

SEA COAST GARDENS II
Budget Analysis Worksheet - 2025

GL_Account_Number	Description	Annual Approved Budget	Proposed Monthly Budget	Proposed Annual Budget
	**REVENUE			
40000	Owner Assessments	534,449	44,916	538,990
40002-00	Reserve Income	105,000	10,833	130,000
40006	Spectrum Assessment	51,288	4,681	56,173
40008	Special Assessment		26,208	314,495
40011	Late Fee Income	0	0	0
40025	Returned Check Fees	0	0	0
40030	Screening Fees	400	33	400
40033	Parking Income	0	0	0
40050	Laundry Income	14,000	1,458	17,500
40060	Parking & Pool Bands/Placards	300	0	0
40078	Late Fee Interest	0	0	0
40080	Interest Income	0	0	0
40081	Reserve Interest	20000	1667	20,000
40082	Spec Assess Interest	0	0	0
40092-00	Cable Revenue	0	0	0
	**TOTAL REVENUE	725,437	89,796	1,077,558
	EXPENSES			
	** ADMINISTRATIVE			
50005	Accounting Fees	12,500	1514	18,170
50012-00	Bad Debts	0	0	0
50015	Bank Charges	1500	42	500
50045-00	Legal Fees	3,000	167	2,000

50015	Bank Charges		1500		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 &		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		83	1000
50100	Screening Fees		400		33	400
50104	Income Taxes		0		0	0
50110	Miscellaneous		0		0	0
50125	50% Web Page/Internet		1,710		125	1,500
	**TOTAL ADMINISTRATIVE	0	23,930		2,408	28,890
	**PROPERTY INSURANCE					
52030	Multi peril Insurance		245,000		19,500	234,000
	**TOTAL PROPERTY INSURANCE		245,000		17,500	234,000
	**UTILITIES					
54050-00	SCG2 Building Utilities		22,500		2,000	24,000
54070-30	Water & Sewer- Irrigation		8,500		750	9,000
54070-06	50% Utilities- Clubhouse		1,050		125	1,500
54080	50% Pool Heating & Grill Gas		6,825		597	7,166
	**TOTAL UTILITIES		38,875		3,472	41,666
	**CONTRACTS					
60010	Alarm Services		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
61000	50% Management Services				45,000	0	0
61020	50% Pool/Spa Contract				9,000	900	10,800
	**TOTAL CONTRACTS				132,178	7,459	89,501
	**Surfside Cam LLC (all split 50/50)						
65000-00	Surfside CAM				0	12,792	153,506
65000-02	Salaries - Maintenance & Ops				72600	0	
65035-00	Salaries - Seasonal				6,000	0	
	Bonuses				1,000		
65043-00	Medical Insurance Stipend				9,600	0	
	Payroll Taxes				14,190		
	**TOTAL SALARIES AND BENEFITS				0	12,792	153,506
	**REPAIRS/MAINTENANCE						
70025	R&M-Building				10,000	1,667	15,000
70040	R&M-Elevator				5,000	833	7,500
70043-42	R&M - Life Safety				3,000	300	3,500
70072	Laundry Equip Repairs				2,500	333	1,500
70135	Landscaping Extras (SCG2 Only)				1,500	292	5,000
70137	Irrigation repairs				750	125	1,000
70176	50% R&M - Cleaning / Maintenance				9500	25	10000
70030	50% R&M - Clubhouse				500	0	0
70060	50%-R&M Miscellaneous				0	0	0
70096-00	50% R&M -				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				18,000	417	10,000

	**RESERVE TRANSFERS					
80000-00	Reserve Transfers	0	0	0	0	0
80000-001	Reserve Transfers- Pooled					
80000-002	Reserve Transfers- Pooled (from SA)			26,208		314,495
80001	Reserve Interest	0	0	0		
	**TOTAL RESERVE TRANSFERS	0	0	26,208		314,495
	**PRIOR YEAR ACTIVITY					
70298-00	Prior Year Expense	0	0	0		0
	**TOTAL PRIOR YEAR ACTIVITY			57,857		0
	**TOTAL EXPENSES	605,623		74,347		927,558

Z025
HOA
Raymond

UNIT	% Ownership	SCG3 % of Ownership	Difference	Owner Assessment 2024	2025 Unit			2025 Monthly			% Increase over 2024			
					Total HOA Dues	Cable	Operating	HOA Dues (sum of Cable, Operating and Reserves)	Cable	Operating		Reserves		
					646,380.00									
101	1.42%	1.43%	0.01%	9,684.00	10,160.52	56,173.00	538,990.00	130,000.00	846.71	4,681.08	44,915.83	10,833.33	(646,380.00)	-100.000%
102	1.38%	1.33%	(0.05%)		9,892.92	660.86	7,438.06	1,846.00	824.41	55.07	637.81	153.83	476.52	4.921%
103	1.38%	1.33%	(0.05%)		9,892.92	660.86	7,438.06	1,794.00	824.41	55.07	619.84	149.50	9,892.92	#DIV/0!
104	1.38%	1.33%	(0.05%)		9,892.92	660.86	7,438.06	1,794.00	824.41	55.07	619.84	149.50	9,892.92	#DIV/0!
105	1.38%	1.33%	(0.05%)		9,892.92	660.86	7,438.06	1,794.00	824.41	55.07	619.84	149.50	9,892.92	#DIV/0!
106	1.46%	1.43%	(0.03%)		10,428.11	660.86	7,869.25	1,898.00	869.01	55.07	655.77	158.17	10,428.11	#DIV/0!
107	1.14%	1.15%	0.01%		8,287.35	660.86	6,144.49	1,482.00	690.61	55.07	512.04	123.50	8,287.35	#DIV/0!
108	1.14%	1.10%	(0.04%)		8,287.35	660.86	6,144.49	1,482.00	690.61	55.07	512.04	123.50	8,287.35	#DIV/0!
109	1.14%	1.08%	(0.06%)		8,287.35	660.86	5,659.40	1,365.00	640.44	55.07	471.62	113.75	7,685.26	#DIV/0!
110	1.05%	1.06%	0.01%		7,685.26	660.86	5,659.40	1,365.00	640.44	55.07	471.62	113.75	7,685.26	#DIV/0!
111	1.05%	1.06%	0.01%		7,685.26	660.86	5,659.40	1,365.00	640.44	55.07	471.62	113.75	7,685.26	#DIV/0!
112	1.05%	1.04%	(0.01%)		7,685.26	660.86	5,659.40	1,365.00	640.44	55.07	471.62	113.75	7,685.26	#DIV/0!
113	0.93%	1.02%	0.09%		6,882.47	660.86	5,012.61	1,209.00	573.54	55.07	417.72	100.75	6,882.47	#DIV/0!
114	0.93%	0.98%	0.05%		6,882.47	660.86	5,012.61	1,209.00	573.54	55.07	417.72	100.75	6,882.47	#DIV/0!
115	0.68%	0.78%	0.10%		5,209.99	660.86	3,665.13	884.00	434.17	55.07	305.43	73.67	5,209.99	#DIV/0!
116	0.85%	0.92%	0.07%		6,347.28	660.86	4,581.42	1,105.00	528.94	55.07	381.79	92.08	6,347.28	#DIV/0!
117	0.85%	0.95%	0.10%		6,347.28	660.86	4,581.42	1,105.00	528.94	55.07	381.79	92.08	6,347.28	#DIV/0!
201	1.42%	1.43%	0.01%		10,160.52	660.86	7,653.66	1,846.00	846.71	55.07	637.81	153.83	10,160.52	#DIV/0!
202	1.38%	1.33%	(0.05%)		9,892.92	660.86	7,438.06	1,794.00	824.41	55.07	619.84	149.50	9,892.92	#DIV/0!
203	1.38%	1.33%	(0.05%)		9,892.92	660.86	7,438.06	1,794.00	824.41	55.07	619.84	149.50	9,892.92	#DIV/0!
204	1.38%	1.33%	(0.05%)		9,892.92	660.86	7,438.06	1,794.00	824.41	55.07	619.84	149.50	9,892.92	#DIV/0!
205	1.38%	1.33%	(0.05%)		9,892.92	660.86	7,438.06	1,794.00	824.41	55.07	619.84	149.50	9,892.92	#DIV/0!
206	1.46%	1.43%	(0.03%)		10,428.11	660.86	7,869.25	1,898.00	869.01	55.07	655.77	158.17	10,428.11	#DIV/0!
207	1.14%	1.15%	0.01%		8,287.35	660.86	6,144.49	1,482.00	690.61	55.07	512.04	123.50	8,287.35	#DIV/0!
208	1.14%	1.10%	(0.04%)		8,287.35	660.86	6,144.49	1,482.00	690.61	55.07	512.04	123.50	8,287.35	#DIV/0!
209	1.14%	1.08%	(0.06%)		8,287.35	660.86	6,144.49	1,482.00	690.61	55.07	512.04	123.50	8,287.35	#DIV/0!
210	1.05%	1.06%	0.01%		7,685.26	660.86	5,659.40	1,365.00	640.44	55.07	471.62	113.75	7,685.26	#DIV/0!
211	1.05%	1.06%	0.01%		7,685.26	660.86	5,659.40	1,365.00	640.44	55.07	471.62	113.75	7,685.26	#DIV/0!
212	1.05%	1.04%	(0.01%)		7,685.26	660.86	5,659.40	1,365.00	640.44	55.07	471.62	113.75	7,685.26	#DIV/0!
213	0.93%	1.02%	0.09%		6,882.47	660.86	5,012.61	1,209.00	573.54	55.07	417.72	100.75	6,882.47	#DIV/0!
214	0.93%	0.98%	0.05%		6,882.47	660.86	5,012.61	1,209.00	573.54	55.07	417.72	100.75	6,882.47	#DIV/0!
215	0.71%	0.80%	0.09%		5,410.69	660.86	3,826.83	923.00	450.89	55.07	318.90	76.92	5,410.69	#DIV/0!
216	0.85%	0.92%	0.07%		6,347.28	660.86	4,581.42	1,105.00	528.94	55.07	381.79	92.08	6,347.28	#DIV/0!
217	0.85%	0.95%	0.10%		6,347.28	660.86	4,581.42	1,105.00	528.94	55.07	381.79	92.08	6,347.28	#DIV/0!
301	1.48%	1.47%	(0.01%)		10,561.91	660.86	7,977.05	1,924.00	880.15	55.07	664.75	160.33	10,561.91	#DIV/0!
302	1.44%	1.37%	(0.07%)		10,294.32	660.86	7,761.46	1,872.00	857.86	55.07	646.79	156.00	10,294.32	#DIV/0!
303	1.44%	1.37%	(0.07%)		10,294.32	660.86	7,761.46	1,872.00	857.86	55.07	646.79	156.00	10,294.32	#DIV/0!
304	1.44%	1.37%	(0.07%)		10,294.32	660.86	7,761.46	1,872.00	857.86	55.07	646.79	156.00	10,294.32	#DIV/0!
305	1.44%	1.37%	(0.07%)		10,294.32	660.86	7,761.46	1,872.00	857.86	55.07	646.79	156.00	10,294.32	#DIV/0!
306	1.52%	1.47%	(0.05%)		10,829.51	660.86	8,192.65	1,976.00	902.46	55.07	688.72	164.67	10,829.51	#DIV/0!
307	1.20%	1.18%	(0.02%)		8,688.74	660.86	6,467.88	1,560.00	724.06	55.07	538.99	130.00	8,688.74	#DIV/0!
308	1.20%	1.13%	(0.07%)		8,688.74	660.86	6,467.88	1,560.00	724.06	55.07	538.99	130.00	8,688.74	#DIV/0!
309	1.20%	1.11%	(0.09%)		8,688.74	660.86	6,467.88	1,560.00	724.06	55.07	538.99	130.00	8,688.74	#DIV/0!
310	1.10%	1.09%	(0.01%)		8,019.75	660.86	5,928.89	1,430.00	668.31	55.07	494.07	119.17	8,019.75	#DIV/0!
311	1.10%	1.09%	(0.01%)		8,019.75	660.86	5,928.89	1,430.00	668.31	55.07	494.07	119.17	8,019.75	#DIV/0!

312	1.10%	1.07%	(0.03%)	8,019.75	660.86	5,928.89	1,430.00	668.31	55.07	494.07	119.17	8,019.75	#DIV/0!	
313	0.97%	1.05%	0.08%	7,150.06	660.86	5,228.20	1,261.00	595.83	55.07	435.68	105.08	7,150.06	#DIV/0!	
314	0.97%	1.01%	0.04%	7,150.06	660.86	5,228.20	1,261.00	595.83	55.07	435.68	105.08	7,150.06	#DIV/0!	
315	0.73%	0.82%	0.09%	5,544.49	660.86	3,934.63	949.00	462.04	55.07	327.89	79.08	5,544.49	#DIV/0!	
316	0.89%	0.96%	0.07%	6,614.87	660.86	4,797.01	1,157.00	551.24	55.07	399.75	96.42	6,614.87	#DIV/0!	
317	0.89%	0.99%	0.10%	6,614.87	660.86	4,797.01	1,157.00	551.24	55.07	399.75	96.42	6,614.87	#DIV/0!	
401	1.50%	1.50%	0.00%	10,695.71	660.86	8,084.85	1,950.00	891.31	55.07	673.74	162.50	10,695.71	#DIV/0!	
402	1.46%	1.40%	(0.06%)	10,428.11	660.86	7,869.25	1,998.00	869.01	55.07	655.77	158.17	10,428.11	#DIV/0!	
403	1.46%	1.40%	(0.06%)	10,428.11	660.86	7,869.25	1,998.00	869.01	55.07	655.77	158.17	10,428.11	#DIV/0!	
404	1.46%	1.40%	(0.06%)	10,428.11	660.86	7,869.25	1,998.00	869.01	55.07	655.77	158.17	10,428.11	#DIV/0!	
405	1.46%	1.40%	(0.06%)	10,428.11	660.86	7,869.25	1,998.00	869.01	55.07	655.77	158.17	10,428.11	#DIV/0!	
406	1.54%	1.50%	(0.04%)	10,963.31	660.86	8,300.45	2,002.00	913.60	55.07	691.70	166.83	10,963.31	#DIV/0!	
407	1.22%	1.21%	(0.01%)	8,822.54	660.86	6,575.68	1,586.00	735.21	55.07	547.97	132.17	8,822.54	#DIV/0!	
408	1.22%	1.16%	(0.06%)	8,822.54	660.86	6,575.68	1,586.00	735.21	55.07	547.97	132.17	8,822.54	#DIV/0!	
409	1.22%	1.13%	(0.09%)	8,822.54	660.86	6,575.68	1,586.00	735.21	55.07	547.97	132.17	8,822.54	#DIV/0!	
410	1.12%	1.11%	(0.01%)	8,153.55	660.86	6,036.69	1,456.00	679.46	55.07	503.06	121.33	8,153.55	#DIV/0!	
411	1.12%	1.11%	(0.01%)	8,153.55	660.86	6,036.69	1,456.00	679.46	55.07	503.06	121.33	8,153.55	#DIV/0!	
412	1.12%	1.10%	(0.02%)	8,153.55	660.86	6,036.69	1,456.00	679.46	55.07	503.06	121.33	8,153.55	#DIV/0!	
413	0.99%	1.08%	0.09%	7,283.86	660.86	5,336.00	1,287.00	606.99	55.07	444.67	107.25	7,283.86	#DIV/0!	
414	0.99%	1.04%	0.05%	7,283.86	660.86	5,336.00	1,287.00	606.99	55.07	444.67	107.25	7,283.86	#DIV/0!	
415	0.75%	0.84%	0.09%	5,678.29	660.86	4,042.43	975.00	473.19	55.07	336.87	81.25	5,678.29	#DIV/0!	
416	0.91%	1.00%	0.09%	6,748.67	660.86	4,904.81	1,183.00	562.38	55.07	408.73	98.58	6,748.67	#DIV/0!	
417	0.91%	1.02%	0.11%	6,748.67	660.86	4,904.81	1,183.00	562.38	55.07	408.73	98.58	6,748.67	#DIV/0!	
501	1.54%	1.53%	(0.01%)	10,963.31	660.86	8,300.45	2,002.00	913.60	55.07	691.70	166.83	10,963.31	#DIV/0!	
502	1.50%	1.44%	(0.06%)	10,695.71	660.86	8,084.85	1,950.00	891.31	55.07	673.74	162.50	10,695.71	#DIV/0!	
503	1.50%	1.44%	(0.06%)	10,695.71	660.86	8,084.85	1,950.00	891.31	55.07	673.74	162.50	10,695.71	#DIV/0!	
504	1.50%	1.44%	(0.06%)	10,695.71	660.86	8,084.85	1,950.00	891.31	55.07	673.74	162.50	10,695.71	#DIV/0!	
505	1.50%	1.44%	(0.06%)	10,695.71	660.86	8,084.85	1,950.00	891.31	55.07	673.74	162.50	10,695.71	#DIV/0!	
506	1.58%	1.53%	(0.05%)	11,230.90	660.86	8,516.04	2,054.00	935.91	55.07	709.67	171.17	11,230.90	#DIV/0!	
507	1.26%	1.25%	(0.01%)	9,090.13	660.86	6,791.27	1,638.00	757.51	55.07	565.94	136.50	9,090.13	#DIV/0!	
508	1.26%	1.19%	(0.07%)	9,090.13	660.86	6,791.27	1,638.00	757.51	55.07	565.94	136.50	9,090.13	#DIV/0!	
509	1.26%	1.17%	(0.09%)	9,090.13	660.86	6,791.27	1,638.00	757.51	55.07	565.94	136.50	9,090.13	#DIV/0!	
510	1.14%	1.15%	0.01%	8,287.35	660.86	6,144.49	1,482.00	690.61	55.07	512.04	123.50	8,287.35	#DIV/0!	
511	1.14%	1.15%	0.01%	8,287.35	660.86	6,144.49	1,482.00	690.61	55.07	512.04	123.50	8,287.35	#DIV/0!	
512	1.14%	1.13%	(0.01%)	8,287.35	660.86	6,144.49	1,482.00	690.61	55.07	512.04	123.50	8,287.35	#DIV/0!	
513	1.01%	1.11%	0.10%	7,417.66	660.86	5,443.80	1,313.00	618.14	55.07	453.65	109.42	7,417.66	#DIV/0!	
514	1.01%	1.08%	0.07%	7,417.66	660.86	5,443.80	1,313.00	618.14	55.07	453.65	109.42	7,417.66	#DIV/0!	
515	0.77%	0.86%	0.09%	5,812.08	660.86	4,150.22	1,001.00	484.34	55.07	345.85	83.42	5,812.08	#DIV/0!	
516	0.94%	1.04%	0.10%	6,949.37	660.86	5,066.51	1,222.00	579.11	55.07	422.21	101.83	6,949.37	#DIV/0!	
TOTALS	100.00%	100.00%	(0.00%)	9,684.00	725,163.19	56,173.10	538,990.09	130,000.00	60,430.18	4,680.95	44,915.89	10,833.34	715,479.19	#DIV/0!

Note: Rounding differences for cable and operating

0.15

0.17

(0.20)

0.07