.00
		70600 - Common Area: Maintenance - Tri-Star Construction And Rest - Trash Enclosure Repair	1,650.00
1/28/2026	Check 2888	Tri-Star Construction And Restoration Services, Inc Inv # 4474	625.00
		70600 - Common Area: Maintenance - Tri-Star Construction And Rest - 2024 Summer Wind - Leak Inspection	625.00
1/28/2026	Check 2888	Tri-Star Construction And Restoration Services, Inc Inv # 4278	1,650.00
		70600 - Common Area: Maintenance - Tri-Star Construction And Rest - Trash Enclosure Repair - XN5596154	1,650.00
1/28/2026	Check 2889	David Cane & James Harkins Inv # 49949	2,955.48
		81900 - Legal Service - Cane & Harkins LLP - Legal Srvc	2,955.48
1/28/2026	Check 2890	Best Pool Service Llc Inv # 202625350	62.50
		55300 - Pool / Spa: Supplies - Pool Supplies	62.50
1/29/2026	Check 2891	Acct # 992	250.00
		Robert & Martha Collins - 3724 S Sea Breeze Santa Ana, CA 92704	
1/29/2026	Check 2892	RELENTLESS LAND CARE Inv # 19164	810.00
		60200 - Landscape: Extras - XN5976777	810.00
1/29/2026	Check 2892	RELENTLESS LAND CARE Inv # 19165	125.00
		60200 - Landscape: Extras - 3714 Sea Cliff - White fly Treatment	125.00
<b>Total</b>			<b>72,558.28</b>

# South Coast Shores Homeowners Association

## Cash Disbursement - 1/31/2026

Date	CheckNo	Description	Amount
<b>14310 - Charles Schwab</b>			
1/13/2026	Auto Draft	Charles Schwab - Mgmt Fee to Advisors	262.32
	33600 - General Reserves - Charles Schwab		262.32
1/30/2026	Auto Draft	Charles Schwab - US Treasury Money	17.32
	15010 - Charles Schwab - US Treasury Money - Charles Schwab		17.32
		<b>Total</b>	<b>279.64</b>
<b>14100 - Pacific Premier Bank MMA</b>			
1/9/2026	Check 270	Best Pool Service Llc Inv # 202623919	2,849.46
	33600 - General Reserves - Pool Circ Pump (New) Pentair Intelliflo i3 3hp - 2 Year Warranty		2,849.46
1/23/2026	Check 271	Orange County Block Wall Inv # 20260113	2,475.00
	33600 - General Reserves - Monarch Construction Enterprises Inc. - Wakeham Block Wall Repair - 50% Deposit		2,475.00
		<b>Total</b>	<b>5,324.46</b>

# South Coast Shores Homeowners Association

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

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - Pacific Premier Bank Op x0834		226,623.33	86,489.20	81,772.28	231,340.25
Date	Description		Debit	Credit	Type
01/01/2026	6228405 - Optimum Professional Property Management (OPPM) - Management Fee		-	3,324.00	Invoice
01/01/2026	Batched eCheck		2,400.00	-	Owner Payment
01/01/2026	Batched Credit Distribution		6,412.00	6,412.00	Credit Distribution
01/02/2026	Batched Credit Distribution		2,400.00	2,400.00	Credit Distribution
01/02/2026	Batched Credit Card		802.00	-	Owner Payment
01/02/2026	eCheck		400.00	-	Owner Payment
01/02/2026	Batched Check		5,600.00	-	Owner Payment
01/03/2026	eCheck		400.00	-	Owner Payment
01/04/2026	eCheck		400.00	-	Owner Payment
01/05/2026	Batched eCheck		800.00	-	Owner Payment
01/05/2026	Batched Check		2,800.00	-	Owner Payment
01/05/2026	Batched ACH		40,002.00	-	Owner Payment
01/06/2026	eCheck		400.00	-	Owner Payment
01/06/2026	Credit Card		400.00	-	Owner Payment
01/06/2026	Batched Check		4,000.00	-	Owner Payment
01/07/2026	eCheck		400.00	-	Owner Payment
01/07/2026	Batched Check		2,800.00	-	Owner Payment
01/08/2026	Batched Credit Card		402.00	-	Owner Payment
01/08/2026	Batched Check		2,000.00	-	Owner Payment
01/09/2026	133172 - Patrol Masters Security Services, Inc. - Monthly Patrol Svc		-	1,167.47	Invoice
01/09/2026	369469 - Personal Touch Cleaning And Maintenance Inc - Janitorial		-	971.56	Invoice
01/09/2026	18944 - RELENTLESS LAND CARE - Monthly Landscape Maint		-	16,540.21	Invoice
01/09/2026	992 - Owner Refund - Owner Refund for Acct: 99224605		-	310.64	Invoice
01/09/2026	18945 - RELENTLESS LAND CARE - Monthly Sweeping Svc		-	1,371.50	Invoice
01/09/2026	20251218 - City of Santa Ana - Monthly water		-	481.67	Invoice
01/09/2026	Batched Void Frozen/Blocked Account on ACH ...9576		-	402.00	Void
01/09/2026	29028 - Water Systems Maintenance, Inc. - Lake Service		-	1,985.00	Invoice
01/09/2026	1031799 - Newport Exterminating Inc. - Monthly Rodent Control		-	350.00	Invoice
01/09/2026	Check		400.00	-	Owner Payment
01/09/2026	214091 - C.G. Systems, LLC - Monthly Phone Programming		-	85.00	Invoice
01/12/2026	Batched Check		1,210.00	-	Owner Payment
01/13/2026	Telephone992 - Doorking Inc. - Monthly Telephone		-	204.80	Invoice
01/13/2026	Batched Check		1,600.00	-	Owner Payment
01/14/2026	TLS0719 - Landrum Inc. - Lock Srvc		-	200.00	Invoice
01/14/2026	19055 - RELENTLESS LAND CARE - Dec Plant Fill		-	153.00	Invoice

# South Coast Shores Homeowners Association

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

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10100 - Pacific Premier Bank Op x0834		226,623.33	86,489.20	81,772.28	231,340.25
Date	Description		Debit	Credit	Type
01/14/2026	19065 - RELENTLESS LAND CARE - Irrigation Repairs - 1916 Bay Crest - XN6181808		-	227.00	Invoice
01/14/2026	eCheck		400.00	-	Owner Payment
01/14/2026	Check		1,000.00	-	Owner Payment
01/14/2026	616-000394635 - Republic Services - Monthly Refuse		-	8,127.92	Invoice
01/14/2026	20251230 - SCE - Monthly electric		-	3,083.82	Invoice
01/14/2026	325909 - Severson Plumbing Services Inc. - Main Line Sewer Inspection - XN6180577		-	850.00	Invoice
01/14/2026	20251231 - SoCal Gas - Monthly Gas Bill		-	1,166.99	Invoice
01/14/2026	373878 - Personal Touch Cleaning And Maintenance Inc - Janitorial Supplies - December		-	46.66	Invoice
01/14/2026	166792 - Tri-county Lighting Services Corp - XN6072994 -Light Repairs between 2025 and 2019 West Wind		-	662.45	Invoice
01/14/2026	166793 - Tri-county Lighting Services Corp - XN6080356 - Light Repairs at the East dock		-	165.48	Invoice
01/14/2026	214195 - C.G. Systems, LLC - Quarterly gate PMC		-	732.69	Invoice
01/14/2026	Misc. Deposit		261.20	-	GL Entry
01/14/2026	992 - Owner Refund - Owner Refund for Acct: 99227181		-	196.76	Invoice
01/14/2026	202624783 - Best Pool Service Llc - December chemicals		-	186.71	Invoice
01/15/2026	eCheck		400.00	-	Owner Payment
01/16/2026	Transfer to Pacific Premier Bank MMA		-	11,250.00	Transfer
01/20/2026	eCheck		400.00	-	Owner Payment
01/21/2026	214656 - C.G. Systems, LLC - Gate Repairs - XN6288734		-	266.25	Invoice
01/21/2026	18752 - RELENTLESS LAND CARE - Monthly Street Sweeping - November		-	1,371.50	Invoice
01/21/2026	214400 - C.G. Systems, LLC - Mag Lock - Replaced		-	975.44	Invoice
01/21/2026	eCheck		400.00	-	Owner Payment
01/21/2026	54895 - Optimum Professional Property Management (OPPM) - administration		-	151.00	Invoice
01/21/2026	19143 - RELENTLESS LAND CARE - 3701 Sea Cliff		-	1,500.00	Invoice
01/21/2026	29043 - Water Systems Maintenance, Inc. - Pump Srvc at Lake		-	946.14	Invoice
01/21/2026	54895 - Optimum Professional Property Management (OPPM) - fees		-	30.00	Invoice
01/21/2026	54895 - Optimum Professional Property Management (OPPM) - supplies		-	337.52	Invoice
01/21/2026	213247 - C.G. Systems, LLC - Gate #2 Srvc Call		-	733.50	Invoice
01/23/2026	Batched Check		2,000.00	-	Owner Payment
01/26/2026	Batched Check		800.00	-	Owner Payment
01/27/2026	Check		400.00	-	Owner Payment
01/28/2026	92140 - LaBarre and Oksnee Insurance Agency, Inc - 7 of 7		-	4,277.62	Invoice

# South Coast Shores Homeowners Association

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

	Beginning Balance	Current Debit	Current Credit	Ending Balance
10100 - Pacific Premier Bank Op x0834	226,623.33	86,489.20	81,772.28	231,340.25

Date	Description	Debit	Credit	Type
01/28/2026	49949 - Cane & Harkins LLP - Legal Srvc	-	2,955.48	Invoice
01/28/2026	4474 - Tri-Star Construction And Rest - 2024 Summer Wind - Leak Inspection	-	625.00	Invoice
01/28/2026	4209 - Tri-Star Construction And Rest - Trash Enclosure Repair	-	1,650.00	Invoice
01/28/2026	4278 - Tri-Star Construction And Rest - Trash Enclosure Repair - XN5596154	-	1,650.00	Invoice
01/28/2026	eCheck	1,600.00	-	Owner Payment
01/28/2026	Check	400.00	-	Owner Payment
01/28/2026	202625350 - Best Pool Service Llc - Pool Supplies	-	62.50	Invoice
01/29/2026	19165 - RELENTLESS LAND CARE - 3714 Sea Cliff - White fly Treatment	-	125.00	Invoice
01/29/2026	19164 - RELENTLESS LAND CARE - XN5976777	-	810.00	Invoice
01/29/2026	992 - Owner Refund - Owner Refund for Acct: 99224357	-	250.00	Invoice
01/29/2026	Check	400.00	-	Owner Payment
01/30/2026	Batched Check	1,200.00	-	Owner Payment
01/31/2026	Batched eCheck	800.00	-	Owner Payment

11150 - Accounts Receivable	2,220.83	74,729.27	75,578.53	1,371.57
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Date	Description	Debit	Credit	Type
01/01/2026	Batched Late Interest	8.08	-	Owner Charge
01/01/2026	Batched Monthly Assessment	72,800.00	-	Owner Charge
01/01/2026	Batched eCheck	-	1,600.00	Owner Payment
01/01/2026	Batched Credit Distribution	-	6,412.00	Credit Distribution
01/02/2026	Batched Credit Distribution	-	2,400.00	Credit Distribution
01/02/2026	eCheck	-	400.00	Owner Payment
01/02/2026	Batched Credit Card	-	802.00	Owner Payment
01/02/2026	Batched Check	-	5,600.00	Owner Payment
01/03/2026	eCheck	-	400.00	Owner Payment
01/04/2026	eCheck	-	400.00	Owner Payment
01/05/2026	Batched Check	-	2,800.00	Owner Payment
01/05/2026	Batched eCheck	-	800.00	Owner Payment
01/05/2026	Batched ACH	-	40,002.00	Owner Payment
01/06/2026	Credit Card	-	400.00	Owner Payment
01/06/2026	eCheck	-	400.00	Owner Payment
01/06/2026	Batched Check	-	2,000.00	Owner Payment
01/07/2026	eCheck	-	400.00	Owner Payment
01/07/2026	Batched Check	-	2,800.00	Owner Payment
01/08/2026	Credit Card	-	388.00	Owner Payment

# South Coast Shores Homeowners Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
11150 - Accounts Receivable	2,220.83	74,729.27	75,578.53	1,371.57

Date	Description		Debit	Credit	Type
01/08/2026	Batched	Check	-	1,600.00	Owner Payment
01/09/2026	Batched	Void Frozen/Blocked Account on ACH ...9576	402.00	-	Void
01/09/2026		Check	-	400.00	Owner Payment
01/12/2026		Writeoff Miscellaneous Administration Reimbursement	-	196.76	Writeoff
01/12/2026		Refund Check Miscellaneous Administration Reimbursement	196.76	-	Refund Check
01/12/2026	Batched	Check	-	1,210.00	Owner Payment
01/13/2026		Work Order Reimbursement Relentless Land Care Invoice #6734E	1,000.00	-	Owner Charge
01/13/2026	Batched	Check	-	1,200.00	Owner Payment
01/14/2026		eCheck	-	400.00	Owner Payment
01/14/2026		Check	-	1,000.00	Owner Payment
01/16/2026	Batched	Late Fee	20.00	-	Owner Charge
01/23/2026	Batched	Check	-	1,265.34	Owner Payment
01/28/2026		Writeoff Common Area Maintenance Reimbursement	-	250.00	Writeoff
01/28/2026		Refund Check Common Area Maintenance Reimbursement	250.00	-	Refund Check
01/29/2026		Writeoff Swans Reimbursement	-	52.43	Writeoff
01/29/2026		Refund Check Swans Reimbursement	52.43	-	Refund Check

11190 - Less Allowance For Past Due Accts	-604.57	-	-	-604.57
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Date	Description		Debit	Credit	Type
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14100 - Pacific Premier Bank MMA x1195	169,288.75	11,301.45	5,324.46	175,265.74
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Date	Description		Debit	Credit	Type
01/09/2026	202623919 - Best Pool Service Llc - Pool Circ Pump (New) Pentair Intelliflo i3 3hp - 2 Year Warranty		-	2,849.46	Invoice
01/16/2026	Transfer from Pacific Premier Bank Op		11,250.00	-	Transfer
01/23/2026	20260113 - Monarch Construction Enterprises Inc. - Wakeham Block Wall Repair - 50% Deposit		-	2,475.00	Invoice
01/23/2026	January Interest		41.37	-	GL Entry
01/30/2026	January Interest		10.08	-	GL Entry

14200 - FCB MMA x1224	137,787.59	21.38	-	137,808.97
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Date	Description		Debit	Credit	Type
01/01/2026	January Interest		21.38	-	GL Entry

# South Coast Shores Homeowners Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
14310 - Charles Schwab MMA	0.00	279.64	279.64	0.00

Date	Description	Debit	Credit	Type
01/01/2026	January Interest	16.43	-	GL Entry
01/09/2026	US Treasury Money Redemption	262.21	-	GL Entry
01/13/2026	US Treasury Money Redemption	1.00	-	GL Entry
01/13/2026	Charles Schwab	-	262.32	Invoice
01/30/2026	Charles Schwab	-	17.32	Invoice

15010 - Charles Schwab - US Treasury Money	5,911.29	17.32	263.21	5,665.40
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Date	Description	Debit	Credit	Type
01/09/2026	US Treasury Money Redemption	-	262.21	GL Entry
01/13/2026	US Treasury Money Redemption	-	1.00	GL Entry
01/30/2026	Charles Schwab	17.32	-	Invoice

15050 - First Foundation x7973 Mat.03-01-2026 3.440 % 13mths	174,145.41	147.23	-	174,292.64
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Date	Description	Debit	Credit	Type
01/01/2026	January Interest	147.23	-	GL Entry

15055 - Alliance x2689 Mat. 07-17-2026 4.4% 11mths	107,224.10	353.34	-	107,577.44
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Date	Description	Debit	Credit	Type
01/01/2026	January Interest	353.34	-	GL Entry

15070 - First Foundation x7797 Mat. 12-14-2026 12mths	106,509.49	90.04	-	106,599.53
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Date	Description	Debit	Credit	Type
01/01/2026	January Interest	90.04	-	GL Entry

15097 - First Foundation x5354 Mat. 03-17-2026 3.92% 9mths	58,218.49	194.24	-	58,412.73
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Date	Description	Debit	Credit	Type
01/01/2026	January Interest	194.24	-	GL Entry

# South Coast Shores Homeowners Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
15098 - Charles Schwab - US Treasury Bill Mat. 05-31-2026 4.03% 9mths	120,171.10	-	-	120,171.10

Date	Description	Debit	Credit	Type
20100 - Accounts Payable		-310.64	757.40	499.19
				-52.43

Date	Description	Debit	Credit	Type
01/09/2026	992 - Owner Refund - Owner Refund for Acct: 99224605	310.64	-	Invoice
01/12/2026	Refund Check Miscellaneous Administration Reimbursement	-	196.76	Refund Check
01/14/2026	992 - Owner Refund - Owner Refund for Acct: 99227181	196.76	-	Invoice
01/28/2026	Refund Check Common Area Maintenance Reimbursement	-	250.00	Refund Check
01/29/2026	Refund Check Swans Reimbursement	-	52.43	Refund Check
01/29/2026	992 - Owner Refund - Owner Refund for Acct: 99224357	250.00	-	Invoice

20200 - Accrued Expenses	246.20	-	261.20	-15.00
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Date	Description	Debit	Credit	Type
01/14/2026	Misc. Deposit	-	261.20	GL Entry

21120 - Deposits: Clubhouse	-1,175.00	-	-	-1,175.00
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Date	Description	Debit	Credit	Type
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21500 - Prepaid Assessments	-10,809.55	8,812.00	11,148.66	-13,146.21
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Date	Description	Debit	Credit	Type
01/01/2026	Batched eCheck	-	800.00	Owner Payment
01/01/2026	Batched Credit Distribution	6,412.00	-	Credit Distribution
01/02/2026	Batched Credit Distribution	2,400.00	-	Credit Distribution
01/06/2026	Check	-	2,000.00	Owner Payment
01/08/2026	Credit Card	-	14.00	Owner Payment
01/08/2026	Check	-	400.00	Owner Payment
01/13/2026	Check	-	400.00	Owner Payment
01/15/2026	eCheck	-	400.00	Owner Payment
01/20/2026	eCheck	-	400.00	Owner Payment
01/21/2026	eCheck	-	400.00	Owner Payment
01/23/2026	Check	-	734.66	Owner Payment
01/26/2026	Batched Check	-	800.00	Owner Payment
01/27/2026	Check	-	400.00	Owner Payment
01/28/2026	eCheck	-	1,600.00	Owner Payment
01/28/2026	Check	-	400.00	Owner Payment

# South Coast Shores Homeowners Association

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

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
21500 - Prepaid Assessments		-10,809.55	8,812.00	11,148.66	-13,146.21
Date	Description		Debit	Credit	Type
01/29/2026	Check		-	400.00	Owner Payment
01/30/2026	Batched Check		-	1,200.00	Owner Payment
01/31/2026	Batched eCheck		-	800.00	Owner Payment
33600 - General Reserves		-870,246.37	5,586.78	11,250.00	-875,909.59
Date	Description		Debit	Credit	Type
01/09/2026	202623919 - Best Pool Service Llc - Pool Circ Pump (New) Pentair Intelliflo i3 3hp - 2 Year Warranty		2,849.46	-	Invoice
01/13/2026	Charles Schwab		262.32	-	Invoice
01/16/2026	Monthly Reserve Contribution		-	11,250.00	GL Entry
01/23/2026	20260113 - Monarch Construction Enterprises Inc. - Wakeham Block Wall Repair - 50% Deposit		2,475.00	-	Invoice
38990 - Interest		-9,009.85	-	874.11	-9,883.96
Date	Description		Debit	Credit	Type
01/01/2026	Batched January Interest		-	822.66	GL Entry
01/23/2026	January Interest		-	41.37	GL Entry
01/30/2026	January Interest		-	10.08	GL Entry
39900 - Prior Year Surplus (Deficit)		-282,751.14	-	-	-282,751.14
Date	Description		Debit	Credit	Type
40100 - Assessments		-436,800.00	-	72,800.00	-509,600.00
Date	Description		Debit	Credit	Type
01/01/2026	Batched Monthly Assessment		-	72,800.00	Owner Charge
40500 - Clubhouse Rental		-2,000.00	-	-	-2,000.00
Date	Description		Debit	Credit	Type
40600 - Collection Fees		-150.00	-	-	-150.00
Date	Description		Debit	Credit	Type

# South Coast Shores Homeowners Association

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

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
40800 - Interest Charges		-17.87	-	8.08	-25.95
Date	Description		Debit	Credit	Type
01/01/2026	Batched Late Interest		-	8.08	Owner Charge
40900 - Key Fees		-25.00	-	-	-25.00
Date	Description		Debit	Credit	Type
41000 - Late Charges		-70.00	-	20.00	-90.00
Date	Description		Debit	Credit	Type
01/16/2026	Batched Late Fee		-	20.00	Owner Charge
41375 - Owner Work Order Reimb.		-2,465.00	-	1,000.00	-3,465.00
Date	Description		Debit	Credit	Type
01/13/2026	Work Order Reimbursement Relentless Land Care Invoice #6734E		-	1,000.00	Owner Charge
41600 - Transmitters		-330.00	-	-	-330.00
Date	Description		Debit	Credit	Type
44010 - Interest Income		-10,599.30	-	874.11	-11,473.41
Date	Description		Debit	Credit	Type
01/01/2026	Batched January Interest		-	822.66	GL Entry
01/23/2026	January Interest		-	41.37	GL Entry
01/30/2026	January Interest		-	10.08	GL Entry
50200 - Electricity		26,956.23	3,083.82	-	30,040.05
Date	Description		Debit	Credit	Type
01/14/2026	20251230 - SCE - Monthly electric		3,083.82	-	Invoice
50300 - Gas		6,464.72	1,166.99	-	7,631.71
Date	Description		Debit	Credit	Type
01/14/2026	20251231 - SoCal Gas - Monthly Gas Bill		1,166.99	-	Invoice
50400 - Refuse Removal		48,664.71	8,127.92	-	56,792.63
Date	Description		Debit	Credit	Type

# South Coast Shores Homeowners Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
50400 - Refuse Removal	48,664.71	8,127.92	-	56,792.63
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/14/2026	616-000394635 - Republic Services - Monthly Refuse	8,127.92	-	Invoice
50700 - Telephone - Entry Gates	1,078.80	204.80	-	1,283.60
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/13/2026	Telephone992 - Doorking Inc. - Monthly Telephone	204.80	-	Invoice
50800 - Water	2,826.49	481.67	-	3,308.16
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/09/2026	20251218 - City of Santa Ana - Monthly water	481.67	-	Invoice
55100 - Pool / Spa: Service Contract	5,061.10	-	-	5,061.10
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
55300 - Pool / Spa: Supplies	7,825.09	249.21	-	8,074.30
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/14/2026	202624783 - Best Pool Service Llc - December chemicals	186.71	-	Invoice
01/28/2026	202625350 - Best Pool Service Llc - Pool Supplies	62.50	-	Invoice
55500 - Health Department Fees	858.00	-	-	858.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
60100 - Landscape: Service Contract	98,453.63	16,540.21	-	114,993.84
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/09/2026	18944 - RELENTLESS LAND CARE - Monthly Landscape Maint	16,540.21	-	Invoice
60200 - Landscape: Extras	18,825.50	2,588.00	-	21,413.50
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/14/2026	19055 - RELENTLESS LAND CARE - Dec Plant Fill	153.00	-	Invoice
01/21/2026	19143 - RELENTLESS LAND CARE - 3701 Sea Cliff	1,500.00	-	Invoice
01/29/2026	19164 - RELENTLESS LAND CARE - XN5976777	810.00	-	Invoice
01/29/2026	19165 - RELENTLESS LAND CARE - 3714 Sea Cliff - White fly Treatment	125.00	-	Invoice

# South Coast Shores Homeowners Association

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

	Beginning Balance	Current Debit	Credit	Ending Balance
60800 - Irrigation: Repairs / Maintenance	13,362.00	227.00	-	13,589.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/14/2026	19065 - RELENTLESS LAND CARE - Irrigation Repairs - 1916 Bay Crest - XN6181808	227.00	-	Invoice
61075 - Swans	120.68	52.43	-	173.11
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/29/2026	Writeoff Swans Reimbursement	52.43	-	Writeoff
61100 - Tree Trimming	6,920.00	-	-	6,920.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
70100 - Access Gate Repairs	1,576.02	2,792.88	-	4,368.90
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/09/2026	214091 - C.G. Systems, LLC - Monthly Phone Programming	85.00	-	Invoice
01/14/2026	214195 - C.G. Systems, LLC - Quarterly gate PMC	732.69	-	Invoice
01/21/2026	214400 - C.G. Systems, LLC - Mag Lock - Replaced	975.44	-	Invoice
01/21/2026	214656 - C.G. Systems, LLC - Gate Repairs - XN6288734	266.25	-	Invoice
01/21/2026	213247 - C.G. Systems, LLC - Gate #2 Srvc Call	733.50	-	Invoice
70600 - Common Area: Maintenance	6,964.62	5,025.00	-	11,989.62
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/14/2026	325909 - Severson Plumbing Services Inc. - Main Line Sewer Inspection - XN6180577	850.00	-	Invoice
01/28/2026	Writeoff Common Area Maintenance Reimbursement	250.00	-	Writeoff
01/28/2026	4278 - Tri-Star Construction And Rest - Trash Enclosure Repair - XN5596154	1,650.00	-	Invoice
01/28/2026	4209 - Tri-Star Construction And Rest - Trash Enclosure Repair	1,650.00	-	Invoice
01/28/2026	4474 - Tri-Star Construction And Rest - 2024 Summer Wind - Leak Inspection	625.00	-	Invoice
71400 - Fire Safety	100.73	-	-	100.73
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
72500 - Janitorial: Service Contract	5,402.76	971.56	-	6,374.32
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# South Coast Shores Homeowners Association

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

	Beginning Balance	Current Debit	Current Credit	Ending Balance
72500 - Janitorial: Service Contract	5,402.76	971.56	-	6,374.32
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/09/2026	369469 - Personal Touch Cleaning And Maintenance Inc - Janitorial	971.56	-	Invoice
72600 - Janitorial: Supplies/Extras	231.83	46.66	-	278.49
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/14/2026	373878 - Personal Touch Cleaning And Maintenance Inc - Janitorial Supplies - December	46.66	-	Invoice
72700 - Keys & Locks	555.14	200.00	-	755.14
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/14/2026	TLS0719 - Landrum Inc. - Lock Srvc	200.00	-	Invoice
72900 - Lighting: Repairs / Supplies	5,981.99	827.93	-	6,809.92
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/14/2026	166793 - Tri-county Lighting Services Corp - XN6080356 - Light Repairs at the East dock	165.48	-	Invoice
01/14/2026	166792 - Tri-county Lighting Services Corp - XN6072994 -Light Repairs between 2025 and 2019 West Wind	662.45	-	Invoice
73200 - Patrol Service	5,837.35	1,167.47	-	7,004.82
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/09/2026	133172 - Patrol Masters Security Services, Inc. - Monthly Patrol Svc	1,167.47	-	Invoice
73300 - Pest & Rodent Control: Contract	1,900.00	350.00	-	2,250.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/09/2026	1031799 - Newport Exterminating Inc. - Monthly Rodent Control	350.00	-	Invoice
74600 - Street Sweeping	6,804.75	2,743.00	-	9,547.75
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/09/2026	18945 - RELENTLESS LAND CARE - Monthly Sweeping Svc	1,371.50	-	Invoice
01/21/2026	18752 - RELENTLESS LAND CARE - Monthly Street Sweeping - November	1,371.50	-	Invoice

# South Coast Shores Homeowners Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
74915 - Waterscape Maintenance	13,165.50	2,931.14	-	16,096.64
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/09/2026	29028 - Water Systems Maintenance, Inc. - Lake Service	1,985.00	-	Invoice
01/21/2026	29043 - Water Systems Maintenance, Inc. - Pump Srvc at Lake	946.14	-	Invoice
80400 - Audit / Tax Returns	1,475.00	-	-	1,475.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
80500 - Collection / Bad Debt Expense	-161.60	-	-	-161.60
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
80600 - Bank Charges	25.00	-	-	25.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
80700 - Collection Expenses	57.41	30.00	-	87.41
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/21/2026	54895 - Optimum Professional Property Management (OPPM) - fees	30.00	-	Invoice
81200 - Insurance	49,791.76	4,277.62	-	54,069.38
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/28/2026	92140 - LaBarre and Oksnee Insurance Agency, Inc - 7 of 7	4,277.62	-	Invoice
81900 - Legal Service	0.00	2,955.48	-	2,955.48
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/28/2026	49949 - Cane & Harkins LLP - Legal Srvc	2,955.48	-	Invoice
82600 - Printing / Mailing / Supplies	1,301.50	337.52	-	1,639.02
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
01/21/2026	54895 - Optimum Professional Property Management (OPPM) - supplies	337.52	-	Invoice
82700 - Professional Management: Contract	16,620.00	3,324.00	-	19,944.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# South Coast Shores Homeowners Association

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

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
82700 - Professional Management: Contract		16,620.00	3,324.00	-	19,944.00
Date	Description		Debit	Credit	Type
01/01/2026	6228405 - Optimum Professional Property Management (OPPM) - Management Fee		3,324.00	-	Invoice
82800 - Miscellaneous Administration		1,239.64	347.76	-	1,587.40
Date	Description		Debit	Credit	Type
01/12/2026	Writeoff Miscellaneous Administration Reimbursement		196.76	-	Writeoff
01/21/2026	54895 - Optimum Professional Property Management (OPPM) - administration		151.00	-	Invoice
83000 - Reserve Study		985.00	-	-	985.00
Date	Description		Debit	Credit	Type
83100 - Tax: Federal		5,616.00	-	-	5,616.00
Date	Description		Debit	Credit	Type
83200 - Tax: State		2,335.00	-	-	2,335.00
Date	Description		Debit	Credit	Type
93600 - General Reserves		144,785.51	11,250.00	-	156,035.51
Date	Description		Debit	Credit	Type
01/16/2026	Monthly Reserve Contribution		11,250.00	-	GL Entry
98990 - Interest		9,009.85	874.11	-	9,883.96
Date	Description		Debit	Credit	Type
01/01/2026	Batched January Interest		822.66	-	GL Entry
01/23/2026	January Interest		41.37	-	GL Entry
01/30/2026	January Interest		10.08	-	GL Entry
<b>Net Total</b>		<b>0.00</b>	<b>261,953.47</b>	<b>261,953.47</b>	<b>0.00</b>

# South Coast Shores Homeowners Association

## Bank Account Reconciliation for Period 1/31/2026

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Pacific Premier Bank Op	242,100.37	-10,760.12	231,340.25	231,340.25	Balanced
Alliance Association Bank	107,577.44	0.00	107,577.44	107,577.44	Balanced
First Foundation Bank	174,292.64	0.00	174,292.64	174,292.64	Balanced
First Foundation Bank	106,599.53	0.00	106,599.53	106,599.53	Balanced
First Foundation	58,412.73	0.00	58,412.73	58,412.73	Balanced
FCB MMA	137,808.97	0.00	137,808.97	137,808.97	Balanced
Charles Schwab	0.00	0.00	0.00	0.00	Balanced
Pacific Premier Bank MMA	175,265.74	0.00	175,265.74	175,265.74	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
<b>Pacific Premier Bank Op</b>			
12/23/2025		2871	-250.00
1/9/2026		2874	-310.64
1/21/2026	RELENTLESS LAND CARE	2886	-1,500.00
1/21/2026	RELENTLESS LAND CARE	2886	-1,371.50
1/28/2026	Tri-Star Construction And Restoration Services, Inc	2888	-1,650.00
1/28/2026	David Cane & James Harkins	2889	-2,955.48
1/28/2026	Tri-Star Construction And Restoration Services, Inc	2888	-625.00
1/28/2026	Best Pool Service Llc	2890	-62.50
1/28/2026	Tri-Star Construction And Restoration Services, Inc	2888	-1,650.00
1/29/2026		2891	-250.00
1/29/2026	RELENTLESS LAND CARE	2892	-810.00
1/29/2026	RELENTLESS LAND CARE	2892	-125.00
1/31/2026	Acct: 99245537 eCheck		400.00
1/31/2026	Acct: 99245992 eCheck		400.00
<b>Total Pacific Premier Bank Op</b>			<b>-10,760.12</b>

### Reconciled Items

Date	Description	Check No	Amount
<b>Pacific Premier Bank Op</b>			

# South Coast Shores Homeowners Association

## Bank Account Reconciliation for Period 1/31/2026

Date	Description	Check No	Amount
12/31/2025	Acct: 99245537 eCheck		400.00
12/31/2025	Acct: 99254461 eCheck		400.00
1/1/2026	Acct: 99224387 eCheck		400.00
1/1/2026	Acct: 99224351 eCheck		400.00
1/1/2026	Acct: 99227232 eCheck		400.00
1/1/2026	Acct: 99224362 eCheck		400.00
1/1/2026	Acct: 99262993 eCheck		400.00
1/1/2026	Acct: 99224471 eCheck		400.00
1/2/2026	Acct: 99224347 CC		802.00
1/2/2026	Acct: 99224357 eCheck		400.00
1/2/2026	Lockbox - Klik Check		2,400.00
1/2/2026	Lockbox - Klik ACH		3,200.00
1/3/2026	Acct: 99247274 eCheck		400.00
1/4/2026	Acct: 99237859 eCheck		400.00
1/5/2026	Acct: 99224517 ACH	ACH	400.00
1/5/2026	Acct: 99224520 ACH	ACH	400.00
1/5/2026	Acct: 99224524 ACH	ACH	400.00
1/5/2026	Acct: 99224531 ACH	ACH	400.00
1/5/2026	Acct: 99224533 ACH	ACH	400.00
1/5/2026	Acct: 99224543 ACH	ACH	400.00
1/5/2026	Acct: 99224273 ACH	ACH	400.00
1/5/2026	Acct: 99224548 ACH	ACH	400.00
1/5/2026	Acct: 99224284 ACH	ACH	400.00
1/5/2026	Acct: 99224549 ACH	ACH	400.00
1/5/2026	Acct: 99224290 ACH	ACH	400.00
1/5/2026	Acct: 99224563 ACH	ACH	400.00
1/5/2026	Acct: 99224296 ACH	ACH	400.00
1/5/2026	Acct: 99224569 ACH	ACH	400.00
1/5/2026	Acct: 99224300 ACH	ACH	400.00
1/5/2026	Acct: 99224574 ACH	ACH	400.00
1/5/2026	Acct: 99224308 ACH	ACH	400.00
1/5/2026	Acct: 99224575 ACH	ACH	400.00
1/5/2026	Acct: 99224319 ACH	ACH	400.00
1/5/2026	Acct: 99224589 ACH	ACH	400.00
1/5/2026	Acct: 99224323 ACH	ACH	400.00
1/5/2026	Acct: 99224592 ACH	ACH	400.00
1/5/2026	Acct: 99224330 ACH	ACH	400.00
1/5/2026	Acct: 99224595 ACH	ACH	400.00
1/5/2026	Acct: 99224335 ACH	ACH	400.00
1/5/2026	Acct: 99224599 ACH	ACH	400.00
1/5/2026	Acct: 99224336 ACH	ACH	400.00
1/5/2026	Acct: 99224612 ACH	ACH	400.00

# South Coast Shores Homeowners Association

## Bank Account Reconciliation for Period 1/31/2026

Date	Description	Check No	Amount
1/5/2026	Acct: 99224662 ACH	ACH	400.00
1/5/2026	Acct: 99224349 ACH	ACH	400.00
1/5/2026	Acct: 99224358 ACH	ACH	400.00
1/5/2026	Acct: 99224666 ACH	ACH	400.00
1/5/2026	Acct: 99225468 ACH	ACH	400.00
1/5/2026	Acct: 99224363 ACH	ACH	400.00
1/5/2026	Acct: 99225775 ACH	ACH	400.00
1/5/2026	Acct: 99224370 ACH	ACH	400.00
1/5/2026	Acct: 99225863 ACH	ACH	400.00
1/5/2026	Acct: 99224372 ACH	ACH	400.00
1/5/2026	Acct: 99225990 ACH	ACH	400.00
1/5/2026	Acct: 99224378 ACH	ACH	400.00
1/5/2026	Acct: 99224380 ACH	ACH	400.00
1/5/2026	Acct: 99227181 ACH	ACH	400.00
1/5/2026	Acct: 99224384 ACH	ACH	400.00
1/5/2026	Acct: 99227353 ACH	ACH	400.00
1/5/2026	Acct: 99224386 ACH	ACH	400.00
1/5/2026	Acct: 99229854 ACH	ACH	400.00
1/5/2026	Acct: 99224390 ACH	ACH	400.00
1/5/2026	Acct: 99230534 ACH	ACH	400.00
1/5/2026	Acct: 99224398 ACH	ACH	400.00
1/5/2026	Acct: 99232666 ACH	ACH	400.00
1/5/2026	Acct: 99224399 ACH	ACH	400.00
1/5/2026	Acct: 99236494 ACH	ACH	400.00
1/5/2026	Acct: 99224402 ACH	ACH	400.00
1/5/2026	Acct: 99239397 ACH	ACH	400.00
1/5/2026	Acct: 99224404 ACH	ACH	400.00
1/5/2026	Acct: 99241017 ACH	ACH	400.00
1/5/2026	Acct: 99224405 ACH	ACH	400.00
1/5/2026	Acct: 99242586 ACH	ACH	400.00
1/5/2026	Acct: 99224407 ACH	ACH	400.00
1/5/2026	Acct: 99246194 ACH	ACH	400.00
1/5/2026	Acct: 99224408 ACH	ACH	400.00
1/5/2026	Acct: 99250419 ACH	ACH	400.00
1/5/2026	Acct: 99224409 ACH	ACH	400.00
1/5/2026	Acct: 99252481 ACH	ACH	400.00
1/5/2026	Acct: 99224413 ACH	ACH	400.00
1/5/2026	Acct: 99252880 ACH	ACH	400.00
1/5/2026	Acct: 99224414 ACH	ACH	400.00
1/5/2026	Acct: 99254489 ACH	ACH	402.00
1/5/2026	Acct: 99224416 ACH	ACH	400.00
1/5/2026	Acct: 99254858 ACH	ACH	400.00

# South Coast Shores Homeowners Association

## Bank Account Reconciliation for Period 1/31/2026

Date	Description	Check No	Amount
1/5/2026	Acct: 99224417 ACH	ACH	400.00
1/5/2026	Acct: 99257699 ACH	ACH	400.00
1/5/2026	Acct: 99224421 ACH	ACH	400.00
1/5/2026	Acct: 99257933 ACH	ACH	400.00
1/5/2026	Acct: 99224423 ACH	ACH	400.00
1/5/2026	Acct: 99259054 ACH	ACH	400.00
1/5/2026	Acct: 99224426 ACH	ACH	400.00
1/5/2026	Acct: 99259309 ACH	ACH	400.00
1/5/2026	Acct: 99263561 ACH	ACH	400.00
1/5/2026	Acct: 99224428 ACH	ACH	400.00
1/5/2026	Acct: 99264827 ACH	ACH	400.00
1/5/2026	Acct: 99224434 ACH	ACH	400.00
1/5/2026	Acct: 99264849 ACH	ACH	400.00
1/5/2026	Acct: 99224435 ACH	ACH	400.00
1/5/2026	Acct: 99224440 ACH	ACH	400.00
1/5/2026	Acct: 99224443 ACH	ACH	400.00
1/5/2026	Acct: 99224445 ACH	ACH	400.00
1/5/2026	Acct: 99224448 ACH	ACH	400.00
1/5/2026	Acct: 99224449 ACH	ACH	400.00
1/5/2026	Acct: 99224453 ACH	ACH	400.00
1/5/2026	Acct: 99224463 ACH	ACH	400.00
1/5/2026	Acct: 99224468 ACH	ACH	400.00
1/5/2026	Acct: 99224473 ACH	ACH	400.00
1/5/2026	Acct: 99224478 ACH	ACH	400.00
1/5/2026	Acct: 99224487 ACH	ACH	400.00
1/5/2026	Acct: 99224491 ACH	ACH	400.00
1/5/2026	Acct: 99224492 ACH	ACH	400.00
1/5/2026	Acct: 99224497 ACH	ACH	400.00
1/5/2026	Acct: 99224500 ACH	ACH	400.00
1/5/2026	Acct: 99224512 ACH	ACH	400.00
1/5/2026	Acct: 99228677 eCheck		400.00
1/5/2026	Acct: 99224306 eCheck		400.00
1/5/2026	Lockbox - Klik Check		800.00
1/5/2026	Lockbox - Klik ACH		2,000.00
1/6/2026	Acct: 99224410 CC		400.00
1/6/2026	Acct: 99230522 eCheck		400.00
1/6/2026	Lockbox - Klik Check		2,800.00
1/6/2026	Lockbox - Klik ACH		1,200.00
1/7/2026	Acct: 99224383 eCheck		400.00
1/7/2026	Lockbox - Klik Check		1,200.00
1/7/2026	Lockbox - Klik ACH		1,600.00
1/8/2026	Acct: 99261962 CC		402.00

# South Coast Shores Homeowners Association

## Bank Account Reconciliation for Period 1/31/2026

Date	Description	Check No	Amount
1/8/2026	Lockbox - Klik Check		800.00
1/8/2026	Lockbox - Klik ACH		1,200.00
1/9/2026	Lockbox - Klik ACH		400.00
1/12/2026	Lockbox - Klik Check		810.00
1/12/2026	Lockbox - Klik ACH		400.00
1/13/2026	Lockbox - Klik ACH		1,600.00
1/14/2026	Acct: 99224588 eCheck		400.00
1/14/2026	Lockbox - Klik Check		1,000.00
1/14/2026	Misc. Deposit	1175	261.20
1/15/2026	Acct: 99224279 eCheck		400.00
1/20/2026	Acct: 99224429 eCheck		400.00
1/21/2026	Acct: 99230522 eCheck		400.00
1/23/2026	Lockbox - Klik Check		2,000.00
1/26/2026	Lockbox - Klik Check		400.00
1/26/2026	Lockbox - Klik ACH		400.00
1/27/2026	Lockbox - Klik ACH		400.00
1/28/2026	Acct: 99224506 eCheck		1,600.00
1/28/2026	Lockbox - Klik ACH		400.00
1/29/2026	Lockbox - Klik ACH		400.00
1/30/2026	Lockbox - Klik Check		400.00
1/30/2026	Lockbox - Klik ACH		800.00
12/1/2025	LaBarre and Oksnee Insurance Agency, Inc		-4,277.61
12/15/2025	Foresight Financial Services of California	2865	-985.00
12/23/2025	RELENTLESS LAND CARE	2870	-1,021.50
12/23/2025	RELENTLESS LAND CARE	2870	-617.50
12/23/2025	RELENTLESS LAND CARE	2870	-250.00
12/23/2025	RELENTLESS LAND CARE	2870	-195.00
12/23/2025	RELENTLESS LAND CARE	2870	-621.00
12/23/2025	Best Pool Service Llc	2872	-62.50
12/23/2025	Water Systems Maintenance, Inc.	2873	-250.00
12/31/2025	Transfer to FCB MMA - Transfer from Comerica Bank Closure to FCB MMA		-77,285.51
1/1/2026	Optimum Professional Property Management (OPPM)	ACH	-3,324.00
1/9/2026	Water Systems Maintenance, Inc.	2875	-1,985.00
1/9/2026	Newport Exterminating	2876	-350.00
1/9/2026	RELENTLESS LAND CARE	2877	-16,540.21
1/9/2026	California Gate & Entry Systems	ACH	-85.00
1/9/2026	Patrol Masters Security Services, Inc.	2878	-1,167.47
1/9/2026	RELENTLESS LAND CARE	2877	-1,371.50
1/9/2026	City of Santa Ana		-481.67
1/9/2026	Personal Touch Cleaning And Maintenance Inc	ACH	-971.56
1/9/2026	Acct: 99254489 ACH ...9576		-402.00
1/13/2026	Doorking Inc. - Monthly Telephone		-204.80

# South Coast Shores Homeowners Association

## Bank Account Reconciliation for Period 1/31/2026

Date	Description	Check No	Amount
1/14/2026	SoCal Gas		-1,166.99
1/14/2026	Republic Services	2879	-8,127.92
1/14/2026	SCE		-3,083.82
1/14/2026		2880	-196.76
1/14/2026	Tri-county Lighting Services Corp	2881	-662.45
1/14/2026	Severson Plumbing Services Inc	2882	-850.00
1/14/2026	Tustin Lock and Safe	2883	-200.00
1/14/2026	Personal Touch Cleaning And Maintenance Inc	ACH	-46.66
1/14/2026	Best Pool Service Llc	2884	-186.71
1/14/2026	RELENTLESS LAND CARE	2885	-153.00
1/14/2026	Tri-county Lighting Services Corp	2881	-165.48
1/14/2026	RELENTLESS LAND CARE	2885	-227.00
1/14/2026	California Gate & Entry Systems	ACH	-732.69
1/16/2026	Transfer to Pacific Premier Bank MMA		-11,250.00
1/21/2026	California Gate & Entry Systems	ACH	-975.44
1/21/2026	California Gate & Entry Systems	ACH	-266.25
1/21/2026	California Gate & Entry Systems	ACH	-733.50
1/21/2026	Optimum Professional Property Management (OPPM)	ACH	-518.52
1/21/2026	Water Systems Maintenance, Inc.	2887	-946.14
1/28/2026	LaBarre and Oksnee Insurance Agency, Inc		-4,277.62
<b>Total Pacific Premier Bank Op</b>			<b>-69,538.58</b>

### Alliance Association Bank

1/1/2026	January Interest		353.34
<b>Total Alliance Association Bank</b>			<b>353.34</b>

### Charles Schwab

1/1/2026	January Interest		16.43
1/9/2026	US Treasury Money Redemption		262.21
1/13/2026	US Treasury Money Redemption		1.00
1/13/2026	Charles Schwab - Mgmt Fee to Advisors		-262.32
1/30/2026	Charles Schwab - US Treasury Money		-17.32
<b>Total Charles Schwab</b>			<b>0.00</b>

### FCB MMA

12/31/2025	Transfer from Pacific Premier Bank Op - Transfer from Comerica Bank Closure to FCB MMA		77,285.51
1/1/2026	January Interest		21.38
<b>Total FCB MMA</b>			<b>77,306.89</b>

# South Coast Shores Homeowners Association

## Bank Account Reconciliation for Period 1/31/2026

Date	Description	Check No	Amount
First Foundation			
1/1/2026	January Interest		194.24
<b>Total First Foundation</b>			<b>194.24</b>
First Foundation Bank			
1/1/2026	January Interest		147.23
1/1/2026	January Interest		90.04
<b>Total First Foundation Bank</b>			<b>237.27</b>
Pacific Premier Bank MMA			
1/16/2026	Transfer from Pacific Premier Bank Op		11,250.00
1/23/2026	January Interest		41.37
1/30/2026	January Interest		10.08
1/9/2026	Best Pool Service Llc	270	-2,849.46
1/23/2026	Orange County Block Wall	271	-2,475.00
<b>Total Pacific Premier Bank MMA</b>			<b>5,976.99</b>

Customer Service:  
1-866-486-7782

SOUTH COAST SHORES HOMEOWNERS  
ASSOCIATION  
OPTIMUM PROFESSIONAL PROPERTY  
MANAGEMENT INC  
230 COMMERCE SUITE 250  
IRVINE CA 92602-1338

Last statement: January 25, 2026  
This statement: January 31, 2026

### HOA CHECKING

Account number	XXXXXX0834	Beginning balance	\$272,487.47
Low balance	\$239,100.37	Deposits/Additions	\$4,800.00
Average balance	\$246,040.34	Withdrawals/Subtractions	\$35,187.10
Interest earned	\$0.00	Ending balance	\$242,100.37

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-26	Lockbox Deposit	400.00
01-30	Lockbox Deposit	400.00
<b>Total Other Deposits/ Additions</b>		<b>\$800.00</b>

### ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-26	ACH Debit South Coast Shor Invoice X6298944 20260126	266.25
01-26	ACH Debit South Coast Shor Invoice X6304706 20260126	518.52
01-26	ACH Debit South Coast Shor Invoice X6151357 20260126	733.50
01-26	ACH Debit South Coast Shor Invoice X6286778 20260126	975.44
01-26	ACH Debit Labarreoksnee Billpay B26023102171227 20260126	4,277.62
<b>Total ACH and Electronic Payments/Subtractions</b>		<b>\$6,771.33</b>

### ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-26	ACH Credit 9000005993 Catch Cr Ezxly0bk 20260124	400.00
01-27	ACH Credit 9000005993 Catch Cr F01pgfq 20260127	400.00
01-28	ACH Credit 9000005993 Catch Cr F033jw6m 20260128	400.00
01-29	ACH Credit 9000005993 Catch Cr F04kj5gw 20260129	400.00
01-30	ACH Credit Paylease.Com Settlement 000026120140758 20260130	1,600.00
01-30	ACH Credit 9000005993 Catch Cr F05t95qb 20260130	800.00
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$4,000.00</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-25	272,487.47	01-27	247,774.43	01-29	239,500.37
01-26	265,666.14	01-28	239,100.37	01-30	242,100.37
				01-31	242,100.37

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
2877	\$17,911.71	01-27	2883	\$200.00	01-30
*2879	\$8,127.92	01-28	*2885	\$380.00	01-27
*2882	\$850.00	01-26	*2887	\$946.14	01-28

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

Total Checks paid: 6 for **-\$28,415.77**

# check images

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SOUTH COAST SHORES HOMEOWNERS ASSOCIATION OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC. 230 COMMERCE STE 250 IRVINE CA 92602-1338

Page 1 of 11 Branch 010 Account Number: 3121000834 Date 01/23/2026 EM

Pacific Premier Bank is now Columbia Bank. As a result, you will enjoy access to a broader suite of services to support the growth of your business and family.

The transition of Pacific Premier systems and services to those offered by Columbia Bank is expected to take place in January 2026. There is nothing you need to do at this time-your accounts, cards, and all digital banking services continue to function as they always have. Expect regular updates, plenty of advance notice, and guidance to ensure a smooth experience. Please visit the Merger Information Center at www.columbiabank.com/pacific for details.

We value your business and look forward to building an even stronger partnership in the years to come.

HOA NON INT CKG

Acct 3121000834

Summary of Activity Since Your Last Statement

Table with 3 columns: Description, Date, Amount. Rows include Beginning Balance (1/01/26, 311,638.95), Deposits / Misc Credits (129, 72,877.20), Withdrawals / Misc Debits (23, 112,028.68), Ending Balance (1/25/26, 272,487.47), Service Charge (.00), and Enclosures (10).

Deposits and Credits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Lists transactions from 1/02 to 1/05 including PayLease.com/Settlement and HOA LOCKBOX DEPOSIT.



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION  
OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC.  
230 COMMERCE STE 250  
IRVINE CA 92602-1338

Page 2 of 11  
Branch 010  
Account Number: 3121000834  
Date 01/23/2026

EM

Deposits and Credits

Date	Deposits	Withdrawals	Activity Description
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099227181 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099252880 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224563 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224349 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224549 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099252481 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099239397 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099257933 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224336 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099227353 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224363 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224378 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224408 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224386 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224440 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224491 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224512 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099224426 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft 099263561 SOUTH COAST SHOR
1/06	400.00		SOUTH COAST SHOR/OwnerDraft



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC. 230 COMMERCE STE 250 IRVINE CA 92602-1338

Page 3 of 11
Branch 010
Account Number: 3121000834
Date 01/23/2026

EM

Deposits and Credits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Contains 20 rows of deposit entries for 1/06 with descriptions like '099224413 SOUTH COAST SHOR SOUTH COAST SHOR/OwnerDraft'.



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC. 230 COMMERCE STE 250 IRVINE CA 92602-1338

Page 4 of 11
Branch 010
Account Number: 3121000834
Date 01/23/2026

EM

Deposits and Credits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Contains 20 rows of deposit entries for 1/06.



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC. 230 COMMERCE STE 250 IRVINE CA 92602-1338

Page 5 of 11
Branch 010
Account Number: 3121000834
Date 01/23/2026

EM

Deposits and Credits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Contains 20 rows of transaction data for January 2006, all showing deposits of 400.00.



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC. 230 COMMERCE STE 250 IRVINE CA 92602-1338

Page 6 of 11
Branch 010
Account Number: 3121000834
Date 01/23/2026

EM

Deposits and Credits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Contains 20 rows of transaction data for 1/06, all showing deposits of 400.00 from SOUTH COAST SHOR/OwnerDraft.



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC. 230 COMMERCE STE 250 IRVINE CA 92602-1338

Page 7 of 11
Branch 010
Account Number: 3121000834
Date 01/23/2026

EM

Deposits and Credits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Contains transaction details from 1/06 to 1/21.



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC. 230 COMMERCE STE 250 IRVINE CA 92602-1338

Page 8 of 11 Branch 010 Account Number: 3121000834 Date 01/23/2026 EM

Deposits and Credits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Rows include 1/22 deposit of 400.00 and 1/23 deposit of 2,000.00.

Withdrawals and Debits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Multiple rows listing various withdrawal amounts and descriptions such as LABARREOKSNEE/BILLPAY and SOUTH COAST SHOR/Invoice.

Checks in Check Number Order

Table with 10 columns: Date, Check No, Amount, Date, Check No, Amount, Date, Check No, Amount. Lists check transactions with dates and amounts.

\* indicates a break in check number sequence



SOUTH COAST SHORES HOMEOWNERS ASSOCIATION  
OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC.  
230 COMMERCE STE 250  
IRVINE CA 92602-1338

Page 9 of 11  
Branch 010  
Account Number: 3121000834  
Date 01/23/2026

EM

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
1/02	311,056.34	1/09	287,071.66	1/16	271,248.87
1/05	235,463.83	1/12	285,197.84	1/20	270,898.87
1/06	281,153.33	1/13	284,369.49	1/21	270,087.47
1/07	284,351.33	1/14	285,630.69	1/22	270,487.47
1/08	286,269.66	1/15	282,878.22	1/23	272,487.47

Customer Service:  
 1-866-486-7782

 SOUTH COAST SHORES HOMEOWNERS  
 ASSOCIATION  
 OPTIMUM PROFESSIONAL PROPERTY  
 MANAGEMENT INC  
 230 COMMERCE SUITE 250  
 IRVINE CA 92602-1338

 Last statement: January 25, 2026  
 This statement: January 31, 2026

**HOA MONEY MARKET**

Account number	XXXXXX1195	Beginning balance	\$177,730.66
Low balance	\$175,255.66	Additions/Deposits	\$10.08
Average balance	\$175,255.66	Withdrawals/Subtractions	\$2,475.00
Interest paid year to date	\$51.45	Ending balance	\$175,265.74
Interest earned	\$10.08		

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-31	Interest Credit	10.08
<b>Total Other Deposits/ Additions</b>		<b>\$10.08</b>

**Daily Balances**

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
01-25	177,730.66	01-26	175,255.66	01-31	175,265.74

**Interest Information**

Annual percentage yield earned	.35%
Interest-bearing days	6
Average balance for APY	\$175,255.66
Interest earned	\$10.08
Interest paid year to date	\$51.45
Statement period	01/26 to 01/31

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>
271	\$2,475.00	01-26

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

Total Checks paid: 1 for **-\$2,475.00**

# check images

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SOUTH COAST SHORES HOMEOWNERS ASSOCIATION OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT INC. 230 COMMERCE STE 250 IRVINE CA 92602-1338

Page 1 of 3 Branch 010 Account Number: 3122001195 Date 01/23/2026 EM

Pacific Premier Bank is now Columbia Bank. As a result, you will enjoy access to a broader suite of services to support the growth of your business and family.

The transition of Pacific Premier systems and services to those offered by Columbia Bank is expected to take place in January 2026. There is nothing you need to do at this time-your accounts, cards, and all digital banking services continue to function as they always have. Expect regular updates, plenty of advance notice, and guidance to ensure a smooth experience. Please visit the Merger Information Center at www.columbiabank.com/pacific for details.

We value your business and look forward to building an even stronger partnership in the years to come.

HOA MONEY MARKET

Acct 3122001195

Summary of Activity Since Your Last Statement

Table with 3 columns: Description, Date, Amount. Rows include Beginning Balance (1/01/26, 169,288.75), Deposits / Misc Credits (2, 11,291.37), Withdrawals / Misc Debits (1, 2,849.46), Ending Balance (1/25/26, 177,730.66), Service Charge (.00), Interest Paid Thru 1/25/26 (41.37), Interest Paid Year To Date (41.37), Average Rate / Cycle Days (.35000 / 25), Enclosures (1).

Deposits and Credits

Table with 4 columns: Date, Deposits, Withdrawals, Activity Description. Rows include 1/16 (11,250.00) DataVault Transfer from #0834 and 1/23 (41.37) INTEREST EARNED.

Checks in Check Number Order

Table with 9 columns: Date, Check No, Amount, Date, Check No, Amount, Date, Check No, Amount. Row includes 1/15 (270, 2,849.46). Note: \* indicates a break in check number sequence.



SOUTH COAST SHORES HOMEOWNERS  
ASSOCIATION  
OPTIMUM PROFESSIONAL PROPERTY  
MANAGEMENT INC.  
230 COMMERCE STE 250  
IRVINE CA 92602-1338

Page 2 of 3  
Branch 010  
Account Number: 3122001195  
Date 01/23/2026

EM

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
1/15	166,439.29	1/16	177,689.29	1/23	177,730.66

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 90,04 Interest Earn LYR 4,339.66 Earnings Term 1 Months Next Earnings Date 02/14/2026 Maturity Term 12 Months Next Maturity Date 12/14/2026 Interest Rate 0.9950 Earnings Compound Anticipated Earnings 90,12 Current Balance 106,599.53 Accrued Earnings 55.23 Penalty 523.07 Proof/Memo 0,00 Redemption Amt 106,131.69
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

Account	6012017973	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 147,23 Interest Earn LYR 6,416.96 Earnings Term 1 Months Next Earnings Date 02/28/2026 Maturity Term 6 Months Next Maturity Date 05/01/2026 Interest Rate 0.9950 Earnings Compound Anticipated Earnings 133.08 Current Balance 174,292.64 Accrued Earnings 9.50 Penalty 427.61 Proof/Memo 0.00 Redemption Amt 173,874.53
CIF Comments Location Not Applicable Type 6 Month CD Officer E Sicat Soufi FDIC Eligibility Eligible		Owner Account Type Corporation HOA	

History View History

Date	Maint Date	Description	Amount	Balance	Reference	RBS Reference Account	TC DC	Presented	Basis	Earnings Distr	Tran Date/Time	User
12/01/2020		Opening Deposit	155,000.00	155,000.00		12167737	0 100	12/01/2020	0.00	0.00	12/01/2020 5:15:35 PM	
01/01/2021		Accr Earning Payment	72.42	155,072.42	Added to Acct		0 111		0.00	0.00		
02/01/2021		Accr Earning Payment	72.45	155,144.87	Added to Acct		0 111		0.00	0.00		
03/01/2021		Accr Earning Payment	65.47	155,210.34	Added to Acct		0 111		0.00	0.00		
04/01/2021		Accr Earning Payment	72.52	155,282.86	Added to Acct		0 111		0.00	0.00		
05/01/2021		Accr Earning Payment	70.21	155,353.07	Added to Acct		0 111		0.00	0.00		
06/01/2021		Accr Earning Payment	72.59	155,425.66	Added to Acct		0 111		0.00	0.00		
07/01/2021		Accr Earning Payment	70.28	155,495.94	Added to Acct		0 111		0.00	0.00		
08/01/2021		Accr Earning Payment	72.65	155,568.59	Added to Acct		0 111		0.00	0.00		
09/01/2021		Accr Earning Payment	72.69	155,641.28	Added to Acct		0 111		0.00	0.00		
10/01/2021		Accr Earning Payment	70.37	155,711.65	Added to Acct		0 111		0.00	0.00		
11/01/2021		Accr Earning Payment	72.75	155,784.40	Added to Acct		0 111		0.00	0.00		
12/01/2021		Accr Earning Payment	70.44	155,854.84	Added to Acct		0 111		0.00	0.00		
12/01/2021		Rate Change	0.00	155,854.84	0.5500- 0.2000		0 60		0.00	0.00		
01/01/2022		Accr Earning Payment	26.48	155,881.32	Added to Acct		0 111		0.00	0.00		
02/01/2022		Accr Earning Payment	26.48	155,907.80	Added to Acct		0 111		0.00	0.00		
03/01/2022		Accr Earning Payment	23.92	155,931.72	Added to Acct		0 111		0.00	0.00		
04/01/2022		Accr Earning Payment	26.49	155,958.21	Added to Acct		0 111		0.00	0.00		
05/01/2022		Accr Earning Payment	25.64	155,983.85	Added to Acct		0 111		0.00	0.00		
06/01/2022		Accr Earning Payment	26.50	156,010.35	Added to Acct		0 111		0.00	0.00		
07/01/2022		Accr Earning Payment	25.65	156,036.00	Added to Acct		0 111		0.00	0.00		
08/01/2022		Accr Earning Payment	26.51	156,062.51	Added to Acct		0 111		0.00	0.00		
09/01/2022		Accr Earning Payment	26.51	156,089.02	Added to Acct		0 111		0.00	0.00		
10/01/2022		Accr Earning Payment	25.66	156,114.68	Added to Acct		0 111		0.00	0.00		
11/01/2022		Accr Earning Payment	26.52	156,141.20	Added to Acct		0 111		0.00	0.00		
12/01/2022		Accr Earning Payment	25.67	156,166.87	Added to Acct		0 111		0.00	0.00		
12/01/2022		Rate Change	0.00	156,166.87	0.2000- 1.0000		0 60		0.00	0.00		
12/02/2022		Rate Change	0.00	156,166.87	1.0000- 3.6800		0 60		0.00	0.00		
01/01/2023		Accr Earning Payment	477.33	156,644.20	Added to Acct		0 111		0.00	0.00		
02/01/2023		Accr Earning Payment	490.33	157,134.53	Added to Acct		0 111		0.00	0.00		
03/01/2023		Accr Earning Payment	444.20	157,578.73	Added to Acct		0 111		0.00	0.00		
04/01/2023		Accr Earning Payment	493.25	158,071.98	Added to Acct		0 111		0.00	0.00		
05/01/2023		Accr Earning Payment	478.81	158,550.79	Added to Acct		0 111		0.00	0.00		
06/01/2023		Accr Earning Payment	496.30	159,047.09	Added to Acct		0 111		0.00	0.00		
07/01/2023		Accr Earning Payment	481.77	159,528.86	Added to Acct		0 111		0.00	0.00		
08/01/2023		Accr Earning Payment	499.36	160,028.22	Added to Acct		0 111		0.00	0.00		
09/01/2023		Accr Earning Payment	500.92	160,529.14	Added to Acct		0 111		0.00	0.00		
10/01/2023		Accr Earning Payment	486.26	161,015.40	Added to Acct		0 111		0.00	0.00		
11/01/2023		Accr Earning Payment	504.01	161,519.41	Added to Acct		0 111		0.00	0.00		
12/01/2023		Accr Earning Payment	489.26	162,008.67	Added to Acct		0 111		0.00	0.00		

01/01/2024	Accr Earning Payment	507.12	162,515.79	Added to Acct	0	111	0.00	0.00
01/01/2024	Rate Change	0.00	162,515.79	3.6800— 1.0000	0	60	0.00	0.00
01/01/2024	Rate Change	0.00	162,515.79	1.0000— 3.4400	0	60	0.00	0.00
02/01/2024	Accr Earning Payment	475.49	162,991.28	Added to Acct	0	111	0.00	0.00
03/01/2024	Accr Earning Payment	446.07	163,437.35	Added to Acct	0	111	0.00	0.00
04/01/2024	Accr Earning Payment	478.18	163,915.53	Added to Acct	0	111	0.00	0.00
05/01/2024	Accr Earning Payment	464.09	164,379.62	Added to Acct	0	111	0.00	0.00
06/01/2024	Accr Earning Payment	480.94	164,860.56	Added to Acct	0	111	0.00	0.00
07/01/2024	Accr Earning Payment	466.76	165,327.32	Added to Acct	0	111	0.00	0.00
08/01/2024	Accr Earning Payment	483.71	165,811.03	Added to Acct	0	111	0.00	0.00
09/01/2024	Accr Earning Payment	485.13	166,296.16	Added to Acct	0	111	0.00	0.00
10/01/2024	Accr Earning Payment	470.83	166,766.99	Added to Acct	0	111	0.00	0.00
11/01/2024	Accr Earning Payment	487.92	167,254.91	Added to Acct	0	111	0.00	0.00
12/01/2024	Accr Earning Payment	473.54	167,728.45	Added to Acct	0	111	0.00	0.00
01/01/2025	Accr Earning Payment	490.74	168,219.19	Added to Acct	0	111	0.00	0.00
02/01/2025	Accr Earning Payment	492.17	168,711.36	Added to Acct	0	111	0.00	0.00
02/01/2025	Rate Change	0.00	168,711.36	3.4400— 1.0000	0	60	0.00	0.00
02/04/2025	Rate Change	0.00	168,711.36	1.0000— 4.0200	0	60	0.00	0.00
02/04/2025	Accrued Credit Adj	41.88	168,711.36	Backdated int. 2/1/25—2/3/25	0	178	0.00	0.00 02/04/2025 5:01:56 PM
02/28/2025	Accr Earning Payment	502.41	169,213.77	Added to Acct	0	111	0.00	0.00
03/31/2025	Accr Earning Payment	578.69	169,792.46	Added to Acct	0	111	0.00	0.00
04/30/2025	Accr Earning Payment	561.91	170,354.37	Added to Acct	0	111	0.00	0.00
05/31/2025	Accr Earning Payment	582.59	170,936.96	Added to Acct	0	111	0.00	0.00
06/30/2025	Accr Earning Payment	565.70	171,502.66	Added to Acct	0	111	0.00	0.00
07/31/2025	Accr Earning Payment	586.52	172,089.18	Added to Acct	0	111	0.00	0.00
08/31/2025	Accr Earning Payment	588.53	172,677.71	Added to Acct	0	111	0.00	0.00
09/30/2025	Accr Earning Payment	571.46	173,249.17	Added to Acct	0	111	0.00	0.00
11/01/2025	Accr Earning Payment	611.64	173,860.81	Added to Acct	0	111	0.00	0.00
11/01/2025	Rate Change	0.00	173,860.81	4.0200— 1.0000	0	60	0.00	0.00
11/01/2025	Rate Change	0.00	173,860.81	1.0000— 0.9950	0	60	0.00	0.00
11/30/2025	Accr Earning Payment	137.50	173,998.31	Added to Acct	0	111	0.00	0.00
12/31/2025	Accr Earning Payment	147.10	174,145.41	Added to Acct	0	111	0.00	0.00
*01/31/2026	Accr Earning Payment	147.23	174,292.64	Added to Acct	0	111	0.00	0.00

Account	6012025354	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 194.24 Interest Earn LYR 2,259.68 Earnings Term 1 Months Next Earnings Date 02/17/2026 Maturity Term 9 Months Next Maturity Date 03/17/2026 Interest Rate 3.9220 Earnings Compound Anticipated Earnings 194.89 Current Balance 58,412.73 Accrued Earnings 100.51 Penalty 564.89 Proof/Memo 0.00 Redemption Amt 57,948.35
CIF Comments Location Not Applicable Owner Corporation Type 180-364 Day 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
09/17/2024		Opening Deposit	45,300.00	45,300.00	12912073	0 100	09/17/2024	0.00	0.00	09/17/2024 5:15:25 PM	
10/17/2024		Accr Earning Payment	182.05	45,482.05		0 111		0.00	0.00		
11/17/2024		Accr Earning Payment	188.89	45,670.94		0 111		0.00	0.00		
12/17/2024		Accr Earning Payment	183.54	45,854.48		0 111		0.00	0.00		
01/17/2025		Accr Earning Payment	190.43	46,044.91		0 111		0.00	0.00		
02/17/2025		Accr Earning Payment	191.22	46,236.13		0 111		0.00	0.00		
03/17/2025		Accr Earning Payment	173.40	46,409.53		0 111		0.00	0.00		
04/17/2025		Accr Earning Payment	192.74	46,602.27		0 111		0.00	0.00		
05/17/2025		Accr Earning Payment	187.28	46,789.55		0 111		0.00	0.00		
06/17/2025		Accr Earning Payment	194.32	46,983.87		0 111		0.00	0.00		
06/17/2025		Rate Change	0.00	46,983.87		0 60		0.00	0.00		
06/20/2025		Rate Change	0.00	46,983.87		0 60		0.00	0.00		
06/20/2025		Accrued Credit Adj	12.25	46,983.87		0 178		0.00	0.00	06/20/2025 9:43:22 AM	
06/20/2025		Deposit	10,104.33	57,088.20	12077973	0 101	06/20/2025	0.00	0.00	06/20/2025 12:35:03 PM	
07/17/2025		Accr Earning Payment	181.05	57,269.25		0 111		0.00	0.00		
08/17/2025		Accr Earning Payment	191.07	57,460.32		0 111		0.00	0.00		
09/17/2025		Accr Earning Payment	191.71	57,652.03		0 111		0.00	0.00		
10/17/2025		Accr Earning Payment	186.13	57,838.16		0 111		0.00	0.00		
11/17/2025		Accr Earning Payment	192.97	58,031.13		0 111		0.00	0.00		
12/17/2025		Accr Earning Payment	187.36	58,218.49		0 111		0.00	0.00		
*01/17/2026		Accr Earning Payment	194.24	58,412.73		0 111		0.00	0.00		



Schwab One® Account of

SOUTH COAST SHORES HOMEOWNERS

Account Number  
4340-4868

Statement Period  
January 1-31, 2026



## Account Summary

Ending Account Value as of 01/31	Beginning Account Value as of 01/01	
<b>\$127,493.05</b>	<b>\$127,445.86</b>	
	This Statement	YTD
Beginning Account Value	<b>\$127,445.86</b>	\$127,445.86
Deposits	<b>0.00</b>	0.00
Withdrawals	<b>0.00</b>	0.00
Dividends and Interest	<b>16.43</b>	16.43
Market Appreciation/(Depreciation)	<b>293.08</b>	293.08
Expenses	<b>(262.32)</b>	(262.32)
<b>Ending Account Value</b>	<b>\$127,493.05</b>	<b>\$127,493.05</b>
Pending Dividends and Accrued Interest <sup>d</sup>	<b>159.66</b>	
<b>Total Estimated Value <sup>d</sup></b>	<b>\$127,652.71</b>	

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 <sup>(ST)</sup>			Long-Term <sup>(LT)</sup>		
	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
<b>Unrealized</b>						<b>\$1,865.75 <sup>b</sup></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

The custodian of your brokerage account is: Charles Schwab & Co., Inc. Member SIPC. Your independent Investment Advisor is not affiliated with or an agent of Schwab and Schwab does not supervise or endorse your Advisor.

### Online Assistance

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01/30-83153-AC109

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



Schwab One® Account of

SOUTH COAST SHORES HOMEOWNERS

Account Number  
XXXX-X868

Statement Period  
January 1-31, 2026



### Asset Allocation

	This Period	Current Allocation
Cash and Cash Investments	5,665.40	4%
Fixed Income	121,827.65	96%
<b>Total</b>	<b>\$127,493.05</b>	<b>100%</b>

### Income Summary

Federal Tax Status	This Period		YTD	
	Tax-Exempt	Taxable	Tax-Exempt	Taxable
Cash Dividends	0.00	16.43	0.00	16.43
<b>Total Income</b>	<b>\$0.00</b>	<b>\$16.43</b>	<b>\$0.00</b>	<b>\$16.43</b>

### Top Account Holdings This Period

SYMBOL CUSIP	Description	Market Value	% of Accounts
91282CCF6	US TREASUR NT	121,827.65	96%
SNSXX	SCHWAB US TREASURY MONEY	5,665.40	4%

### Positions - Summary

Beginning Value as of 01/01	+	Transfer of Securities(In/Out)	+	Dividends Reinvested	+	Cash Activity	+	Change in Market Value	=	Ending Value as of 01/31	Cost Basis	Unrealized Gain/(Loss)
\$127,445.86		\$0.00		(\$16.43)		(\$245.89)		\$309.51		\$127,493.05	\$119,961.90	\$1,865.75 <sup>b</sup>

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
Money Fund (Non-Sweep)	SNSXX	SCHWAB US TREASURY MONEY <sup>o</sup>	5,665.4000	1.0000	5,911.29	5,665.40	(245.89)			4%
<b>Total Cash and Cash Investments</b>					<b>\$5,911.29</b>	<b>\$5,665.40</b>	<b>(245.89)</b>			<b>4%</b>



Schwab One® Account of

SOUTH COAST SHORES HOMEOWNERS

Account Number XXXX-X868  
Statement Period January 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)(\$) <sup>b</sup>	Yield to Maturity	Est. Annual Income(\$)	Accrued Interest(\$)	% of Acct
91282CCF6	US TREASUR NT	0.75% 05/31/26	123,000.0000	99.04687	121,827.65	119,961.90 119,961.90	1,865.75	4.03%	922.50	159.66	96%
<b>Total Fixed Income</b>			<b>123,000.0000</b>		<b>\$121,827.65</b>		<b>\$1,865.75</b>		<b>\$922.50</b>	<b>\$159.66</b>	<b>96%</b>
<b>Total Adj Cost Basis</b>		<b>\$119,961.90</b>									
<b>Total Orig Cost Basis</b>		<b>\$119,961.90</b>									

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 01/01	+	Deposits	+	Withdrawals	+	Purchases	+	Sales/Redemptions	+	Dividends/Interest	+	Expenses	=	Ending Cash* as of 01/31
\$0.00		\$0.00		\$0.00		(\$17.32)		\$263.21		\$16.43		(\$262.32)		\$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)(\$)
01/09	Sale		SNSXX	Schwab US Treasury Money Investor	(262.2100)	1.0000		262.21	
01/13	Sale		SNSXX	Schwab US Treasury Money Investor	(1.0000)	1.0000		1.00	
	Expense	Advisor Fee *		MGMTFEE TO ADVISOR				(262.32)	
01/20	Purchase		SNSXX	Schwab US Treasury Money Investor	0.8900	1.0000		(0.89)	



### Transaction Details (continued)

Date	Category	Action	Symbol/ CUSIP	Description	Quantity	Price/Rate per Share(\$)	Charges/ Interest(\$)	Amount(\$)	Realized Gain/(Loss)(\$)
01/30	Purchase	Reinvested Shares	SNSXX	Schwab US Treasury Money Investor	14.8600	1.0000		(14.86)	
	Purchase	Reinvested Shares	SNSXX	Schwab US Treasury Money Investor	1.5700	1.0000		(1.57)	
	Dividend	Div For Reinvest	SNSXX	Schwab US Treasury Money				14.86	
	Dividend	Div For Reinvest	SNSXX	Schwab US Treasury Money				1.57	
<b>Total Transactions</b>								<b>\$0.00</b>	

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

### Bank Sweep Activity

Date	Description	Amount	Date	Description	Amount	Date	Description	Amount
01/01	<b>Beginning Balance</b> <sup>x,z</sup>	<b>\$0.00</b>	01/14	BANK TRANSFER TO BROKERAGE	(262.32)	01/31	<b>Ending Balance</b> <sup>x,z</sup>	<b>\$0.00</b>
01/09	BANK CREDIT FROM BROKERAGE <sup>x</sup>	262.21	01/20	BANK TRANSFER TO BROKERAGE	(0.89)	01/30	<b>Interest Rate</b> <sup>z</sup>	<b>0.01%</b>
01/13	BANK CREDIT FROM BROKERAGE <sup>x</sup>	1.00						

\* Your interest period was 12/16/25 - 01/15/26. <sup>z</sup>

### Endnotes For Your Account

- ◇ Dividends paid on this security will be automatically reinvested.
- \* You authorize Schwab to debit your account to pay investment management fees per the authorization you granted in your Account Application. Schwab does not review or monitor these fee payments. Contact your Investment Manager if you have questions.
- b When available, Adjusted Cost Basis values are used in Gain or (Loss) calculations.
- d Pending dividends and accrued interest reflects the sum of the total pending dividends and/or accrued interest on positions held in your account, but the dividends and/or interest have not been received into your account. Schwab makes no representation the amounts shown will be received. These amounts are not covered by SIPC account protection until received and held in the account.
- X Bank Sweep deposits are held at one or more FDIC-insured Program Banks. Charles Schwab & Co., Inc. is not an FDIC-insured bank and deposit insurance covers the failure of an insured bank. Certain conditions must be satisfied for FDIC insurance coverage to apply. Please review the Cash Features Program Disclosure Statement for a list of the Program Banks at [schwab.com/cashfeaturesdisclosure](http://schwab.com/cashfeaturesdisclosure).
- Z For the 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. These balances do not include interest that may have accrued during the Statement Period after interest is paid. The interest paid may include interest that accrued in the prior Statement Period.



## Terms and Conditions

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**Accrued Income:** Accrued Income is the sum of the total accrued interest and/or accrued dividends on positions held in your Account, but the interest and/or dividends have not been received into your Account. Schwab makes no representation that the amounts shown (or any other amount) will be received. Accrued amounts are not covered by SIPC account protection until actually received and held in the Account.

**AIP (Automatic Investment Plan) Customers:** Schwab receives remuneration in connection with certain transactions effected through Schwab. If you participate in a systematic investment program through Schwab, the additional information normally detailed on a trade confirmation will be provided upon request.

**Average Daily Balance:** Average daily composite of all cash balances that earn interest and all loans from Schwab that are charged interest.

**Bank Sweep and Bank Sweep for Benefit Plans Features:** Schwab acts as your agent and custodian in establishing and maintaining your Deposit Account(s) as a feature of your brokerage Account(s). Deposit accounts held through these bank sweep features constitute direct obligations of one or more FDIC insured banks ("Program Banks") that are not obligations of Schwab. Funds swept to Program Banks are eligible for deposit insurance from the FDIC up to the applicable limits for each bank for funds held in the same insurable capacity. The balance in the Deposit Accounts can be withdrawn on your order and the proceeds returned to your brokerage Account or remitted to you as provided in your Account Agreement. For information on FDIC insurance and its limits, as well as other important disclosures about the bank sweep feature(s) in your Account(s), please refer to the Cash Features Disclosure Statement available online or from a Schwab representative.

**Cash:** Any Free Credit Balance owed by us to you payable upon demand which, although accounted for on our books of record, is not segregated and may be used in the conduct of this firm's business.

**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.

**Interest:** For the Schwab One Interest, Bank Sweep, and Bank Sweep for Benefit Plans features, interest is paid for a period that may differ from the Statement Period. Balances include interest paid as indicated on your statement by Schwab or one or more of its Program Banks. These balances do not include interest that may have accrued during the Statement Period after interest is paid. The interest paid may include interest that accrued in the prior Statement Period. For the Schwab One Interest feature, interest accrues daily from the second-to-last business day of the prior month and is posted on the second-to-last business day of the current month. For the Bank Sweep and Bank Sweep for Benefit Plans features, interest accrues daily from the 16th day of the prior month and is credited/posted on the first business day after the 15th of the current month. If, on any given day, the interest that Schwab calculates for the Free Credit Balances in the Schwab One Interest feature in your brokerage Account is less than \$.005, you will not accrue any interest on that day. For balances held at banks affiliated with Schwab in the Bank Sweep and Bank Sweep for Benefit Plans features, interest will accrue even if the amount is less than \$.005.

**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.

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**Schwab Sweep Money Funds:** Includes the primary money market funds into which Free Credit Balances may be automatically invested pursuant to your Account Agreement. Schwab or an affiliate acts and receives compensation as the Investment Advisor, Shareholder Service Agent and Distributor for the Schwab Sweep Money Funds. The amount of such compensation is disclosed in the prospectus. The yield information for Schwab Sweep Money Funds is the current 7-day yield as of the statement period. Yields vary. If on any 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.

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**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



Schwab One® Account of

SOUTH COAST SHORES HOMEOWNERS

Account Number  
XXXX-X868

Statement Period  
January 1-31, 2026



## Terms and Conditions (continued)

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1-31-26  
 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	12-31-25	60,502.08
+Deposits/Credits	1	77,285.51
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		21.38
Current Balance		137,808.97
Days in Statement Period	31	

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

Interest Earned From	1/01/26 To 1/31/26	
Days in Period		31
Interest Earned		21.38
Annual Percentage Yield Earned		.20
Interest Paid this Year		21.38
Interest Withheld this Year		.00

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

Date	Description	Amount
1-30	Interest Pymt	21.38

\* - - - - -EFT ACTIVITY- - - - - \*

Date	Description	Amount
1-05	SOUTH COAST SHOR Transfer South Coast Shores Hom L1785933	77285.51

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

Date	Balance	Date	Balance	Date	Balance
12-31	60502.08	1-05	137787.59	1-30	137808.97

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

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

END OF STATEMENT



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: December 31, 2025  
This statement: January 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

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**THANK YOU FOR BANKING WITH US!**

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**AAB CD**

Account number	XXXXXX2689
Total principal	\$105,844.73
Total current balance	\$107,577.44
Total interest year to date	\$353.34

**DAILY ACTIVITY**

<u>Date</u>	<u>Description</u>	<u>Additions</u>	<u>Subtractions</u>	<u>Balance</u>
12-31	Beginning balance			\$107,224.10
01-16	Interest Credit	353.34		107,577.44
01-31	<b>Ending totals</b>	<b>353.34</b>	<b>.00</b>	<b>\$107,577.44</b>

*Thank you for banking with Alliance Association Banking*