Niguel Shores Community Association
33654 Niguel Shores Drive
Dana Point, California 92629-4221
(949) 493-0122 ● Fax (949) 388-7892

November 25, 2025

ACH Assessment Payments

Dear Members,

The association has made some changes to its financial management services effective immediately; we recently transitioned from Enumerate Financial Services to KBF Advisory. KBF is a public accounting firm and is now providing the monthly financial statements to the association. We have also brought all accounts payable and receivables back in-house.

This change has required the association to close its accounts affiliated with Enumerate and open new accounts in the name of the association. The accounts will remain with the Banc of California however, if you have been using the ACH services provided through Enumerate you will need change those payments to the association via Banc of California's Smart Street service.

Niguel Shores Community Association is pleased to announce that we can now offer you the valuable services of Smart Street Powered by Banc of California, one of the industry's leading providers of banking and payment processing solutions for homeowners and associations.

Banc of California is a strong and stable full-service bank. Its proprietary HOA Services platform offers you a choice of convenient options to pay dues and assessments online, including:

- eCheck
- Credit Card*

*A 2.95% fee will be assessed for each payment made with a credit card

Attached is information on all payment options. If you have any questions, please contact office staff.

Sincerely,

John Muller, CCAM-LS
General Manager
Niguel Shores Community Association

eCheck Online Payment

How it works:

Set up a one-time or recurring payment using eCheck.

What to do:

1. Login in to SmartStreet.com
2. On the left navigation bar, under the Online Payments for Homeowners section, select the blue Make Payment button.
3. Choose Make a One-Time Payment to initiate a payment without registering or click Create an Account to register and set up recurring payments. Registering also allows you to make a one-time payment to your saved property and payment information.
4. Select your association and follow the instructions on the screen.

Credit Card Online Payment*

How it works:

Make a one-time payment using Visa®, MasterCard®, American Express® or Discover®.

What to do:

1. Login in to SmartStreet.com
2. On the left navigation bar, under the Online Payments for Homeowners section, select the blue Make Payment button.
3. Choose Make a One-Time Payment to initiate a payment without registering or click Create an Account to register. Registering also allows you to make a one-time payment to your saved property and payment information.
4. Select your association and follow the instructions on the screen.

*A 2.95% fee will be assessed for each payment made with a credit card

All Physical Payments must now be directed to the Niguel Shores Office at:

NSCA
33654 Niguel Shores Dr.
Dana Point, CA 92629