

South Coast Shores Homeowners Association

Financial Reports



April
2026

South Coast Shores Homeowners Association

Community Financial Overview

April 30, 2026

Cash

	Current Mo.	Change	
Operating	\$134,173	(\$84,827)	↓
Reserves	\$1,019,326	\$111,828	↑
Adequate Operating Cash?		Yes	
Amount Due to Reserves		\$0	
Repayment in Progress?		N/A	

\$134,173

Operating Cash Balance

\$82,067

Minimum Recommended Balance

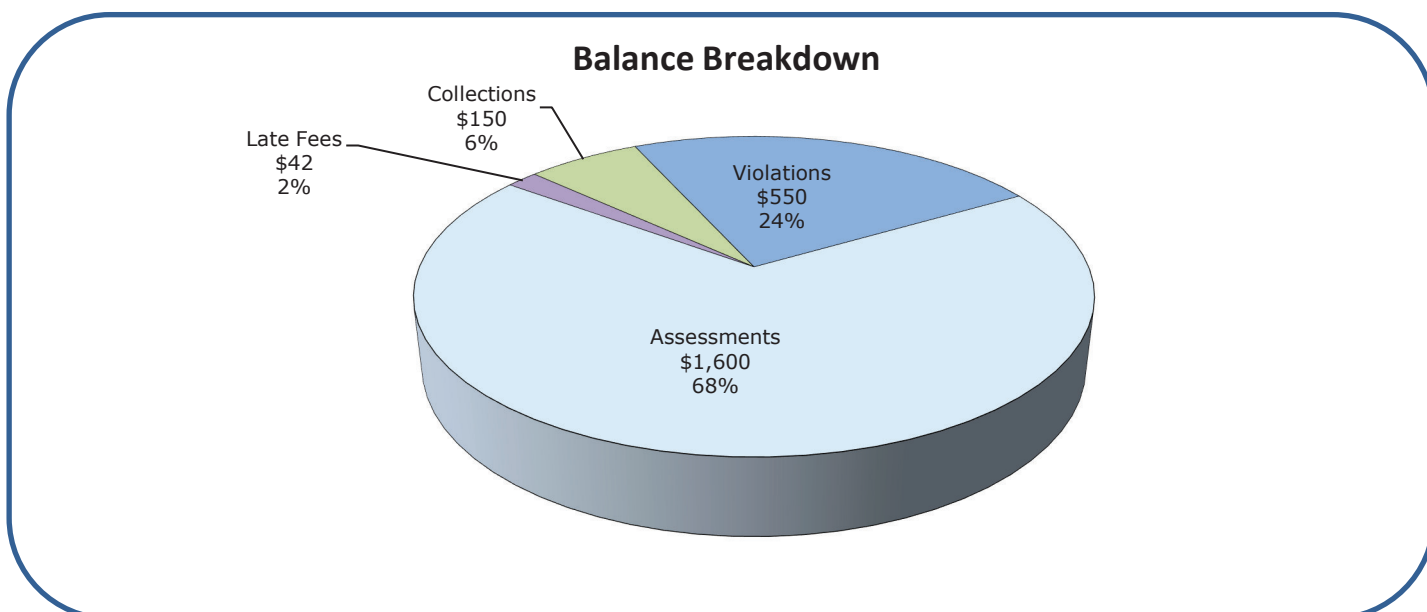
Impending Investment Maturities		
Bank	G/L Acct	Maturity
First Foundation	15050	05/01/26
Alliance	15055	07/17/26
Schwab	15098	05/31/26

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
Columbia	\$340,880	\$90,880

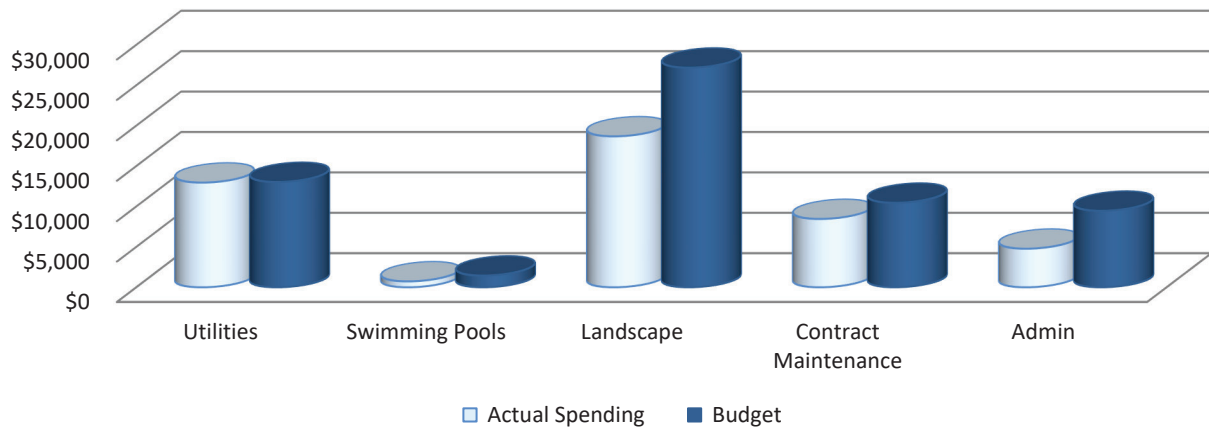
Uninsured amounts are at risk if the bank fails. To avoid potential losses, transfer funds to a different bank as soon as possible.

Assessments Receivable



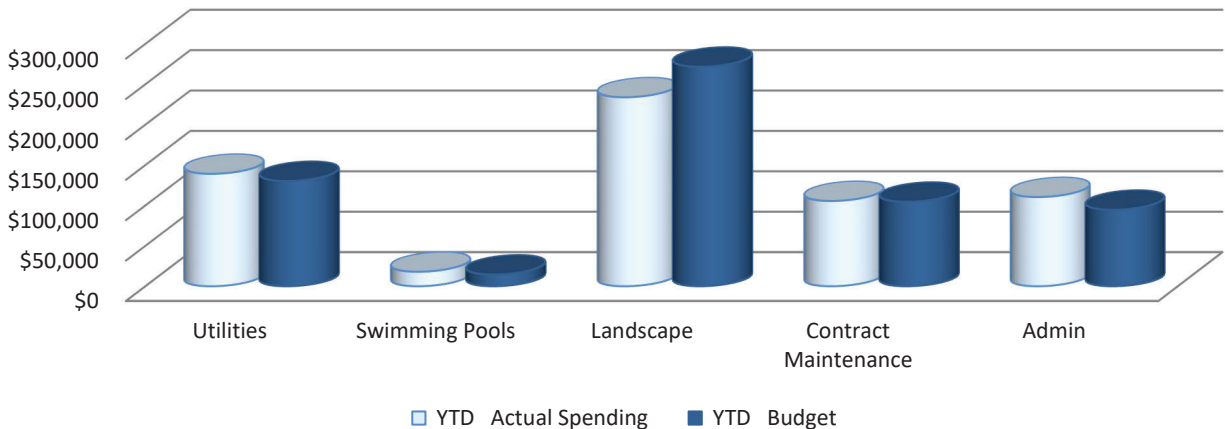
South Coast Shores Homeowners Association Community Financial Overview

Current Month



In the month of April, the Association spent less than the budgeted amount for every category of Operating Expenses.

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 4/30/2026

Assets	Operating	Reserve	Total
Operating: Cash & Investments			
10100 - Columbia Op x0834	\$134,173.11		\$134,173.11
Total Operating: Cash & Investments	\$134,173.11		\$134,173.11
Operating: Receivables			
11150 - Accounts Receivable	\$2,341.52		\$2,341.52
11190 - Less Allowance For Past Due Accts	(\$604.57)		(\$604.57)
Total Operating: Receivables	\$1,736.95		\$1,736.95
Reserves: Cash			
14100 - Columbia MMA x1195		\$206,706.62	\$206,706.62
14200 - FCB MMA x1224		\$137,876.18	\$137,876.18
14310 - Charles Schwab MMA		\$0.03	\$0.03
Total Reserves: Cash		\$344,582.83	\$344,582.83
Reserves: Investments			
15010 - Charles Schwab - US Treasury Money		\$105,647.96	\$105,647.96
15050 - First Foundation x7973 Mat.05-01-2026 3.440 % 13mths		\$174,720.77	\$174,720.77
15055 - Alliance x2689 Mat. 07-17-2026 4.4% 11mths		\$108,557.52	\$108,557.52
15070 - First Foundation x7797 Mat. 12-14- 2026 12mths		\$106,861.38	\$106,861.38
15098 - Charles Schwab - US Treasury Bill Mat. 05-31-2026 4.03% 9mths		\$120,171.10	\$120,171.10
15099 - FCB CD - Purchase Pending		\$58,784.21	\$58,784.21
Total Reserves: Investments		\$674,742.94	\$674,742.94
Total Assets	\$135,910.06	\$1,019,325.77	\$1,155,235.83

South Coast Shores Homeowners Association

Balance Sheet as of 4/30/2026

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
20200 - Accrued Expenses	\$15.00		\$15.00
21120 - Deposits: Clubhouse	\$1,175.00		\$1,175.00
21500 - Prepaid Assessments	\$10,742.21		\$10,742.21
Total Liabilities	\$11,932.21		\$11,932.21
Reserve Fund Balances			
33600 - General Reserves		\$1,006,917.45	\$1,006,917.45
38990 - Interest		\$12,408.32	\$12,408.32
Total Reserve Fund Balances		\$1,019,325.77	\$1,019,325.77
Equity			
39900 - Prior Year Surplus (Deficit)	\$282,751.14		\$282,751.14
39950 - Current Year Surplus (Deficit)	(\$158,773.29)		(\$158,773.29)
Total Equity	\$123,977.85		\$123,977.85
Total Liabilities / Equity	\$135,910.06	\$1,019,325.77	\$1,155,235.83

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40100 - Assessments	72,800.00	72,800.00	-	728,000.00	728,000.00	-	873,600.00
40500 - Clubhouse Rental	350.00	-	350.00	3,650.00	-	3,650.00	-
40600 - Collection Fees	35.00	-	35.00	335.00	-	335.00	-
40800 - Interest Charges	1.95	-	1.95	25.90	-	25.90	-
40900 - Key Fees	-	-	-	25.00	-	25.00	-
41000 - Late Charges	10.00	-	10.00	130.00	-	130.00	-
41375 - Owner Work Order Reimb.	-	-	-	3,585.00	-	3,585.00	-
41600 - Transmitters	-	-	-	435.00	-	435.00	-
44010 - Interest Income	845.33	-	845.33	13,997.77	-	13,997.77	-
Total Revenue	74,042.28	72,800.00	1,242.28	750,183.67	728,000.00	22,183.67	873,600.00
Total Income	74,042.28	72,800.00	1,242.28	750,183.67	728,000.00	22,183.67	873,600.00

Operating Expense

Utility Expenses							
50200 - Electricity	3,212.37	3,833.33	620.96	39,960.50	38,333.30	(1,627.20)	46,000.00
50300 - Gas	913.63	875.00	(38.63)	9,957.50	8,750.00	(1,207.50)	10,500.00
50400 - Refuse Removal	8,127.92	7,731.25	(396.67)	81,176.39	77,312.50	(3,863.89)	92,775.00
50700 - Telephone - Entry Gates	217.80	178.00	(39.80)	1,893.00	1,780.00	(113.00)	2,136.00
50800 - Water	476.18	408.33	(67.85)	6,125.58	4,083.30	(2,042.28)	4,900.00
Total Utility Expenses	12,947.90	13,025.91	78.01	139,112.97	130,259.10	(8,853.87)	156,311.00

Pool / Spa Expenses							
55100 - Pool / Spa: Service Contract	-	687.50	687.50	6,086.10	6,875.00	788.90	8,250.00
55300 - Pool / Spa: Supplies	727.07	333.33	(393.74)	10,935.52	3,333.30	(7,602.22)	4,000.00
55400 - Equipment Repairs	-	283.33	283.33	-	2,833.30	2,833.30	3,400.00
55500 - Health Department Fees	-	139.00	139.00	858.00	1,390.00	532.00	1,668.00
Total Pool / Spa Expenses	727.07	1,443.16	716.09	17,879.62	14,431.60	(3,448.02)	17,318.00

Landscape Expenses							
60100 - Landscape: Service Contract	16,540.21	16,540.25	.04	164,614.47	165,402.50	788.03	198,483.00
60200 - Landscape: Extras	965.00	1,677.75	712.75	25,160.50	16,777.50	(8,383.00)	20,133.00
60300 - Landscape: Replacement	-	2,660.00	2,660.00	-	26,600.00	26,600.00	31,920.00
60540 - Landscape: Mulch	-	1,250.00	1,250.00	-	12,500.00	12,500.00	15,000.00
60800 - Irrigation: Repairs / Maintenance	1,166.25	2,500.00	1,333.75	17,417.25	25,000.00	7,582.75	30,000.00
61075 - Swans	-	41.67	41.67	173.11	416.70	243.59	500.00
61100 - Tree Trimming	-	2,500.00	2,500.00	26,539.00	25,000.00	(1,539.00)	30,000.00
Total Landscape Expenses	18,671.46	27,169.67	8,498.21	233,904.33	271,696.70	37,792.37	326,036.00

Contracts, Maint. & Repair Expenses							
70100 - Access Gate Repairs	1,145.86	916.67	(229.19)	5,514.76	9,166.70	3,651.94	11,000.00
70600 - Common Area: Maintenance	1,485.00	2,447.50	962.50	26,841.62	24,475.00	(2,366.62)	29,370.00
71400 - Fire Safety	-	66.67	66.67	1,921.72	666.70	(1,255.02)	800.00

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72500 - Janitorial: Service Contract	969.92	1,232.00	262.08	9,284.08	12,320.00	3,035.92	14,784.00
72600 - Janitorial: Supplies/Extras	44.33	41.67	(2.66)	480.55	416.70	(63.85)	500.00
72700 - Keys & Locks	749.17	14.58	(734.59)	1,504.31	145.80	(1,358.51)	175.00
72900 - Lighting: Repairs / Supplies	-	333.33	333.33	9,014.73	3,333.30	(5,681.43)	4,000.00
73200 - Patrol Service	2,334.94	1,167.50	(1,167.44)	11,721.40	11,675.00	(46.40)	14,010.00
73300 - Pest & Rodent Control: Contract	350.00	300.00	(50.00)	3,300.00	3,000.00	(300.00)	3,600.00
73400 - Pest & Rodent Control: Extras	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
74600 - Street Sweeping	1,371.50	1,371.50	-	13,662.25	13,715.00	52.75	16,458.00
74915 - Waterscape Maintenance	-	1,985.00	1,985.00	22,266.64	19,850.00	(2,416.64)	23,820.00
75020 - Goose Removal Contract	-	450.00	450.00	-	4,500.00	4,500.00	5,400.00
Total Contracts, Maint. & Repair Expenses	8,450.72	10,451.42	2,000.70	105,512.06	104,514.20	(997.86)	125,417.00
General & Administrative Expenses							
80400 - Audit / Tax Returns	-	110.42	110.42	1,475.00	1,104.20	(370.80)	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	287.41	1,250.00	962.59	1,500.00
81200 - Insurance	-	4,583.33	4,583.33	58,347.00	45,833.30	(12,513.70)	55,000.00
81900 - Legal Service	-	145.83	145.83	2,955.48	1,458.30	(1,497.18)	1,750.00
82400 - Operating Contingency	-	96.25	96.25	-	962.50	962.50	1,155.00
82600 - Community Wide Notifications	246.32	583.33	337.01	3,589.46	5,833.30	2,243.84	7,000.00
82700 - Professional Management: Contract	4,000.00	3,324.00	(676.00)	30,592.00	33,240.00	2,648.00	39,888.00
82800 - Miscellaneous Administration	491.00	83.33	(407.67)	2,680.40	833.30	(1,847.10)	1,000.00
83000 - Reserve Study	-	75.00	75.00	1,030.00	750.00	(280.00)	900.00
83100 - Tax: Federal	-	41.67	41.67	7,199.00	416.70	(6,782.30)	500.00
83200 - Tax: State	-	291.67	291.67	2,335.00	2,916.70	581.70	3,500.00
Total General & Administrative Expenses	4,767.32	9,459.83	4,692.51	110,354.15	94,598.30	(15,755.85)	113,518.00
Contributions to Reserves							
93600 - General Reserves	111,250.00	11,250.00	(100,000.00)	289,785.51	112,500.00	(177,285.51)	135,000.00
98990 - Interest	845.33	-	(845.33)	12,408.32	-	(12,408.32)	-
Total Contributions to Reserves	112,095.33	11,250.00	(100,845.33)	302,193.83	112,500.00	(189,693.83)	135,000.00
Total Expense	157,659.80	72,799.99	(84,859.81)	908,956.96	727,999.90	(180,957.06)	873,600.00
Operating Net Total	(83,617.52)	.01	(83,617.53)	(158,773.29)	.10	(158,773.39)	-
Net Total	(83,617.52)	.01	(83,617.53)	(158,773.29)	.10	(158,773.39)	-

South Coast Shores Homeowners Association

Reserve Summary For 4/1/2026 - 4/30/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	895,934.59	11,250.00	(267.14)	100,000.00	1,006,917.45	11,250.00	-
38990 - Interest	11,562.99	845.33	-	-	12,408.32	-	845.33
Net Total	\$907,497.58	\$12,095.33	(\$267.14)	(\$100,000.00)	\$1,019,325.77	\$11,250.00	\$845.33

South Coast Shores Homeowners Association

Reserve Summary For 7/1/2025 - 4/30/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	809,061.79	112,500.00	(91,929.85)	177,285.51	1,006,917.45	112,500.00	-
38990 - Interest	-	12,408.32	-	-	12,408.32	-	12,408.32
Net Total	\$809,061.79	\$124,908.32	(\$91,929.85)	(\$177,285.51)	\$1,019,325.77	\$112,500.00	\$12,408.32

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 4/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Income													
Revenue													
40100 - Assessments	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	-	-	728,000
40500 - Clubhouse Rental	450	150	350	-	150	900	-	650	650	350	-	-	3,650
40600 - Collection Fees	150	-	-	-	-	-	-	150	-	35	-	-	335
40800 - Interest Charges	3	7	-	2	2	4	8	4	(6)	2	-	-	26
40900 - Key Fees	-	25	-	-	-	-	-	-	-	-	-	-	25
41000 - Late Charges	10	10	-	10	20	20	20	20	10	10	-	-	130
41375 - Owner Work Order Reimb.	-	-	-	-	2,465	-	1,000	120	-	-	-	-	3,585
41600 - Transmitters	-	105	155	-	35	35	-	35	70	-	-	-	435
44010 - Interest Income	1,560	3,200	1,566	1,575	1,125	1,574	874	857	822	845	-	-	13,998
Total Revenue	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	-	-	750,184
Total Income	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	-	-	750,184

Operating Expense

Utility Expenses													
50200 - Electricity	4,549	5,266	4,967	5,299	3,455	3,419	3,084	3,332	3,376	3,212	-	-	39,961
50300 - Gas	916	670	671	754	1,457	1,996	1,167	767	646	914	-	-	9,958
50400 - Refuse Removal	-	16,279	8,128	7,954	8,176	8,128	8,128	-	16,256	8,128	-	-	81,176
50700 - Telephone - Entry Gates	188	188	176	176	176	176	205	392	-	218	-	-	1,893
50800 - Water	1,852	-	490	-	484	-	482	1,849	493	476	-	-	6,126
Total Utility Expenses	7,504	22,403	14,433	14,182	13,749	13,719	13,065	6,339	20,770	12,948	-	-	139,113
Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	1,431	357	550	1,773	475	475	-	513	513	-	-	-	6,086
55300 - Pool / Spa: Supplies	463	1,267	824	559	4,650	63	249	1,245	890	727	-	-	10,936
55500 - Health Department Fees	-	-	-	-	-	858	-	-	-	-	-	-	858
Total Pool / Spa Expenses	1,894	1,624	1,374	2,332	5,125	1,396	249	1,757	1,402	727	-	-	17,880
Landscape Expenses													
60100 - Landscape: Service Contract	15,753	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	-	-	164,614

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 4/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Expense													
60200 - Landscape: Extras	3,995	9,587	1,665	1,411	510	1,658	2,588	1,306	1,476	965	-	-	25,161
60800 - Irrigation: Repairs / Maintenance	6,967	2,955	381	798	1,445	816	227	-	2,662	1,166	-	-	17,417
61075 - Swans	-	-	-	47	73	-	52	-	-	-	-	-	173
61100 - Tree Trimming	-	5,500	618	-	-	803	-	-	19,619	-	-	-	26,539
Total Landscape Expenses	26,715	34,582	19,204	18,797	18,568	19,816	19,408	17,846	40,297	18,671	-	-	233,904
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	339	85	85	547	520	-	2,793	-	-	1,146	-	-	5,515
70600 - Common Area: Maintenance	1,281	-	370	3,464	1,600	250	5,025	205	13,162	1,485	-	-	26,842
71400 - Fire Safety	101	-	-	-	-	-	-	1,821	-	-	-	-	1,922
72500 - Janitorial: Service Contract	1,197	-	896	970	1,370	970	972	970	970	970	-	-	9,284
72600 - Janitorial: Supplies/Extras	185	-	-	47	-	-	47	55	103	44	-	-	481
72700 - Keys & Locks	-	-	555	-	-	-	200	-	-	749	-	-	1,504
72900 - Lighting: Repairs / Supplies	684	595	1,192	1,675	1,836	-	828	223	1,982	-	-	-	9,015
73200 - Patrol Service	1,167	1,167	-	2,335	1,167	-	1,167	2,382	-	2,335	-	-	11,721
73300 - Pest & Rodent Control: Contract	300	300	300	350	300	350	350	350	350	350	-	-	3,300
74600 - Street Sweeping	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	-	-	13,662
74915 - Waterscape Maintenance	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	-	-	22,267
Total Contracts, Maint. & Repair Expenses	6,886	7,489	6,754	12,744	10,150	4,498	17,056	9,361	22,124	8,451	-	-	105,512
General & Administrative Expenses													
80400 - Audit / Tax Returns	-	-	-	1,475	-	-	-	-	-	-	-	-	1,475
80500 - Collection / Bad Debt Expense	-	(162)	-	-	-	-	-	-	-	-	-	-	-162
80600 - Bank Charges	25	-	-	-	-	-	-	-	-	-	-	-	25
80700 - Collection Expenses	20	7	10	10	-	10	30	10	160	30	-	-	287
81200 - Insurance	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	-	-	58,347
81900 - Legal Service	-	-	-	-	-	-	2,955	-	-	-	-	-	2,955
82600 - Community Wide Notifications	255	7	423	243	-	374	338	645	1,059	246	-	-	3,589

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 4/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Expense													
82700 - Professional Management: Contract	3,324	3,324	-	3,324	3,324	3,324	3,324	3,324	3,324	4,000	-	-	30,592
82800 - Miscellaneous Administration	476	-	-	151	-	613	348	151	451	491	-	-	2,680
83000 - Reserve Study	-	-	-	-	-	985	-	45	-	-	-	-	1,030
83100 - Tax: Federal	-	-	2,450	1,583	1,583	-	-	-	1,583	-	-	-	7,199
83200 - Tax: State	-	775	-	670	-	890	-	-	-	-	-	-	2,335
Total General & Administrative Expenses	31,804	8,930	2,883	16,011	4,907	14,751	11,272	8,452	6,577	4,767	-	-	110,354
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	88,536	11,250	11,250	11,250	111,250	-	-	289,786
98990 - Interest	1,560	1,621	1,557	1,574	1,125	1,574	874	857	822	845	-	-	12,408
Total Contributions to Reserves	12,810	12,871	12,807	12,824	12,375	90,110	12,124	12,107	12,072	112,095	-	-	302,194
Total Expense	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	-	-	908,957
Operating Net Total													
Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	-	-	(\$158,773)
	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	-	-	(\$158,773)

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 4/30/2026

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total
Operating Income													
Revenue													
40100 - Assessments	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	873,600
40500 - Clubhouse Rental	500	-	450	150	350	-	150	900	-	650	650	350	4,150
40600 - Collection Fees	35	-	150	-	-	-	-	-	-	150	-	35	370
40800 - Interest Charges	-	1	3	7	-	2	2	4	8	4	(6)	2	27
40900 - Key Fees	-	-	-	25	-	-	-	-	-	-	-	-	25
41000 - Late Charges	20	20	10	10	-	10	20	20	20	20	10	10	170
41375 - Owner Work Order Reimb.	-	-	-	-	-	-	2,465	-	1,000	120	-	-	3,585
41600 - Transmitters	-	-	-	105	155	-	35	35	-	35	70	-	435
44010 - Interest Income	1,571	1,576	1,560	3,200	1,566	1,575	1,125	1,574	874	857	822	845	17,145
Total Revenue	74,926	74,397	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	899,507
Total Income	74,926	74,397	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	899,507
Operating Expense													
Utility Expenses													
50200 - Electricity	3,088	3,257	4,549	5,266	4,967	5,299	3,455	3,419	3,084	3,332	3,376	3,212	46,306
50300 - Gas	1,420	1,194	916	670	671	754	1,457	1,996	1,167	767	646	914	12,572
50400 - Refuse Removal	7,731	7,731	-	16,279	8,128	7,954	8,176	8,128	8,128	-	16,256	8,128	96,639
50700 - Telephone - Entry Gates	200	188	188	188	176	176	176	176	205	392	-	218	2,281
50800 - Water	455	-	1,852	-	490	-	484	-	482	1,849	493	476	6,581
Total Utility Expenses	12,894	12,370	7,504	22,403	14,433	14,182	13,749	13,719	13,065	6,339	20,770	12,948	164,377
Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	560	710	1,431	357	550	1,773	475	475	-	513	513	-	7,356
55300 - Pool / Spa: Supplies	766	741	463	1,267	824	559	4,650	63	249	1,245	890	727	12,442
55400 - Equipment Repairs	1,227	2,780	-	-	-	-	-	-	-	-	-	-	4,007
55500 - Health Department Fees	-	-	-	-	-	-	-	858	-	-	-	-	858
Total Pool / Spa Expenses	2,553	4,231	1,894	1,624	1,374	2,332	5,125	1,396	249	1,757	1,402	727	24,664
Landscape Expenses													

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 4/30/2026

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total
Operating Expense													
60100 - Landscape: Service Contract	15,752	15,753	15,753	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	196,119
60200 - Landscape: Extras	150	2,722	3,995	9,587	1,665	1,411	510	1,658	2,588	1,306	1,476	965	28,033
60800 - Irrigation: Repairs / Maintenance	-	3,148	6,967	2,955	381	798	1,445	816	227	-	2,662	1,166	20,565
61075 - Swans	-	-	-	-	-	47	73	-	52	-	-	-	173
61100 - Tree Trimming	-	-	-	5,500	618	-	-	803	-	-	19,619	-	26,539
Total Landscape Expenses	15,902	21,623	26,715	34,582	19,204	18,797	18,568	19,816	19,408	17,846	40,297	18,671	271,429
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	85	-	339	85	85	547	520	-	2,793	-	-	1,146	5,600
70600 - Common Area: Maintenance	-	4,069	1,281	-	370	3,464	1,600	250	5,025	205	13,162	1,485	30,911
71400 - Fire Safety	-	-	101	-	-	-	-	-	-	1,821	-	-	1,922
72500 - Janitorial: Service Contract	3,943	1,232	1,197	-	896	970	1,370	970	972	970	970	970	14,459
72600 - Janitorial: Supplies/Extras	215	-	185	-	-	47	-	-	47	55	103	44	696
72700 - Keys & Locks	-	-	-	-	555	-	-	-	200	-	-	749	1,504
72900 - Lighting: Repairs / Supplies	570	1,030	684	595	1,192	1,675	1,836	-	828	223	1,982	-	10,614
73200 - Patrol Service	1,647	-	1,167	1,167	-	2,335	1,167	-	1,167	2,382	-	2,335	13,369
73300 - Pest & Rodent Control: Contract	281	281	300	300	300	350	300	350	350	350	350	350	3,862
74600 - Street Sweeping	-	1,319	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	14,981
74915 - Waterscape Maintenance	4,200	4,064	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	30,531
Total Contracts, Maint. & Repair Expenses	10,941	11,995	6,886	7,489	6,754	12,744	10,150	4,498	17,056	9,361	22,124	8,451	128,448
General & Administrative Expenses													
80400 - Audit / Tax Returns	-	-	-	-	-	1,475	-	-	-	-	-	-	1,475
80500 - Collection / Bad Debt Expense	-	-	-	(162)	-	-	-	-	-	-	-	-	-162
80600 - Bank Charges	-	-	25	-	-	-	-	-	-	-	-	-	25
80700 - Collection Expenses	20	45	20	7	10	10	-	10	30	10	160	30	352
81200 - Insurance	-	-	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	58,347
81900 - Legal Service	-	-	-	-	-	-	-	-	2,955	-	-	-	2,955

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 4/30/2026

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total
Operating Expense													
82600 - Community Wide Notifications	553	1,646	255	7	423	243	-	374	338	645	1,059	246	5,789
82700 - Professional Management: Contract	3,275	3,275	3,324	3,324	-	3,324	3,324	3,324	3,324	3,324	3,324	4,000	37,142
82800 - Miscellaneous Administration	186	151	476	-	-	151	-	613	348	151	451	491	3,017
83000 - Reserve Study	1,915	-	-	-	-	-	-	985	-	45	-	-	2,945
83100 - Tax: Federal	-	1,198	-	-	2,450	1,583	1,583	-	-	-	1,583	-	8,397
83200 - Tax: State	-	419	-	775	-	670	-	890	-	-	-	-	2,754
Total General & Administrative Expenses	5,949	6,734	31,804	8,930	2,883	16,011	4,907	14,751	11,272	8,452	6,577	4,767	123,037
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	11,250	11,250	88,536	11,250	11,250	11,250	111,250	312,286
98990 - Interest	1,571	1,576	1,560	1,621	1,557	1,574	1,125	1,574	874	857	822	845	15,555
Total Contributions to Reserves	12,821	12,826	12,810	12,871	12,807	12,824	12,375	90,110	12,124	12,107	12,072	112,095	327,841
Total Expense	61,061	69,778	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	1,039,796
Operating Net Total	\$13,865	\$4,619	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	(\$140,289)
Net Total	\$13,865	\$4,619	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	(\$140,289)