

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

July 2025

	Jul 25	Budget	Jan - Jul 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40000 · Owner Assessments	44,915.89	44,916.00	314,405.67	314,412.00	538,992.00
40002 · Reserve Income Invoices	11,069.35	10,833.00	76,342.09	75,831.00	129,996.00
40006 · Spectrum Assessment	4,680.95	4,681.00	32,761.86	32,767.00	56,172.00
40008 · Special Assessment	91,200.12	26,743.70	329,779.32	187,205.90	320,924.40
40030 · Screening Fees	0.00	33.00	0.00	231.00	396.00
40050 · Laundry Income	2,977.63	1,458.00	12,439.38	10,206.00	17,496.00
40080 · Operating Interest Income	0.00		0.28		
40081 · Reserve Interest Income	0.00	1,666.66	5,241.29	11,666.70	20,000.00
40082 · Spec Assess Interest	804.31		1,835.76		
40090 · SCGIII income	0.00		10,934.43		
41010 · Grant Income - St of Florida	0.00		59,322.50		
Total Income	155,648.25	90,331.36	843,062.58	632,319.60	1,083,976.40
Gross Profit	155,648.25	90,331.36	843,062.58	632,319.60	1,083,976.40
Expense					
50000 · Administrative					
50005 · Accounting Fees	1,450.00	1,514.00	15,000.00	10,598.00	18,168.00
50015 · Bank Charges/Interest	571.78	42.00	1,739.24	294.00	504.00
50045 · Legal Fees	25.00	167.00	567.67	1,169.00	2,004.00
50048 · Annual Condo Fees	0.00	25.00	340.00	175.00	300.00
50050 · Licenses, Taxes, Permits					
50050A · Elevators	0.00	17.00	256.08	119.00	204.00
50050B · Fire alarm, Extinguisher Insp	0.00	83.00	440.49	581.00	996.00
50050C · Pool/Spa	0.00	21.00	0.00	147.00	252.00
50050 · Licenses, Taxes, Permits - Other	0.00	42.00	150.00	294.00	504.00
Total 50050 · Licenses, Taxes, Permits	0.00	163.00	846.57	1,141.00	1,956.00
50053 · Corporate Annual Rep	0.00	6.00	70.00	42.00	72.00
50075 · 50% Office Supplies	21.91	229.00	1,166.60	1,603.00	2,748.00
50076 · Computer Services	18.64		18.64		
50080 · 50% Postage & Mail	0.00	21.00	29.90	147.00	252.00
50090 · Professional Fees	0.00	83.00	0.00	581.00	996.00
50100 · Screening Fees	0.00	33.00	47.63	231.00	396.00
50125 · 50% Web Page/Internet	0.00	125.00	240.19	875.00	1,500.00
Total 50000 · Administrative	2,087.33	2,408.00	20,066.44	16,856.00	28,896.00
52030 · Property Insurance Multiperil	18,600.02	19,500.00	131,969.20	136,500.00	234,000.00
54000 · Utilities					
54050 · SCG2 Building Utilities	4,243.63	2,000.00	20,002.98	14,000.00	24,000.00
54070C · Water & Sewer - Irrigation	0.00	750.00	0.00	5,250.00	9,000.00
54070F · 50% Utilities Clubhouse	0.00	125.00	0.00	875.00	1,500.00
54080 · 50% Pool Heating & Grill Gas	9.54	597.00	101.77	4,179.00	7,164.00
Total 54000 · Utilities	4,253.17	3,472.00	20,104.75	24,304.00	41,664.00
60000 · Contracts					
60010 · Alarm Services	0.00	167.00	344.00	1,169.00	2,004.00
60013 · Cable Television	4,744.90	4,681.00	33,214.30	32,767.00	56,172.00
60035 · Elevator Contract	912.45	360.00	3,026.27	2,520.00	4,320.00
60082 · 50% Clubhouse Int/Cable/Phone	240.19	110.00	1,179.62	770.00	1,320.00
60090 · 50% Landscape	1,036.88	1,042.00	7,258.16	7,294.00	12,504.00
61010 · 50% Pest Control	0.00	199.00	1,218.84	1,393.00	2,388.00
61020 · 50% Pool/Spa Contract	1,000.00	900.00	6,700.00	6,300.00	10,800.00
Total 60000 · Contracts	7,934.42	7,459.00	52,941.19	52,213.00	89,508.00
65000 · Surfside CAM	12,792.17	12,792.00	90,500.77	89,544.00	153,504.00
70000 · Repairs/Maintenance					
70025 · R&M Building	295.43	1,250.00	7,481.84	8,750.00	15,000.00
70040 · R&M Elevator	0.00	625.00	400.00	4,375.00	7,500.00
70043 · R&M Life Safety	0.00	292.00	1,219.14	2,040.00	3,500.00
70072 · Laundry Equipment Repairs	0.00	125.00	350.00	875.00	1,500.00
70096 · 50% Pool/ShuffleB/Deck/Lighting	1,626.93	500.00	6,634.82	3,500.00	6,000.00
70100 · 50% R&M Outdoor Furniture	162.04	83.33	162.04	583.35	1,000.00
70135 · Landscape Extras (only SCG2)	46.53	416.66	646.53	2,916.70	5,000.00
70136 · 50% CP Landscaping	0.00	416.66	3,235.91	2,916.70	5,000.00
70137 · Irrigation Repairs	0.00	83.33	0.00	583.35	1,000.00
70176 · 50% R&M Cleaning/Mtncl Supplies	1,328.70	833.33	8,316.69	5,833.35	10,000.00
70177 · Clubhouse Remodel	461.85		10,277.66		
70289 · Contingency	0.00	832.00	0.00	5,824.00	9,984.00
Total 70000 · Repairs/Maintenance	3,921.48	5,457.31	38,724.63	38,197.45	65,484.00
73000 · Special Assessment Expenses					
73001 · Special Assessment Seawall	26,039.00	26,743.70	276,805.79	187,205.90	320,924.40
Total 73000 · Special Assessment Expenses	26,039.00	26,743.70	276,805.79	187,205.90	320,924.40
Total Expense	75,627.59	77,832.01	631,112.77	544,820.35	933,980.40
Net Ordinary Income	80,020.66	12,499.35	211,949.81	87,499.25	149,996.00
Other Income/Expense					
Other Expense					
80000 · Reserve Transfers					
80001 · Reserve Interest	236.01	1,667.00	5,780.23	11,665.00	20,000.00
8000A · Reserve Transfers					
8000B · Reserve Transfers Pooled	10,833.33	10,833.00	75,833.31	75,831.00	129,996.00
Total 8000A · Reserve Transfers	10,833.33	10,833.00	75,833.31	75,831.00	129,996.00
Total 80000 · Reserve Transfers	11,069.34	12,500.00	81,613.54	87,496.00	149,996.00
Total Other Expense	11,069.34	12,500.00	81,613.54	87,496.00	149,996.00
Net Other Income	-11,069.34	-12,500.00	-81,613.54	-87,496.00	-149,996.00
Net Income	68,951.32	-0.65	130,336.27	3.25	0.00