

**Sea Coast Management No 2, Inc
Profit & Loss Budget Performance**

Accrual Basis

May 2025

	May 25	Budget	Jan - May 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Owner Assessments	44,915.89	44,916.00	224,573.89	224,580.00	538,992.00
40002 · Reserve Income Invoices	10,901.00	10,833.00	54,224.03	54,165.00	129,996.00
40006 · Spectrum Assessment	4,680.95	4,681.00	23,399.96	23,405.00	56,172.00
40008 · Special Assessment	52,782.70	26,743.70	185,796.50	133,718.50	320,924.40
40030 · Screening Fees	0.00	33.00	0.00	165.00	396.00
40050 · Laundry Income	1,247.63	1,458.00	7,867.46	7,290.00	17,496.00
40080 · Operating Interest Income	0.00		0.28		
40081 · Reserve Interest Income	5,241.29	1,666.66	5,241.29	8,333.38	20,000.00
40082 · Spec Assess Interest	232.75		261.33		
40090 · SCGIII income	0.00		10,934.43		
41010 · Grant Income - St of Florida	59,322.50		59,322.50		
Total Income	179,324.71	90,331.36	571,621.67	451,656.88	1,083,976.40
Gross Profit	179,324.71	90,331.36	571,621.67	451,656.88	1,083,976.40
Expense					
50000 · Administrative					
50005 · Accounting Fees	725.00	1,514.00	13,550.00	7,570.00	18,168.00
50015 · Bank Charges/Interest	968.76	42.00	1,100.78	210.00	504.00
50045 · Legal Fees	0.00	167.00	798.75	835.00	2,004.00
50048 · Annual Condo Fees	0.00	25.00	340.00	125.00	300.00
50050 · Licenses, Taxes, Permits					
50050A · Elevators	0.00	17.00	256.08	85.00	204.00
50050B · Fire alarm, Extinguisher Insp	0.00	83.00	440.49	415.00	996.00
50050C · Pool/Spa	0.00	21.00	0.00	105.00	252.00
50050 · Licenses, Taxes, Permits - Other	0.00	42.00	0.00	210.00	504.00
Total 50050 · Licenses, Taxes, Permits	0.00	163.00	696.57	815.00	1,956.00
50053 · Corporate Annual Rep	0.00	6.00	70.00	30.00	72.00
50075 · 50% Office Supplies	38.22	229.00	887.59	1,145.00	2,748.00
50080 · 50% Postage & Mail	0.00	21.00	29.90	105.00	252.00
50090 · Professional Fees	0.00	83.00	0.00	415.00	996.00
50100 · Screening Fees	47.63	33.00	47.63	165.00	396.00
50125 · 50% Web Page/Internet	0.00	125.00	240.19	625.00	1,500.00
Total 50000 · Administrative	1,779.61	2,408.00	17,761.41	12,040.00	28,896.00
52030 · Property Insurance Multiperil	18,600.02	19,500.00	94,769.16	97,500.00	234,000.00
54000 · Utilities					
54050 · SCG2 Building Utilities	3,138.98	2,000.00	12,397.14	10,000.00	24,000.00
54070C · Water & Sewer - Irrigation	0.00	750.00	0.00	3,750.00	9,000.00
54070F · 50% Utilities Clubhouse	0.00	125.00	0.00	625.00	1,500.00
54080 · 50% Pool Heating & Grill Gas	0.00	597.00	92.23	2,985.00	7,164.00
Total 54000 · Utilities	3,138.98	3,472.00	12,489.37	17,360.00	41,664.00
60000 · Contracts					
60010 · Alarm Services	344.00	167.00	344.00	835.00	2,004.00
60013 · Cable Television	4,744.90	4,681.00	23,724.50	23,405.00	56,172.00
60035 · Elevator Contract	0.00	360.00	2,113.82	1,800.00	4,320.00
60082 · 50% Clubhouse Int/Cable/Phone	240.19	110.00	699.24	550.00	1,320.00
60090 · 50% Landscape	1,036.88	1,042.00	5,184.40	5,210.00	12,504.00
61010 · 50% Pest Control	205.13	199.00	808.58	995.00	2,388.00
61020 · 50% Pool/Spa Contract	950.00	900.00	4,750.00	4,500.00	10,800.00
Total 60000 · Contracts	7,521.10	7,459.00	37,624.54	37,295.00	89,508.00
65000 · Surfside CAM	12,782.17	12,792.00	64,926.43	63,960.00	153,504.00
70000 · Repairs/Maintenance					
70025 · R&M Building	200.00	1,250.00	6,136.39	6,250.00	15,000.00
70040 · R&M Elevator	0.00	625.00	400.00	3,125.00	7,500.00
70043 · R&M Life Safety	871.95	292.00	1,219.14	1,456.00	3,500.00
70072 · Laundry Equipment Repairs	0.00	125.00	350.00	625.00	1,500.00
70096 · 50% Pool/ShuffleB/Deck/Lighting	3,448.34	500.00	5,007.89	2,500.00	6,000.00
70100 · 50% R&M Outdoor Furniture	0.00	83.33	0.00	416.69	1,000.00
70135 · Landscape Extras (only SCG2)	0.00	416.66	600.00	2,083.38	5,000.00
70136 · 50% CP Landscaping	3,235.91	416.66	3,235.91	2,083.38	5,000.00
70137 · Irrigation Repairs	0.00	83.33	0.00	416.69	1,000.00
70176 · 50% R&M Cleaning/Mtnc Supplies	412.24	833.33	8,395.91	4,166.69	10,000.00
70177 · Clubhouse Remodel	3,069.72		8,819.72		
70289 · Contingency	0.00	832.00	0.00	4,160.00	9,984.00
Total 70000 · Repairs/Maintenance	11,238.16	5,457.31	34,164.96	27,282.83	65,484.00
73000 · Special Assessment Expenses					
73001 · Special Assessment Seawall	30,632.50	26,743.70	170,860.69	133,718.50	320,924.40
Total 73000 · Special Assessment Expenses	30,632.50	26,743.70	170,860.69	133,718.50	320,924.40
Total Expense	85,692.54	77,832.01	432,596.56	389,156.33	933,980.40
Net Ordinary Income	93,632.17	12,499.35	139,025.11	62,500.55	149,996.00
Other Income/Expense					
Other Expense					
80000 · Reserve Transfers					
80001 · Reserve Interest	67.66	1,667.00	87.56	8,331.00	20,000.00
8000A · Reserve Transfers					
8000B · Reserve Transfers Pooled	16,074.62	10,833.00	59,407.94	54,165.00	129,996.00
Total 8000A · Reserve Transfers	16,074.62	10,833.00	59,407.94	54,165.00	129,996.00
Total 80000 · Reserve Transfers	16,142.28	12,500.00	59,495.50	62,496.00	149,996.00
Total Other Expense	16,142.28	12,500.00	59,495.50	62,496.00	149,996.00
Net Other Income	-16,142.28	-12,500.00	-59,495.50	-62,496.00	-149,996.00
Net Income	77,489.89	-0.65	79,529.61	4.55	0.00