

SEA COAST GARDENS II  
Approved Budget - 2026

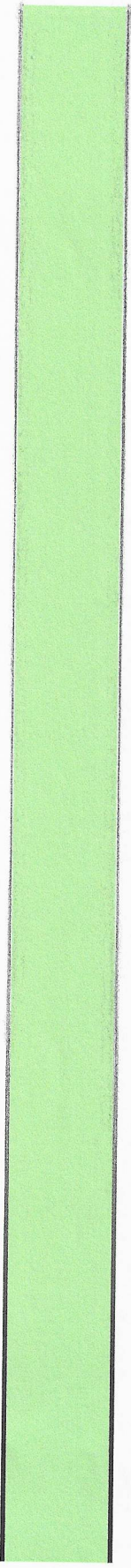
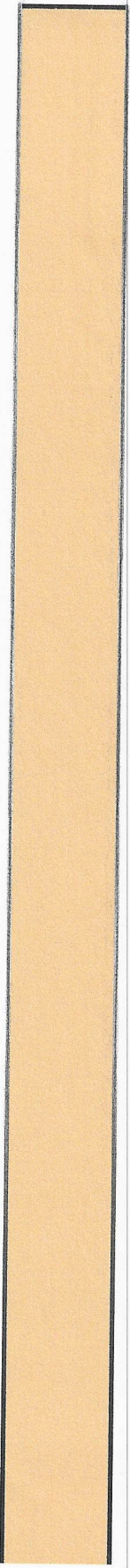
GL_Account_Number	Description	2025 Annual Approved Budget	Proposed Monthly Budget	2026 Proposed Annual Budget	BUDGET INCREASE/ (DECREASE)
	<b>**REVENUE</b>				
40000	Owner Assessments	538,990	44,916	538,990	0
40002-00	Reserve Income	130,000	10,833	130,000	0
40006	Spectrum Assessment	56,173	4,899	58,786	2,613
40008	Special Assessment	314,496	2,184	26,208	0
40011	Late Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	400	33	400	0
40033	Parking Income	0	0	0	0
40050	Laundry Income	17,500	1,458	17,500	0
40060	Parking & Pool Bands/Placards	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	0	0	0	0
40081	Reserve Interest	20000	1667	20,000	0
40082	Spec Assess Interest	0	0	0	0
40092-00	Cable Revenue	0	0	0	0
	<b>**TOTAL REVENUE</b>	<b>1,077,559</b>	<b>65,990</b>	<b>791,884</b>	<b>2,613</b>

EXPENSES									
** ADMINISTRATIVE									
50005	Accounting Fees	18,170	1133	13,600					(4,570)
50012-00	Bad Debts	0	0	0					0
50015	Clickpay/Bank Charges	500	125	1500					1,000
50045-00	Legal Fees	2,000	167	2,000					0
50048	Annual Condo Fees	300	25	300					0
50050-00	License, Taxes, Permits	500	42	500					0
50050-15	License, Taxes, Permit- Elevators	200	17	200					0
50050-18	License, Taxes, Permit- Fire Alarms & Radios, Fire Alarm Panels	1,000	83	1,000					0
50050-45	License, Taxes, Permit- Pool/Spa	250	21	250					0
50053	Corporate Annual Rep	70	6	70					0
50075	50% Office Supplies	2,750	229	2,750					0
50080	50% Postage & Mail	250	21	250					0
50090-00	Professional Fees	1000	83	1000					0
50100	Screening Fees	400	33	400					0
50104	Income Taxes	0	208	2500					2,500
50110	Miscellaneous	0	0	0					0



65000-00	**Surfside Cam LLC (all split 50/50) Surfside CAM	153,506	12,792	153,506	0
	<b>**TOTAL SALARIES AND BENEFITS</b>	<b>153,506</b>	<b>12,792</b>	<b>153,506</b>	<b>0</b>
	<b>**REPAIRS/MAINTENANCE</b>				
70025	R&M-Building	15,000	1,667	15,000	0
70040	R&M-Elevator	7,500	833	7,500	0
70043-42	R&M - Life Safety	3,500	300	3,500	0
70072	Laundry Equip Repairs	1,500	333	1,500	0
70135	Landscaping Extras (SCG2 Only)	5,000	292	5,000	0
70137	Irrigation repairs	1,000	125	1,000	0
70176	20% R&M - Cleaning / Maintenance	10,000	25	10,000	0
70096-00	50% R&M - Pool/Shuffleboard	6,000	458	6,000	0
70100	50% R&M - Outdoor Furniture	1,000	58	1,000	0
NEW	50% CP Landscaping	5,000		5,000	
70288				0	
70289-00	Contingency	10,000	417	10,000	0
	<b>**TOTAL REPAIRS/MAINTENANCE</b>	<b>65,500</b>	<b>4,508</b>	<b>65,500</b>	<b>0</b>
	<b>**SPECIAL ASSESSMENT</b>				
	Special Assessment - Seawall	0			0
	Special Assessment - Loan Interest	0			0
	<b>**TOTAL SPECIAL ASSESSMENT</b>	<b>0</b>		<b>0</b>	<b>0</b>

		** RESERVE TRANSFERS						
80000-00		Reserve Transfers	0	0	0	0		
80000-001		Reserve Transfers- Pooled						
80000-002		Reserve Transfers- Pooled (from SA)	314,495	0				
80001		Reserve Interest	0	0	0			
		** TOTAL RESERVE TRANSFERS	314,495	0	0	0		
		** PRIOR YEAR ACTIVITY						
70298-00		Prior Year Expense	0	0	0	0		
		** TOTAL PRIOR YEAR ACTIVITY		5,441		0		
		** TOTAL EXPENSES	927,558	48,525		597,776		(15,287)



UNIT	% Ownership	SCG3 % of Ownership	Difference	Owner Assessment 2025	2026 Unit				2026 Monthly HOA Dues (sum of Cable, Operating and Reserves)
					Total HOA Dues	Cable	Operating	Reserves	
				725,163.00	727,776.00	58,786.00	538,990.00	130,000.00	60,648.00
101	1.42%	1.43%	0.01%	10,161.00	10,191.26	691.60	7,653.66	1,846.00	849.27
102	1.38%	1.33%	(0.05%)		9,923.66	691.60	7,438.06	1,794.00	826.97
103	1.38%	1.33%	(0.05%)		9,923.66	691.60	7,438.06	1,794.00	826.97
104	1.38%	1.33%	(0.05%)		9,923.66	691.60	7,438.06	1,794.00	826.97
105	1.38%	1.33%	(0.05%)		9,923.66	691.60	7,438.06	1,794.00	826.97
106	1.46%	1.43%	(0.03%)		10,458.85	691.60	7,869.25	1,898.00	871.57
107	1.14%	1.15%	0.01%		8,318.09	691.60	6,144.49	1,482.00	693.17
108	1.14%	1.10%	(0.04%)		8,318.09	691.60	6,144.49	1,482.00	693.17
109	1.14%	1.08%	(0.06%)		8,318.09	691.60	6,144.49	1,482.00	693.17
110	1.05%	1.06%	0.01%		7,716.00	691.60	5,659.40	1,365.00	643.00
111	1.05%	1.06%	0.01%		7,716.00	691.60	5,659.40	1,365.00	643.00
112	1.05%	1.04%	(0.01%)		7,716.00	691.60	5,659.40	1,365.00	643.00
113	0.93%	1.02%	0.09%		6,913.21	691.60	5,012.61	1,209.00	576.10
114	0.93%	0.98%	0.05%		6,913.21	691.60	5,012.61	1,209.00	576.10
115	0.68%	0.78%	0.10%		5,240.73	691.60	3,665.13	884.00	436.73
116	0.85%	0.92%	0.07%		6,378.02	691.60	4,581.42	1,105.00	531.50
117	0.85%	0.95%	0.10%		6,378.02	691.60	4,581.42	1,105.00	531.50
201	1.42%	1.43%	0.01%		10,191.26	691.60	7,653.66	1,846.00	849.27
202	1.38%	1.33%	(0.05%)		9,923.66	691.60	7,438.06	1,794.00	826.97
203	1.38%	1.33%	(0.05%)		9,923.66	691.60	7,438.06	1,794.00	826.97
204	1.38%	1.33%	(0.05%)		9,923.66	691.60	7,438.06	1,794.00	826.97
205	1.38%	1.33%	(0.05%)		9,923.66	691.60	7,438.06	1,794.00	826.97
206	1.46%	1.43%	(0.03%)		10,458.85	691.60	7,869.25	1,898.00	871.57
207	1.14%	1.15%	0.01%		8,318.09	691.60	6,144.49	1,482.00	693.17
208	1.14%	1.10%	(0.04%)		8,318.09	691.60	6,144.49	1,482.00	693.17
209	1.14%	1.08%	(0.06%)		8,318.09	691.60	6,144.49	1,482.00	693.17
210	1.05%	1.06%	0.01%		7,716.00	691.60	5,659.40	1,365.00	643.00

211	1.05%	1.06%	0.01%	7,716.00	691.60	5,659.40	1,365.00	643.00
212	1.05%	1.04%	(0.01%)	7,716.00	691.60	5,659.40	1,365.00	643.00
213	0.93%	1.02%	0.09%	6,913.21	691.60	5,012.61	1,209.00	576.10
214	0.93%	0.98%	0.05%	6,913.21	691.60	5,012.61	1,209.00	576.10
215	0.71%	0.80%	0.09%	5,441.43	691.60	3,826.83	923.00	453.45
216	0.85%	0.92%	0.07%	6,378.02	691.60	4,581.42	1,105.00	531.50
217	0.85%	0.95%	0.10%	6,378.02	691.60	4,581.42	1,105.00	531.50
301	1.48%	1.47%	(0.01%)	10,592.65	691.60	7,977.05	1,924.00	882.71
302	1.44%	1.37%	(0.07%)	10,325.06	691.60	7,761.46	1,872.00	860.42
303	1.44%	1.37%	(0.07%)	10,325.06	691.60	7,761.46	1,872.00	860.42
304	1.44%	1.37%	(0.07%)	10,325.06	691.60	7,761.46	1,872.00	860.42
305	1.44%	1.37%	(0.07%)	10,325.06	691.60	7,761.46	1,872.00	860.42
306	1.52%	1.47%	(0.05%)	10,860.25	691.60	8,192.65	1,976.00	905.02
307	1.20%	1.18%	(0.02%)	8,719.48	691.60	6,467.88	1,560.00	726.62
308	1.20%	1.13%	(0.07%)	8,719.48	691.60	6,467.88	1,560.00	726.62
309	1.20%	1.11%	(0.09%)	8,719.48	691.60	6,467.88	1,560.00	726.62
310	1.10%	1.09%	(0.01%)	8,050.49	691.60	5,928.89	1,430.00	670.87
311	1.10%	1.09%	(0.01%)	8,050.49	691.60	5,928.89	1,430.00	670.87
312	1.10%	1.07%	(0.03%)	8,050.49	691.60	5,928.89	1,430.00	670.87
313	0.97%	1.05%	0.08%	7,180.80	691.60	5,228.20	1,261.00	598.39
314	0.97%	1.01%	0.04%	7,180.80	691.60	5,228.20	1,261.00	598.39
315	0.73%	0.82%	0.09%	5,575.23	691.60	3,934.63	949.00	464.60
316	0.89%	0.96%	0.07%	6,645.61	691.60	4,797.01	1,157.00	553.80
317	0.89%	0.99%	0.10%	6,645.61	691.60	4,797.01	1,157.00	553.80
401	1.50%	1.50%	0.00%	10,726.45	691.60	8,084.85	1,950.00	893.87
402	1.46%	1.40%	(0.06%)	10,458.85	691.60	7,869.25	1,898.00	871.57
403	1.46%	1.40%	(0.06%)	10,458.85	691.60	7,869.25	1,898.00	871.57
404	1.46%	1.40%	(0.06%)	10,458.85	691.60	7,869.25	1,898.00	871.57
405	1.46%	1.40%	(0.06%)	10,458.85	691.60	7,869.25	1,898.00	871.57
406	1.54%	1.50%	(0.04%)	10,994.05	691.60	8,300.45	2,002.00	916.16
407	1.22%	1.21%	(0.01%)	8,853.28	691.60	6,575.68	1,586.00	737.77

408	1.22%	1.16%	(0.06%)	8,853.28	691.60	6,575.68	1,586.00	737.77	
409	1.22%	1.13%	(0.09%)	8,853.28	691.60	6,575.68	1,586.00	737.77	
410	1.17%	1.11%	(0.01%)	8,184.29	691.60	6,036.69	1,456.00	682.02	
411	1.12%	1.11%	(0.01%)	8,184.29	691.60	6,036.69	1,456.00	682.02	
412	1.12%	1.10%	(0.02%)	8,184.29	691.60	6,036.69	1,456.00	682.02	
413	0.99%	1.08%	0.09%	7,314.60	691.60	5,336.00	1,287.00	609.55	
414	0.99%	1.04%	0.05%	7,314.60	691.60	5,336.00	1,287.00	609.55	
415	0.75%	0.84%	0.09%	5,709.03	691.60	4,042.43	975.00	475.75	
416	0.91%	1.00%	0.09%	6,779.41	691.60	4,904.81	1,183.00	564.94	
417	0.91%	1.02%	0.11%	6,779.41	691.60	4,904.81	1,183.00	564.94	
501	1.54%	1.53%	(0.01%)	10,994.05	691.60	8,300.45	2,002.00	916.16	
502	1.50%	1.44%	(0.06%)	10,726.45	691.60	8,084.85	1,950.00	893.87	
503	1.50%	1.44%	(0.06%)	10,726.45	691.60	8,084.85	1,950.00	893.87	
504	1.50%	1.44%	(0.06%)	10,726.45	691.60	8,084.85	1,950.00	893.87	
505	1.50%	1.44%	(0.06%)	10,726.45	691.60	8,084.85	1,950.00	893.87	
506	1.58%	1.53%	(0.05%)	11,261.64	691.60	8,516.04	2,054.00	938.47	
507	1.26%	1.25%	(0.01%)	9,120.87	691.60	6,791.27	1,638.00	760.07	
508	1.26%	1.19%	(0.07%)	9,120.87	691.60	6,791.27	1,638.00	760.07	
509	1.26%	1.17%	(0.09%)	9,120.87	691.60	6,791.27	1,638.00	760.07	
510	1.14%	1.15%	0.01%	8,318.09	691.60	6,144.49	1,482.00	693.17	
511	1.14%	1.15%	0.01%	8,318.09	691.60	6,144.49	1,482.00	693.17	
512	1.14%	1.13%	(0.01%)	8,318.09	691.60	6,144.49	1,482.00	693.17	
513	1.01%	1.11%	0.10%	7,448.40	691.60	5,443.80	1,313.00	620.70	
514	1.01%	1.08%	0.07%	7,448.40	691.60	5,443.80	1,313.00	620.70	
515	0.77%	0.86%	0.09%	5,842.82	691.60	4,150.22	1,001.00	486.90	
516	0.94%	1.04%	0.10%	6,980.11	691.60	5,066.51	1,222.00	581.67	
517	0.94%	1.07%	0.13%	6,980.11	691.60	5,066.51	1,222.00	581.67	
<b>TOTALS</b>	<b>100.00%</b>	<b>100.00%</b>	<b>(0.00%)</b>	<b>10,161.00</b>	<b>727,776.09</b>	<b>58,786.00</b>	<b>538,990.09</b>	<b>130,000.00</b>	<b>60,647.78</b>

Note: Rounding differences for cable and operating  
0.15                      0.17