

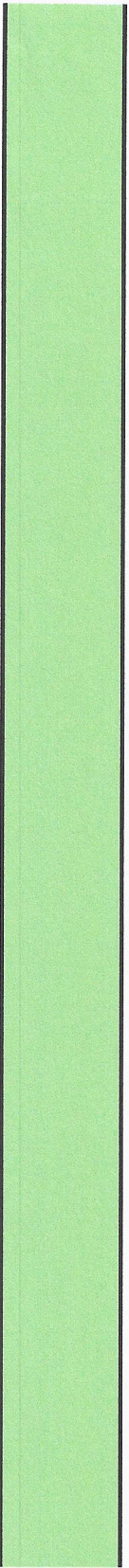
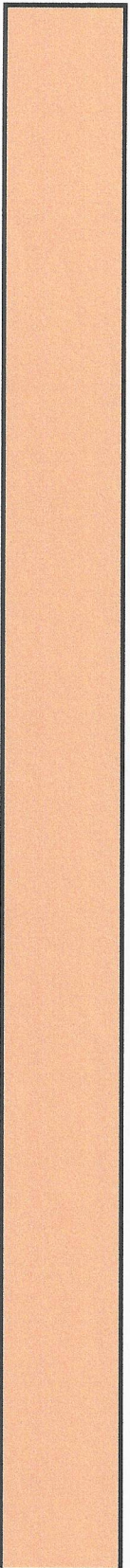
SEA COAST GARDENS 3
Budget Analysis Worksheet - 2025

GL_Account_Number	Description	Monthly Approved Budget	2024 Approved Budget	2025 Approved Monthly Budget	2025 Approved Annual Budget
	**REVENUE				
40000	Owner Assessments		562,585	46,242	554,904
40002-00	Reserve Income		125,000	16,667	200,000
40006	Spectrum Assessment		51,288	4,681	56,173
40008	Special Assessment			0	
40011	Late Fee Income		0	0	0
40025	Returned Check Fees		0	0	0
40030	Screening Fees		400	33	400
40050	Laundry Income		20,000	1,458	17,500
40078	Late Fee Interest		0	0	0
40080	Interest Income		0	0	0
40081	Reserve Interest		25,000	2,000	24,000
	**TOTAL REVENUE		784,273	71,081	852,977
	EXPENSES				
	** ADMINISTRATIVE				
50005	Accounting Fees		17,500	1,458	15,000
50012-00	Bad Debts		0	0	0
50015	Bank Charges		200	42	500
50045-00	Legal Fees		3,000	167	2,000
50048	Annual Condo Fees		300	25	300
50050-00	License, Taxes, Permits		500	42	500

50050-15	License, Taxes, Permit- Elevators				200	17	200
50050-18	License, Taxes, Permit- Fire Alarm & License, Taxes, Permit- Pool/Spa			1,000	83	1,000	
50050-45	License, Taxes, Permit- Pool/Spa			250	21	250	
50053	Corporate Annual Rep			70	6	70	
50075	50% Office Supplies			2,000	229	2,750	
50080	50% Postage & Mail			500	21	250	
50090-00	Professional Fees			0	0	0	
50100	Screening Fees			400	21	250	
50125	50% Web Page/Internet			2,010	42	500	
	**TOTAL ADMINISTRATIVE		0	27,930	2,174	23,570	
	**PROPERTY INSURANCE						
52030	Multiperil Insurance			265,000	21,000	252,000	
	**TOTAL PROPERTY INSURANCE			265,000	17,500	252,000	
	**UTILITIES						
54050-00	SCG3 Building Utilities			25,850	2,083	25,000	
54070-30	Water & Sewer- Irrigation			9,000	833	10,000	
54070-06	50% Utilities- Clubhouse			1,000	0	0	
54080	50% Pool Heating & Grill Gas			7,000	583	7,000	
	**TOTAL UTILITIES		0	42,850	3,499	42,000	
	**CONTRACTS						
60010	Alarm Services		0	7000	167	2,000	
60013	Cable Television			51,288	4,681	56,173	
60035	Elevator Contract			4,320	360	4,320	
61010	50% Pest Control			2,250	199	2,388	
60082	50% Clubhouse			1320	110	1320	
60090	50% Landscape			12,000	1,042	12,500	

61020	50% Pool/Spa Contract			9,000	900	10,800
	**TOTAL CONTRACTS	0	87,178	7,459	89,501	
	Surfside Cam (all split 50/50)					
65000-00	Surfside Cam		142,420	12,792	153,506	
		0		0		
	**TOTAL MANAGEMENT SERVICES	0	142,420	12,792	153,506	
	**REPAIRS/MAINTENANCE					
70025	R&M-Building		20,000	1,667	20,000	
70040	R&M-Elevator		6,000	833	7,500	
70043-42	R&M - Life Safety		3,000	300	3,500	
70072	Laundry Equip Repairs		4,000	333	1,500	
70135	Landscaping Extras (SCG3 Only)		3,500	292	5,000	
70137	Irrigation repairs		1,000	125	1,000	
70176	50% R&M - Cleaning / Maintenance	0	9500	25	10000	
70096-00	50% R&M - Pool/Shuffleboard/Deck		5,500	458	6,000	
70100	50% R&M - Outdoor Furniture		1,000	58	1000	
NEW	50% CP Landscaping		5,000		5000	
70289-00	Contingency		5,000	417	7,500	
	**TOTAL REPAIRS/MAINTENANCE	0	63,500	4,508	68,000	
	**SPECIAL ASSESSMENT					
73001	Special Assessment - Seawall	0	0	0		
73002	Special Assessment - Loan Interest	0	0	0		
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0	
	**RESERVE TRANSFERS					

80000-00	Reserve Transfers	0	0	0	0	0
80000-001	Reserve Transfers- Pooled					
80000-002	Reserve Transfers- Pooled (from SA)				0	
80001	Reserve Interest	0	0	0	0	
	**TOTAL RESERVE TRANSFERS		0	0	0	
	**PRIOR YEAR ACTIVITY					
70298-00	Prior Year Expense	0	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY					0
	**TOTAL EXPENSES	0	628,878	47,932	628,577	



UNIT	SCG3% Ownership	SCG2 % of Ownership	Difference	Owner Assessment 2024	2025 Unit Total				2025 Monthly HOA Dues (sum of Cable, Operating and Reserves)
					HOA Dues	Cable	Operating	Reserves	
				738,870.00	811,077.00	56,173.00	554,904.00	200,000.00	67,589.75
101	1.43%	1.42%	(0.01%)		11,455.99	660.86	7,935.13	2,860.00	954.66
102	1.33%	1.38%	0.05%		10,701.08	660.86	7,380.22	2,660.00	891.76
103	1.33%	1.38%	0.05%		10,701.08	660.86	7,380.22	2,660.00	891.76
104	1.33%	1.38%	0.05%		10,701.08	660.86	7,380.22	2,660.00	891.76
105	1.33%	1.38%	0.05%		10,701.08	660.86	7,380.22	2,660.00	891.76
106	1.43%	1.46%	0.03%		11,455.99	660.86	7,935.13	2,860.00	954.66
107	1.15%	1.14%	(0.01%)		9,342.26	660.86	6,381.40	2,300.00	778.52
108	1.10%	1.14%	0.04%		8,964.80	660.86	6,103.94	2,200.00	747.06
109	1.08%	1.14%	0.06%		8,813.82	660.86	5,992.96	2,160.00	734.48
110	1.06%	1.05%	(0.01%)		8,662.84	660.86	5,881.98	2,120.00	721.91
111	1.06%	1.05%	(0.01%)		8,662.84	660.86	5,881.98	2,120.00	721.91
112	1.04%	1.05%	0.01%		8,511.86	660.86	5,771.00	2,080.00	709.32
113	1.02%	0.93%	(0.09%)		8,360.88	660.86	5,660.02	2,040.00	696.74
114	0.98%	0.93%	(0.05%)		8,058.92	660.86	5,438.06	1,960.00	671.57
115	0.78%	0.68%	(0.10%)		6,549.11	660.86	4,328.25	1,560.00	545.76
116	0.92%	0.85%	(0.07%)		7,605.98	660.86	5,105.12	1,840.00	633.83
117	0.95%	0.85%	(0.10%)		7,832.45	660.86	5,271.59	1,900.00	652.70
201	1.43%	1.42%	(0.01%)		11,455.99	660.86	7,935.13	2,860.00	954.66
202	1.33%	1.38%	0.05%		10,701.08	660.86	7,380.22	2,660.00	891.76
203	1.33%	1.38%	0.05%		10,701.08	660.86	7,380.22	2,660.00	891.76
204	1.33%	1.38%	0.05%		10,701.08	660.86	7,380.22	2,660.00	891.76
205	1.33%	1.38%	0.05%		10,701.08	660.86	7,380.22	2,660.00	891.76
206	1.43%	1.46%	0.03%		11,455.99	660.86	7,935.13	2,860.00	954.66
207	1.15%	1.14%	(0.01%)		9,342.26	660.86	6,381.40	2,300.00	778.52
208	1.10%	1.14%	0.04%		8,964.80	660.86	6,103.94	2,200.00	747.06
209	1.08%	1.14%	0.06%		8,813.82	660.86	5,992.96	2,160.00	734.48
210	1.06%	1.05%	(0.01%)		8,662.84	660.86	5,881.98	2,120.00	721.91
211	1.06%	1.05%	(0.01%)		8,662.84	660.86	5,881.98	2,120.00	721.91

212	1.04%	1.05%	0.01%		8,511.86	660.86	5,771.00	2,080.00	709.32
213	1.02%	0.93%	(0.09%)		8,360.88	660.86	5,660.02	2,040.00	696.74
214	0.98%	0.93%	(0.05%)		8,058.92	660.86	5,438.06	1,960.00	671.57
215	0.80%	0.79%	(0.01%)		6,700.09	660.86	4,439.23	1,600.00	558.34
216	0.92%	0.85%	(0.07%)		7,605.98	660.86	5,105.12	1,840.00	633.83
217	0.95%	0.85%	(0.10%)		7,832.45	660.86	5,271.59	1,900.00	652.70
301	1.47%	1.48%	0.01%		11,757.95	660.86	8,157.09	2,940.00	979.83
302	1.37%	1.44%	0.07%		11,003.04	660.86	7,602.18	2,740.00	916.92
303	1.37%	1.44%	0.07%		11,003.04	660.86	7,602.18	2,740.00	916.92
304	1.37%	1.44%	0.07%		11,003.04	660.86	7,602.18	2,740.00	916.92
305	1.37%	1.44%	0.07%		11,003.04	660.86	7,602.18	2,740.00	916.92
306	1.47%	1.52%	0.05%		11,757.95	660.86	8,157.09	2,940.00	979.83
307	1.18%	1.20%	0.02%		9,568.73	660.86	6,547.87	2,360.00	797.40
308	1.13%	1.20%	0.07%		9,191.28	660.86	6,270.42	2,260.00	765.94
309	1.11%	1.20%	0.09%		9,040.29	660.86	6,159.43	2,220.00	753.36
310	1.09%	1.10%	0.01%		8,889.31	660.86	6,048.45	2,180.00	740.78
311	1.09%	1.10%	0.01%		8,889.31	660.86	6,048.45	2,180.00	740.78
312	1.07%	1.10%	0.03%		8,738.33	660.86	5,937.47	2,140.00	728.19
313	1.05%	0.97%	(0.08%)		8,587.35	660.86	5,826.49	2,100.00	715.61
314	1.01%	0.97%	(0.04%)		8,285.39	660.86	5,604.53	2,020.00	690.44
315	0.82%	0.73%	(0.09%)		6,851.07	660.86	4,550.21	1,640.00	570.92
316	0.96%	0.89%	(0.07%)		7,907.94	660.86	5,327.08	1,920.00	658.99
317	0.99%	0.89%	(0.10%)		8,134.41	660.86	5,493.55	1,980.00	677.87
401	1.50%	1.50%	0.00%		11,984.42	660.86	8,323.56	3,000.00	998.70
402	1.40%	1.46%	0.06%		11,229.52	660.86	7,768.66	2,800.00	935.79
403	1.40%	1.46%	0.06%		11,229.52	660.86	7,768.66	2,800.00	935.79
404	1.40%	1.46%	0.06%		11,229.52	660.86	7,768.66	2,800.00	935.79
405	1.40%	1.46%	0.06%		11,229.52	660.86	7,768.66	2,800.00	935.79
406	1.50%	1.54%	0.04%		11,984.42	660.86	8,323.56	3,000.00	998.70
407	1.21%	1.22%	0.01%		9,795.20	660.86	6,714.34	2,420.00	816.27
408	1.16%	1.22%	0.06%		9,417.75	660.86	6,436.89	2,320.00	784.81
409	1.13%	1.22%	0.09%		9,191.28	660.86	6,270.42	2,260.00	765.94
410	1.11%	1.12%	0.01%		9,040.29	660.86	6,159.43	2,220.00	753.36

411	1.11%	1.12%	0.01%		9,040.29	660.86	6,159.43	2,220.00	753.36
412	1.10%	1.12%	0.02%		8,964.80	660.86	6,103.94	2,200.00	747.06
413	1.08%	0.99%	(0.09%)		8,813.82	660.86	5,992.96	2,160.00	734.48
414	1.04%	0.99%	(0.05%)		8,511.86	660.86	5,771.00	2,080.00	709.32
415	0.84%	0.75%	(0.09%)		7,002.05	660.86	4,661.19	1,680.00	583.50
416	1.00%	0.91%	(0.09%)		8,209.90	660.86	5,549.04	2,000.00	684.16
417	1.02%	0.91%	(0.11%)		8,360.88	660.86	5,660.02	2,040.00	696.74
501	1.53%	1.54%	0.01%		12,210.89	660.86	8,490.03	3,060.00	1,017.57
502	1.44%	1.50%	0.06%		11,531.48	660.86	7,990.62	2,880.00	960.96
503	1.44%	1.50%	0.06%		11,531.48	660.86	7,990.62	2,880.00	960.96
504	1.44%	1.50%	0.06%		11,531.48	660.86	7,990.62	2,880.00	960.96
505	1.44%	1.50%	0.06%		11,531.48	660.86	7,990.62	2,880.00	960.96
506	1.53%	1.58%	0.05%		12,210.89	660.86	8,490.03	3,060.00	1,017.57
507	1.25%	1.26%	0.01%		10,097.16	660.86	6,936.30	2,500.00	841.43
508	1.19%	1.26%	0.07%		9,644.22	660.86	6,603.36	2,380.00	803.68
509	1.17%	1.26%	0.09%		9,493.24	660.86	6,492.38	2,340.00	791.10
510	1.15%	1.14%	(0.01%)		9,342.26	660.86	6,381.40	2,300.00	778.52
511	1.15%	1.14%	(0.01%)		9,342.26	660.86	6,381.40	2,300.00	778.52
512	1.13%	1.14%	0.01%		9,191.28	660.86	6,270.42	2,260.00	765.94
513	1.11%	1.01%	(0.10%)		9,040.29	660.86	6,159.43	2,220.00	753.36
514	1.08%	1.01%	(0.07%)		8,813.82	660.86	5,992.96	2,160.00	734.48
515	0.86%	0.77%	(0.09%)		7,153.03	660.86	4,772.17	1,720.00	596.08
516	1.04%	0.94%	(0.10%)		8,511.86	660.86	5,771.00	2,080.00	709.32
517	1.07%	0.94%	(0.13%)		8,738.33	660.86	5,937.47	2,140.00	728.19
TOTALS	100.00%	100.08%	0.08%	-	811,077.06	56,173.10	554,903.96	200,000.00	67,589.68

Note: Rounding differences for cable and operating

0.15

0.17

Sea Coast Gardens 3 HOA monthly payments starting Jan 1, 2025

2025 Monthly HOA Dues \$ (sum of Cable, Operating and Reserves) + Special Assessment Payment	UNIT
954.66	101
891.76	102
891.76	103
891.76	104
891.76	105
954.66	106
778.52	107
747.06 + 335.20 Total \$1082.26	108
734.48	109
721.91	110
721.91	111
709.32	112
696.74	113
671.57	114
545.76	115
633.83 + 282.33 Total \$916.16	116
652.70	117
954.66	201

Sea Coast Gardens 3 HOA monthly payments starting Jan 1, 2025

891.76 + 402.76 Total \$1294.52	202
891.76	203
891.76	204
891.76	205
954.66 + 432.14 Total \$1386.80	206
778.52	207
747.06	208
734.48	209
721.91	210
721.91 + 323.45 Total \$1045.36	211
709.32	212
696.74 +311.70 Total \$1008.44	213
671.57 +299.95 Total \$971.52	214
558.34	215
633.83	216
652.70	217
979.83 + 443.89 Total \$1423.72	301
916.92 + 414.51 Total \$1331.43	302
916.92 +414.51 Total \$1331.43	303
916.92	304

Sea Coast Gardens 3 HOA monthly payments starting Jan 1, 2025

916.92 + 431.14 Total \$1348.06	305
979.83	306
797.40	307
765.94	308
753.36	309
740.78	310
740.78	311
728.19	312
715.61	313
690.44 + 331.14 Total \$1021.58	314
570.92	315
658.99	316
677.87	317
998.70	401
935.79	402
935.79 + 423.33 Total \$1359.12	403
935.79	404
935.79	405
998.70	406
816.27	407

Sea Coast Gardens 3 HOA monthly payments starting Jan 1, 2025

784.81	408
765.94 + 344.01 Total \$1109.95	409
753.36	410
753.36 + 338.14 Total \$1091.5	411
747.06	412
734.48	413
709.32	414
583.50	415
684.16	416
696.74 + 311.70 Total \$1008.44	417
1,017.57 + 467.39 Total \$1484.96	501
960.96	502
960.96	503
960.96	504
960.96	505
1,017.57	506
841.43	507
803.68	508
791.10	509
778.52	510

Sea Coast Gardens 3 HOA monthly payments starting Jan 1, 2025

778.52	511
765.94	512
753.36	513
734.48	514
596.08	515
709.32 + 317.58 Total \$1026.90	516
728.19 + 320.51 Total \$1048.70	517
	Unit