

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

Accrual Basis

August 2025

|  | Aug 25            | Budget            | Jan - Aug 25      | YTD Budget        | Annual Budget       |
|--|-------------------|-------------------|-------------------|-------------------|---------------------|
| <b>Ordinary Income/Expense</b>                   |                   |                   |                   |                   |                     |
| <b>Income</b>                                    |                   |                   |                   |                   |                     |
| 40000 · Owner Assessments                        | 44,915.89         | 44,916.00         | 359,321.56        | 359,328.00        | 538,992.00          |
| 40002 · Reserve Income Invoices                  | 11,089.39         | 10,833.00         | 87,431.48         | 86,664.00         | 129,996.00          |
| 40006 · Spectrum Assessment                      | 4,680.95          | 4,681.00          | 37,442.81         | 37,448.00         | 56,172.00           |
| 40008 · Special Assessment                       | 52,782.70         | 26,743.70         | 408,601.02        | 213,949.60        | 320,924.40          |
| 40030 · Screening Fees                           | 0.00              | 33.00             | 0.00              | 264.00            | 396.00              |
| 40050 · Laundry Income                           | 1,407.32          | 1,458.00          | 13,846.70         | 11,664.00         | 17,496.00           |
| 40080 · Operating Interest Income                | 0.00              |                   | 0.28              |                   |                     |
| 40081 · Reserve Interest Income                  | 0.00              | 1,666.66          | 5,241.29          | 13,333.36         | 20,000.00           |
| 40082 · Spec Assess Interest                     | 901.88            |                   | 2,737.64          |                   |                     |
| 40090 · SCGIII income                            | 0.00              |                   | 10,934.43         |                   |                     |
| 41010 · Grant Income - St of Florida             | 0.00              |                   | 59,322.50         |                   |                     |
| <b>Total Income</b>                              | <b>115,778.13</b> | <b>90,331.36</b>  | <b>984,879.71</b> | <b>722,650.96</b> | <b>1,083,976.40</b> |
| <b>Gross Profit</b>                              | <b>115,778.13</b> | <b>90,331.36</b>  | <b>984,879.71</b> | <b>722,650.96</b> | <b>1,083,976.40</b> |
| <b>Expense</b>                                   |                   |                   |                   |                   |                     |
| <b>50000 · Administrative</b>                    |                   |                   |                   |                   |                     |
| 50005 · Accounting Fees                          | 725.00            | 1,514.00          | 15,725.00         | 12,112.00         | 18,168.00           |
| 50015 · Bank Charges/Interest                    | 51.73             | 42.00             | 1,790.97          | 336.00            | 504.00              |
| 50045 · Legal Fees                               | 0.00              | 167.00            | 567.67            | 1,336.00          | 2,004.00            |
| 50048 · Annual Condo Fees                        | 0.00              | 25.00             | 340.00            | 200.00            | 300.00              |
| 50050 · Licenses, Taxes, Permits                 |                   |                   |                   |                   |                     |
| 50050A · Elevators                               | 0.00              | 17.00             | 256.08            | 136.00            | 204.00              |
| 50050B · Fire alarm, Extinguisher Insp           | 0.00              | 83.00             | 440.49            | 664.00            | 996.00              |
| 50050C · Pool/Spa                                | 0.00              | 21.00             | 0.00              | 168.00            | 252.00              |
| 50050 · Licenses, Taxes, Permits - Other         | 0.00              | 42.00             | 150.00            | 336.00            | 504.00              |
| <b>Total 50050 · Licenses, Taxes, Permits</b>    | <b>0.00</b>       | <b>163.00</b>     | <b>846.57</b>     | <b>1,304.00</b>   | <b>1,956.00</b>     |
| 50053 · Corporate Annual Rep                     | 0.00              | 6.00              | 70.00             | 48.00             | 72.00               |
| 50075 · 50% Office Supplies                      | 61.32             | 229.00            | 1,227.92          | 1,832.00          | 2,748.00            |
| 50076 · Computer Services                        | 0.00              |                   | 18.64             |                   |                     |
| 50080 · 50% Postage & Mail                       | 0.00              | 21.00             | 29.90             | 168.00            | 252.00              |
| 50090 · Professional Fees                        | 0.00              | 83.00             | 0.00              | 664.00            | 996.00              |
| 50100 · Screening Fees                           | 0.00              | 33.00             | 47.63             | 264.00            | 396.00              |
| 50125 · 50% Web Page/Internet                    | 0.00              | 125.00            | 240.19            | 1,000.00          | 1,500.00            |
| <b>Total 50000 · Administrative</b>              | <b>838.05</b>     | <b>2,408.00</b>   | <b>20,904.49</b>  | <b>19,264.00</b>  | <b>28,896.00</b>    |
| 52030 · Property Insurance Multiperil            | 18,600.02         | 19,500.00         | 150,569.22        | 156,000.00        | 234,000.00          |
| <b>54000 · Utilities</b>                         |                   |                   |                   |                   |                     |
| 54050 · SCG2 Building Utilities                  | 12,459.89         | 2,000.00          | 32,462.87         | 16,000.00         | 24,000.00           |
| 54070C · Water & Sewer - Irrigation              | 0.00              | 750.00            | 0.00              | 6,000.00          | 9,000.00            |
| 54070F · 50% Utilities Clubhouse                 | 0.00              | 125.00            | 0.00              | 1,000.00          | 1,500.00            |
| 54080 · 50% Pool Heating & Grill Gas             | 0.00              | 597.00            | 101.77            | 4,776.00          | 7,164.00            |
| <b>Total 54000 · Utilities</b>                   | <b>12,459.89</b>  | <b>3,472.00</b>   | <b>32,564.64</b>  | <b>27,776.00</b>  | <b>41,664.00</b>    |
| <b>60000 · Contracts</b>                         |                   |                   |                   |                   |                     |
| 60010 · Alarm Services                           | 0.00              | 167.00            | 344.00            | 1,336.00          | 2,004.00            |
| 60013 · Cable Television                         | 4,744.90          | 4,681.00          | 37,959.20         | 37,448.00         | 56,172.00           |
| 60035 · Elevator Contract                        | 0.00              | 360.00            | 3,026.27          | 2,880.00          | 4,320.00            |
| 60082 · 50% Clubhouse Int/Cable/Phone            | 240.19            | 110.00            | 1,419.81          | 880.00            | 1,320.00            |
| 60090 · 50% Landscape                            | 1,036.88          | 1,042.00          | 8,295.04          | 8,336.00          | 12,504.00           |
| 61000 · 50% Management Services                  | 12,792.17         |                   | 12,792.17         |                   |                     |
| 61010 · 50% Pest Control                         | 205.13            | 199.00            | 1,423.97          | 1,592.00          | 2,388.00            |
| 61020 · 50% Pool/Spa Contract                    | 1,000.00          | 900.00            | 7,700.00          | 7,200.00          | 10,800.00           |
| <b>Total 60000 · Contracts</b>                   | <b>20,019.27</b>  | <b>7,459.00</b>   | <b>72,960.46</b>  | <b>59,672.00</b>  | <b>89,508.00</b>    |
| 65000 · Surfside CAM                             | 0.00              | 12,792.00         | 90,500.77         | 102,336.00        | 153,504.00          |
| <b>70000 · Repairs/Maintenance</b>               |                   |                   |                   |                   |                     |
| 70025 · R&M Building                             | 1,553.45          | 1,250.00          | 9,035.29          | 10,000.00         | 15,000.00           |
| 70040 · R&M Elevator                             | 0.00              | 625.00            | 400.00            | 5,000.00          | 7,500.00            |
| 70043 · R&M Life Safety                          | 0.00              | 292.00            | 1,219.14          | 2,332.00          | 3,500.00            |
| 70072 · Laundry Equipment Repairs                | 0.00              | 125.00            | 350.00            | 1,000.00          | 1,500.00            |
| 70096 · 50% Pool/ShuffleB/Deck/Lighting          | 154.72            | 500.00            | 6,789.54          | 4,000.00          | 6,000.00            |
| 70100 · 50% R&M Outdoor Furniture                | 0.00              | 83.33             | 162.04            | 666.68            | 1,000.00            |
| 70135 · Landscape Extras (only SCG2)             | 40.27             | 416.66            | 686.80            | 3,333.36          | 5,000.00            |
| 70136 · 50% CP Landscaping                       | 0.00              | 416.66            | 3,235.91          | 3,333.36          | 5,000.00            |
| 70137 · Irrigation Repairs                       | 35.00             | 83.33             | 35.00             | 666.68            | 1,000.00            |
| 70176 · 50% R&M Cleaning/Mtnc Supplies           | 567.55            | 833.33            | 8,884.24          | 6,666.68          | 10,000.00           |
| 70177 · Clubhouse Remodel                        | 194.75            |                   | 10,472.41         |                   |                     |
| 70289 · Contingency                              | 0.00              | 832.00            | 0.00              | 6,656.00          | 9,984.00            |
| <b>Total 70000 · Repairs/Maintenance</b>         | <b>2,545.74</b>   | <b>5,457.31</b>   | <b>41,270.37</b>  | <b>43,654.76</b>  | <b>65,484.00</b>    |
| 73000 · Special Assessment Expenses              |                   |                   |                   |                   |                     |
| 73001 · Special Assessment Seawall               | 26,039.00         | 26,743.70         | 302,844.79        | 213,949.60        | 320,924.40          |
| <b>Total 73000 · Special Assessment Expenses</b> | <b>26,039.00</b>  | <b>26,743.70</b>  | <b>302,844.79</b> | <b>213,949.60</b> | <b>320,924.40</b>   |
| <b>Total Expense</b>                             | <b>80,501.97</b>  | <b>77,832.01</b>  | <b>711,614.74</b> | <b>622,652.36</b> | <b>933,980.40</b>   |
| <b>Net Ordinary Income</b>                       | <b>35,276.16</b>  | <b>12,499.35</b>  | <b>273,264.97</b> | <b>99,998.60</b>  | <b>149,996.00</b>   |
| <b>Other Income/Expense</b>                      |                   |                   |                   |                   |                     |
| <b>Other Expense</b>                             |                   |                   |                   |                   |                     |
| 80000 · Reserve Transfers                        |                   |                   |                   |                   |                     |
| 80001 · Reserve Interest                         | 256.05            | 1,667.00          | 6,036.28          | 13,332.00         | 20,000.00           |
| 8000A · Reserve Transfers                        |                   |                   |                   |                   |                     |
| 8000B · Reserve Transfers Pooled                 | 10,833.33         | 10,833.00         | 86,666.64         | 86,664.00         | 129,996.00          |
| <b>Total 8000A · Reserve Transfers</b>           | <b>10,833.33</b>  | <b>10,833.00</b>  | <b>86,666.64</b>  | <b>86,664.00</b>  | <b>129,996.00</b>   |
| <b>Total 80000 · Reserve Transfers</b>           | <b>11,089.38</b>  | <b>12,500.00</b>  | <b>92,702.92</b>  | <b>99,996.00</b>  | <b>149,996.00</b>   |
| <b>Total Other Expense</b>                       | <b>11,089.38</b>  | <b>12,500.00</b>  | <b>92,702.92</b>  | <b>99,996.00</b>  | <b>149,996.00</b>   |
| <b>Net Other Income</b>                          | <b>-11,089.38</b> | <b>-12,500.00</b> | <b>-92,702.92</b> | <b>-99,996.00</b> | <b>-149,996.00</b>  |
| <b>Net Income</b>                                | <b>24,186.78</b>  | <b>-0.65</b>      | <b>180,562.05</b> | <b>2.60</b>       | <b>0.00</b>         |