

South Coast Shores Homeowners Association

Financial Reports



May
2026

South Coast Shores Homeowners Association

Community Financial Overview

May 31, 2026

Cash

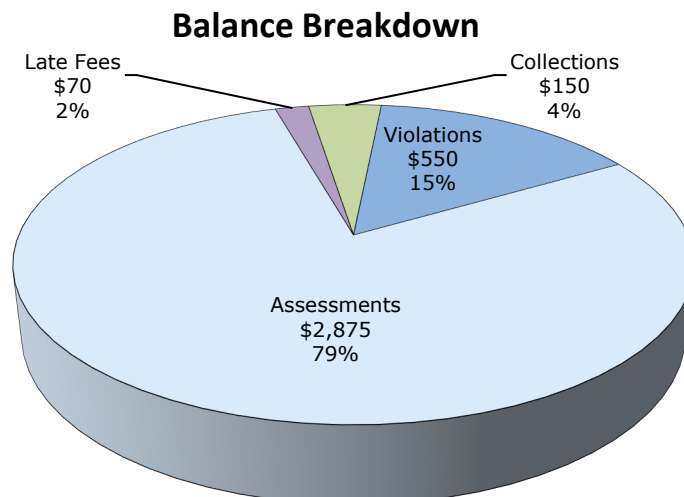
	Current Mo.	Change	
Operating	\$148,332	\$14,159	↑
Reserves	\$1,031,346	\$12,020	↑
Adequate Operating Cash?		Yes	
Amount Due to Reserves		\$0	
Repayment in Progress?		N/A	

\$148,332	\$82,067
Operating Cash Balance	Minimum Recommended Balance

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

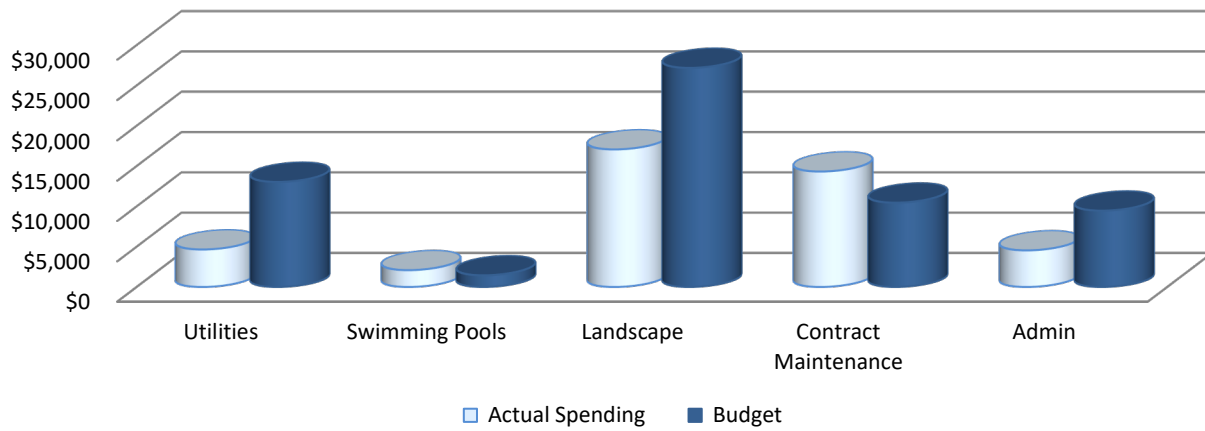
Uninsured Cash Balances		
Bank	Total Cash in Bank	Uninsured Portion
Columbia	\$366,352	\$116,352
Uninsured amounts are at risk if the bank fails. To avoid potential losses, transfer funds to a different bank as soon as possible.		

Assessments Receivable



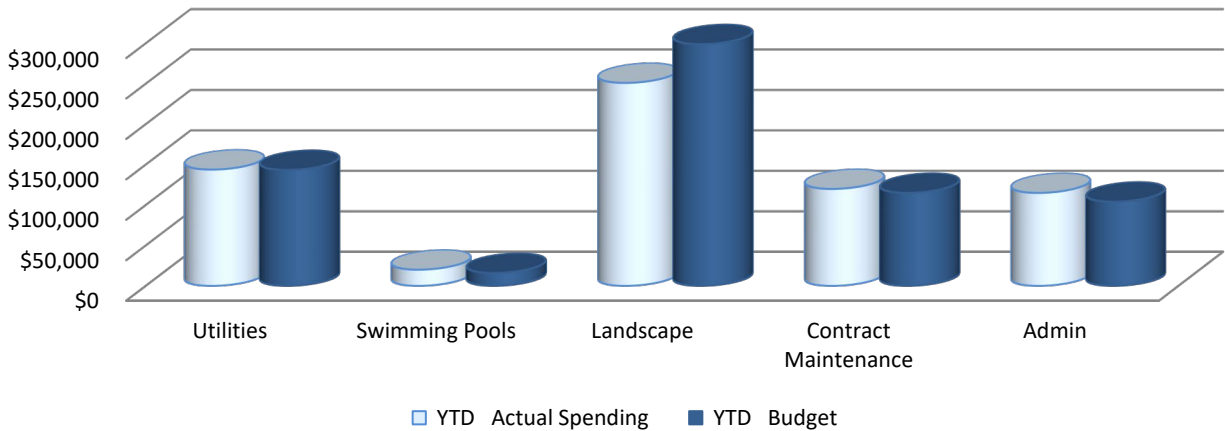
South Coast Shores Homeowners Association Community Financial Overview

Current Month



In the month of May, the Association spent \$638 more than the budget projected on Swimming Pools and \$3,862 more on Contract Maintenance.

Year-to-Date



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

Comments:

The CD Purchase from FCB is still pending due to additional paperwork that needs to be completed.

South Coast Shores Homeowners Association

Balance Sheet as of 5/31/2026

Assets	Operating	Reserve	Total
Operating: Cash & Investments			
10100 - Columbia Op x0834	\$148,332.20		\$148,332.20
Total Operating: Cash & Investments	\$148,332.20		\$148,332.20
Operating: Receivables			
11150 - Accounts Receivable	\$3,644.86		\$3,644.86
11190 - Less Allowance For Past Due Accts	(\$604.57)		(\$604.57)
Total Operating: Receivables	\$3,040.29		\$3,040.29
Reserves: Cash			
14100 - Columbia MMA x1195		\$218,019.58	\$218,019.58
14200 - FCB MMA x1224		\$137,899.60	\$137,899.60
Total Reserves: Cash		\$355,919.18	\$355,919.18
Reserves: Investments			
15010 - Charles Schwab - US Treasury Money		\$105,949.08	\$105,949.08
15050 - First Foundation x7973 Mat. 11-01-2026 6 mths		\$174,720.77	\$174,720.77
15055 - Alliance x2689 Mat. 07-17-2026 4.4% 11mths		\$108,852.85	\$108,852.85
15070 - First Foundation x7797 Mat. 12-14-2026 12mths		\$106,948.81	\$106,948.81
15098 - Charles Schwab - US Treasury Bill Pending Renewal		\$120,171.10	\$120,171.10
15099 - FCB CD - Purchase Pending		\$58,784.21	\$58,784.21
Total Reserves: Investments		\$675,426.82	\$675,426.82
Total Assets	\$151,372.49	\$1,031,346.00	\$1,182,718.49

South Coast Shores Homeowners Association

Balance Sheet as of 5/31/2026

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
20200 - Accrued Expenses	\$15.00		\$15.00
21120 - Deposits: Clubhouse	\$1,175.00		\$1,175.00
21500 - Prepaid Assessments	\$7,219.55		\$7,219.55
Total Liabilities	\$8,409.55		\$8,409.55
Reserve Fund Balances			
33600 - General Reserves		\$1,018,167.45	\$1,018,167.45
38990 - Interest		\$13,178.55	\$13,178.55
Total Reserve Fund Balances		\$1,031,346.00	\$1,031,346.00
Equity			
39900 - Prior Year Surplus (Deficit)	\$282,751.14		\$282,751.14
39950 - Current Year Surplus (Deficit)	(\$139,788.20)		(\$139,788.20)
Total Equity	\$142,962.94		\$142,962.94
Total Liabilities / Equity	\$151,372.49	\$1,031,346.00	\$1,182,718.49

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40100 - Assessments	72,800.00	72,800.00	-	800,800.00	800,800.00	-	873,600.00
40500 - Clubhouse Rental	-	-	-	3,650.00	-	3,650.00	-
40600 - Collection Fees	-	-	-	335.00	-	335.00	-
40800 - Interest Charges	8.00	-	8.00	33.90	-	33.90	-
40900 - Key Fees	-	-	-	25.00	-	25.00	-
41000 - Late Charges	20.00	-	20.00	150.00	-	150.00	-
41375 - Owner Work Order Reimb.	-	-	-	3,585.00	-	3,585.00	-
41600 - Transmitters	35.00	-	35.00	470.00	-	470.00	-
44010 - Interest Income	770.23	-	770.23	14,768.00	-	14,768.00	-
Total Revenue	73,633.23	72,800.00	833.23	823,816.90	800,800.00	23,016.90	873,600.00
Total Income	73,633.23	72,800.00	833.23	823,816.90	800,800.00	23,016.90	873,600.00

Operating Expense

Utility Expenses							
50200 - Electricity	3,240.56	3,833.33	592.77	43,201.06	42,166.63	(1,034.43)	46,000.00
50300 - Gas	1,198.20	875.00	(323.20)	11,155.70	9,625.00	(1,530.70)	10,500.00
50400 - Refuse Removal	-	7,731.25	7,731.25	81,176.39	85,043.75	3,867.36	92,775.00
50700 - Telephone - Entry Gates	204.80	178.00	(26.80)	2,097.80	1,958.00	(139.80)	2,136.00
50800 - Water	-	408.33	408.33	6,125.58	4,491.63	(1,633.95)	4,900.00
Total Utility Expenses	4,643.56	13,025.91	8,382.35	143,756.53	143,285.01	(471.52)	156,311.00

Pool / Spa Expenses							
55100 - Pool / Spa: Service Contract	512.50	687.50	175.00	6,598.60	7,562.50	963.90	8,250.00
55300 - Pool / Spa: Supplies	1,568.00	333.33	(1,234.67)	12,503.52	3,666.63	(8,836.89)	4,000.00
55400 - Equipment Repairs	-	283.33	283.33	-	3,116.63	3,116.63	3,400.00
55500 - Health Department Fees	-	139.00	139.00	858.00	1,529.00	671.00	1,668.00
Total Pool / Spa Expenses	2,080.50	1,443.16	(637.34)	19,960.12	15,874.76	(4,085.36)	17,318.00

Landscape Expenses							
60100 - Landscape: Service Contract	16,540.21	16,540.25	.04	181,154.68	181,942.75	788.07	198,483.00
60200 - Landscape: Extras	-	1,677.75	1,677.75	25,160.50	18,455.25	(6,705.25)	20,133.00
60300 - Landscape: Replacement	-	2,660.00	2,660.00	-	29,260.00	29,260.00	31,920.00
60540 - Landscape: Mulch	-	1,250.00	1,250.00	-	13,750.00	13,750.00	15,000.00
60800 - Irrigation: Repairs / Maintenance	165.00	2,500.00	2,335.00	17,582.25	27,500.00	9,917.75	30,000.00
61075 - Swans	-	41.67	41.67	173.11	458.37	285.26	500.00
61100 - Tree Trimming	350.00	2,500.00	2,150.00	26,889.00	27,500.00	611.00	30,000.00
Total Landscape Expenses	17,055.21	27,169.67	10,114.46	250,959.54	298,866.37	47,906.83	326,036.00

Contracts, Maint. & Repair Expenses							
70100 - Access Gate Repairs	908.46	916.67	8.21	6,423.22	10,083.37	3,660.15	11,000.00
70600 - Common Area: Maintenance	410.48	2,447.50	2,037.02	27,252.10	26,922.50	(329.60)	29,370.00
71400 - Fire Safety	-	66.67	66.67	1,921.72	733.37	(1,188.35)	800.00

South Coast Shores Homeowners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	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	10,254.00	13,552.00	3,298.00	14,784.00
72600 - Janitorial: Supplies/Extras	56.14	41.67	(14.47)	536.69	458.37	(78.32)	500.00
72700 - Keys & Locks	-	14.58	14.58	1,504.31	160.38	(1,343.93)	175.00
72900 - Lighting: Repairs / Supplies	-	333.33	333.33	9,014.73	3,666.63	(5,348.10)	4,000.00
73200 - Patrol Service	1,167.47	1,167.50	.03	12,888.87	12,842.50	(46.37)	14,010.00
73300 - Pest & Rodent Control: Contract	350.00	300.00	(50.00)	3,650.00	3,300.00	(350.00)	3,600.00
73400 - Pest & Rodent Control: Extras	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
74600 - Street Sweeping	1,371.50	1,371.50	-	15,033.75	15,086.50	52.75	16,458.00
74915 - Waterscape Maintenance	9,079.18	1,985.00	(7,094.18)	31,345.82	21,835.00	(9,510.82)	23,820.00
75020 - Goose Removal Contract	-	450.00	450.00	-	4,950.00	4,950.00	5,400.00
Total Contracts, Maint. & Repair Expenses	14,313.15	10,451.42	(3,861.73)	119,825.21	114,965.62	(4,859.59)	125,417.00
General & Administrative Expenses							
80400 - Audit / Tax Returns	-	110.42	110.42	1,475.00	1,214.62	(260.38)	1,325.00
80500 - Collection / Bad Debt Expense	-	-	-	(161.60)	-	161.60	-
80600 - Bank Charges	-	-	-	25.00	-	(25.00)	-
80700 - Collection Expenses	25.00	125.00	100.00	312.41	1,375.00	1,062.59	1,500.00
81200 - Insurance	373.00	4,583.33	4,210.33	58,720.00	50,416.63	(8,303.37)	55,000.00
81900 - Legal Service	-	145.83	145.83	2,955.48	1,604.13	(1,351.35)	1,750.00
82400 - Operating Contingency	-	96.25	96.25	-	1,058.75	1,058.75	1,155.00
82600 - Community Wide Notifications	-	583.33	583.33	3,589.46	6,416.63	2,827.17	7,000.00
82700 - Professional Management: Contract	4,000.00	3,324.00	(676.00)	34,592.00	36,564.00	1,972.00	39,888.00
82800 - Miscellaneous Administration	137.49	83.33	(54.16)	2,817.89	916.63	(1,901.26)	1,000.00
83000 - Reserve Study	-	75.00	75.00	1,030.00	825.00	(205.00)	900.00
83100 - Tax: Federal	-	41.67	41.67	7,199.00	458.37	(6,740.63)	500.00
83200 - Tax: State	-	291.67	291.67	2,335.00	3,208.37	873.37	3,500.00
Total General & Administrative Expenses	4,535.49	9,459.83	4,924.34	114,889.64	104,058.13	(10,831.51)	113,518.00
Contributions to Reserves							
93600 - General Reserves	11,250.00	11,250.00	-	301,035.51	123,750.00	(177,285.51)	135,000.00
98990 - Interest	770.23	-	(770.23)	13,178.55	-	(13,178.55)	-
Total Contributions to Reserves	12,020.23	11,250.00	(770.23)	314,214.06	123,750.00	(190,464.06)	135,000.00
Total Expense	54,648.14	72,799.99	18,151.85	963,605.10	800,799.89	(162,805.21)	873,600.00
Operating Net Total	18,985.09	.01	18,985.08	(139,788.20)	.11	(139,788.31)	-
Net Total	18,985.09	.01	18,985.08	(139,788.20)	.11	(139,788.31)	-

South Coast Shores Homeowners Association

Reserve Summary For 5/1/2026 - 5/31/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	1,006,917.45	11,250.00	-	-	1,018,167.45	11,250.00	-
38990 - Interest	12,408.32	770.23	-	-	13,178.55	-	770.23
Net Total	\$1,019,325.77	\$12,020.23	-	-	\$1,031,346.00	\$11,250.00	\$770.23

South Coast Shores Homeowners Association

Reserve Summary For 7/1/2025 - 5/31/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
33600 - General Reserves	809,061.79	123,750.00	(91,929.85)	177,285.51	1,018,167.45	123,750.00	-
38990 - Interest	-	13,178.55	-	-	13,178.55	-	13,178.55
Net Total	\$809,061.79	\$136,928.55	(\$91,929.85)	(\$177,285.51)	\$1,031,346.00	\$123,750.00	\$13,178.55

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Income													
Revenue													
40100 - Assessments	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	-	800,800
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	8	-	34
40900 - Key Fees	-	25	-	-	-	-	-	-	-	-	-	-	25
41000 - Late Charges	10	10	-	10	20	20	20	20	10	10	20	-	150
41375 - Owner Work Order Reimb.	-	-	-	-	2,465	-	1,000	120	-	-	-	-	3,585
41600 - Transmitters	-	105	155	-	35	35	-	35	70	-	35	-	470
44010 - Interest Income	1,560	3,200	1,566	1,575	1,125	1,574	874	857	822	845	770	-	14,768
Total Revenue	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	-	823,817
Total Income	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	-	823,817

Operating Expense

Utility Expenses													
50200 - Electricity	4,549	5,266	4,967	5,299	3,455	3,419	3,084	3,332	3,376	3,212	3,241	-	43,201
50300 - Gas	916	670	671	754	1,457	1,996	1,167	767	646	914	1,198	-	11,156
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	205	-	2,098
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	4,644	-	143,757

Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	1,431	357	550	1,773	475	475	-	513	513	-	513	-	6,599
55300 - Pool / Spa: Supplies	463	1,267	824	559	4,650	63	249	1,245	890	727	1,568	-	12,504
55500 - Health Department Fees	-	-	-	-	-	858	-	-	-	-	-	-	858
Total Pool / Spa Expenses	1,894	1,624	1,374	2,332	5,125	1,396	249	1,757	1,402	727	2,081	-	19,960

Landscape Expenses													
60100 - Landscape: Service Contract	15,753	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	-	181,155

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	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	165	-	17,582
61075 - Swans	-	-	-	47	73	-	52	-	-	-	-	-	173
61100 - Tree Trimming	-	5,500	618	-	-	803	-	-	19,619	-	350	-	26,889
Total Landscape Expenses	26,715	34,582	19,204	18,797	18,568	19,816	19,408	17,846	40,297	18,671	17,055	-	250,960
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	339	85	85	547	520	-	2,793	-	-	1,146	908	-	6,423
70600 - Common Area: Maintenance	1,281	-	370	3,464	1,600	250	5,025	205	13,162	1,485	410	-	27,252
71400 - Fire Safety	101	-	-	-	-	-	-	1,821	-	-	-	-	1,922
72500 - Janitorial: Service Contract	1,197	-	896	970	1,370	970	972	970	970	970	970	-	10,254
72600 - Janitorial: Supplies/Extras	185	-	-	47	-	-	47	55	103	44	56	-	537
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	1,167	-	12,889
73300 - Pest & Rodent Control: Contract	300	300	300	350	300	350	350	350	350	350	350	-	3,650
74600 - Street Sweeping	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	1,372	-	15,034
74915 - Waterscape Maintenance	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	9,079	-	31,346
Total Contracts, Maint. & Repair Expenses	6,886	7,489	6,754	12,744	10,150	4,498	17,056	9,361	22,124	8,451	14,313	-	119,825
General & Administrative Expenses													
80400 - Audit / Tax Returns	-	-	-	1,475	-	-	-	-	-	-	-	-	1,475
80500 - Collection / Bad Debt Expense	-	(162)	-	-	-	-	-	-	-	-	-	-	-162
80600 - Bank Charges	25	-	-	-	-	-	-	-	-	-	-	-	25
80700 - Collection Expenses	20	7	10	10	-	10	30	10	160	30	25	-	312
81200 - Insurance	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	373	-	58,720
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 5/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Operating Expense													
82700 - Professional Management: Contract	3,324	3,324	-	3,324	3,324	3,324	3,324	3,324	3,324	4,000	4,000	-	34,592
82800 - Miscellaneous Administration	476	-	-	151	-	613	348	151	451	491	137	-	2,818
83000 - Reserve Study	-	-	-	-	-	985	-	45	-	-	-	-	1,030
83100 - Tax: Federal	-	-	2,450	1,583	1,583	-	-	-	1,583	-	-	-	7,199
83200 - Tax: State	-	775	-	670	-	890	-	-	-	-	-	-	2,335
Total General & Administrative Expenses	31,804	8,930	2,883	16,011	4,907	14,751	11,272	8,452	6,577	4,767	4,535	-	114,890
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	88,536	11,250	11,250	11,250	111,250	11,250	-	301,036
98990 - Interest	1,560	1,621	1,557	1,574	1,125	1,574	874	857	822	845	770	-	13,179
Total Contributions to Reserves	12,810	12,871	12,807	12,824	12,375	90,110	12,124	12,107	12,072	112,095	12,020	-	314,214
Total Expense	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	54,648	-	963,605
Operating Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	-	(\$139,788)
Net Total	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	-	(\$139,788)

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total
Operating Income													
Revenue													
40100 - Assessments	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	72,800	873,600
40500 - Clubhouse Rental	-	450	150	350	-	150	900	-	650	650	350	-	3,650
40600 - Collection Fees	-	150	-	-	-	-	-	-	150	-	35	-	335
40800 - Interest Charges	1	3	7	-	2	2	4	8	4	(6)	2	8	35
40900 - Key Fees	-	-	25	-	-	-	-	-	-	-	-	-	25
41000 - Late Charges	20	10	10	-	10	20	20	20	20	10	10	20	170
41375 - Owner Work Order Reimb.	-	-	-	-	-	2,465	-	1,000	120	-	-	-	3,585
41600 - Transmitters	-	-	105	155	-	35	35	-	35	70	-	35	470
44010 - Interest Income	1,576	1,560	3,200	1,566	1,575	1,125	1,574	874	857	822	845	770	16,344
Total Revenue	74,397	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	898,214
Total Income	74,397	74,973	76,296	74,871	74,387	76,597	75,333	74,702	74,636	74,346	74,042	73,633	898,214

Operating Expense

Utility Expenses													
50200 - Electricity	3,257	4,549	5,266	4,967	5,299	3,455	3,419	3,084	3,332	3,376	3,212	3,241	46,458
50300 - Gas	1,194	916	670	671	754	1,457	1,996	1,167	767	646	914	1,198	12,350
50400 - Refuse Removal	7,731	-	16,279	8,128	7,954	8,176	8,128	8,128	-	16,256	8,128	-	88,908
50700 - Telephone - Entry Gates	188	188	188	176	176	176	176	205	392	-	218	205	2,286
50800 - Water	-	1,852	-	490	-	484	-	482	1,849	493	476	-	6,126
Total Utility Expenses	12,370	7,504	22,403	14,433	14,182	13,749	13,719	13,065	6,339	20,770	12,948	4,644	156,127

Pool / Spa Expenses													
55100 - Pool / Spa: Service Contract	710	1,431	357	550	1,773	475	475	-	513	513	-	513	7,309
55300 - Pool / Spa: Supplies	741	463	1,267	824	559	4,650	63	249	1,245	890	727	1,568	13,244
55400 - Equipment Repairs	2,780	-	-	-	-	-	-	-	-	-	-	-	2,780
55500 - Health Department Fees	-	-	-	-	-	-	858	-	-	-	-	-	858
Total Pool / Spa Expenses	4,231	1,894	1,624	1,374	2,332	5,125	1,396	249	1,757	1,402	727	2,081	24,191

Landscape Expenses													
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South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total
Operating Expense													
60100 - Landscape: Service Contract	15,753	15,753	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	16,540	196,907
60200 - Landscape: Extras	2,722	3,995	9,587	1,665	1,411	510	1,658	2,588	1,306	1,476	965	-	27,883
60800 - Irrigation: Repairs / Maintenance	3,148	6,967	2,955	381	798	1,445	816	227	-	2,662	1,166	165	20,730
61075 - Swans	-	-	-	-	47	73	-	52	-	-	-	-	173
61100 - Tree Trimming	-	-	5,500	618	-	-	803	-	-	19,619	-	350	26,889
Total Landscape Expenses	21,623	26,715	34,582	19,204	18,797	18,568	19,816	19,408	17,846	40,297	18,671	17,055	272,582
Contracts, Maint. & Repair Expenses													
70100 - Access Gate Repairs	-	339	85	85	547	520	-	2,793	-	-	1,146	908	6,423
70600 - Common Area: Maintenance	4,069	1,281	-	370	3,464	1,600	250	5,025	205	13,162	1,485	410	31,321
71400 - Fire Safety	-	101	-	-	-	-	-	-	1,821	-	-	-	1,922
72500 - Janitorial: Service Contract	1,232	1,197	-	896	970	1,370	970	972	970	970	970	970	11,486
72600 - Janitorial: Supplies/Extras	-	185	-	-	47	-	-	47	55	103	44	56	537
72700 - Keys & Locks	-	-	-	555	-	-	-	200	-	-	749	-	1,504
72900 - Lighting: Repairs / Supplies	1,030	684	595	1,192	1,675	1,836	-	828	223	1,982	-	-	10,044
73200 - Patrol Service	-	1,167	1,167	-	2,335	1,167	-	1,167	2,382	-	2,335	1,167	12,889
73300 - Pest & Rodent Control: Contract	281	300	300	300	350	300	350	350	350	350	350	350	3,931
74600 - Street Sweeping	1,319	1,319	1,372	1,372	1,372	1,372	-	2,743	1,372	1,372	1,372	1,372	16,353
74915 - Waterscape Maintenance	4,064	313	3,970	1,985	1,985	1,985	2,928	2,931	1,985	4,185	-	9,079	35,410
Total Contracts, Maint. & Repair Expenses	11,995	6,886	7,489	6,754	12,744	10,150	4,498	17,056	9,361	22,124	8,451	14,313	131,820
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	45	20	7	10	10	-	10	30	10	160	30	25	357
81200 - Insurance	-	27,704	4,978	-	8,555	-	8,555	4,278	4,278	-	-	373	58,720
81900 - Legal Service	-	-	-	-	-	-	-	2,955	-	-	-	-	2,955

South Coast Shores Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total
Operating Expense													
82600 - Community Wide Notifications	1,646	255	7	423	243	-	374	338	645	1,059	246	-	5,235
82700 - Professional Management: Contract	3,275	3,324	3,324	-	3,324	3,324	3,324	3,324	3,324	3,324	4,000	4,000	37,867
82800 - Miscellaneous Administration	151	476	-	-	151	-	613	348	151	451	491	137	2,969
83000 - Reserve Study	-	-	-	-	-	-	985	-	45	-	-	-	1,030
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	6,734	31,804	8,930	2,883	16,011	4,907	14,751	11,272	8,452	6,577	4,767	4,535	121,624
Contributions to Reserves													
93600 - General Reserves	11,250	11,250	11,250	11,250	11,250	11,250	88,536	11,250	11,250	11,250	111,250	11,250	312,286
98990 - Interest	1,576	1,560	1,621	1,557	1,574	1,125	1,574	874	857	822	845	770	14,755
Total Contributions to Reserves	12,826	12,810	12,871	12,807	12,824	12,375	90,110	12,124	12,107	12,072	112,095	12,020	327,040
Total Expense	69,778	87,612	87,899	57,454	76,890	64,874	144,289	73,174	55,862	103,243	157,660	54,648	1,033,383
Operating Net Total	\$4,619	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	(\$135,169)
Net Total	\$4,619	(\$12,639)	(\$11,603)	\$17,417	(\$2,503)	\$11,723	(\$68,956)	\$1,528	\$18,774	(\$28,897)	(\$83,618)	\$18,985	(\$135,169)