

SEA COAST GARDENS 3
Budget Analysis Worksheet - 2026

Gl_Account_Number	Description	Monthly Approved Budget	2025 Budget	2026 Approved Monthly Budget	2026 Approved Annual Budget	BUDGET INCREASE/ (DECREASE)	% Change from 2025	Remarks
**REVENUE								
40000	Owner Assessments		554,904	45,194	542,331	(12,573)	-2.27%	
40002-00	Reserve Income		200,000	17,500	210,000	10,000	5.00%	
40006	Spectrum Assessment		56,173	4,896	58,746	2,573	4.58%	
40008	Special Assessment			0		0	0.00%	
40011	Late Fee Income		0	0	0	0	0.00%	
40025	Returned Check Fees		0	0	0	0	0.00%	
40030	Screening Fees		400	33	400	0	0.00%	
40050	Laundry Income		17,500	1,458	17,500	0	0.00%	
40078	Late Fee Interest		0	0	0	0	0.00%	
40080	Interest Income		0	0	0	0	0.00%	
40081	Reserve Interest		24,000	2,000	24,000	0	0.00%	
	**TOTAL REVENUE		852,977	71,081	852,977	0	0.00%	
EXPENSES								
**ADMINISTRATIVE								
50005	Accounting Fees		15,000	1,458	12,500	(2,500)	-16.67%	
50012-00	IRS Taxes		0	542	6,500	6,500	0.00%	
50015	Bank Charges		500	125	1,500	1,000	200.00%	
50045-00	Legal Fees		2,000	167	2,000	0	0.00%	
50048	Annual Condo Fees		300	25	300	0	0.00%	
50050-00	License, Taxes, Permits		500	42	500	0	0.00%	
50050-15	License, Taxes, Permit- Elevators		200	17	200	0	0.00%	
50050-18	License, Taxes, Permit- Fire Alarm &		1,000	83	1,000	0	0.00%	
50050-45	License, Taxes, Permit- Pool/Spa		250	21	250	0	0.00%	
50053	Corporate Annual Rep		70	6	70	0	0.00%	
50075	50% Office Supplies		2,750	313	3,750	1,000	36.36%	
50080	50% Postage & Mail		250	21	250	0	0.00%	
50090-00	Professional Fees		0	0	0	0	0.00%	
50100	Screening Fees		250	21	250	0	0.00%	
50125	50% Web Page/Internet		500	125	1,500	1,000	200.00%	
	**TOTAL ADMINISTRATIVE		23,570	2,966	30,570	7,000	29.70%	
**PROPERTY INSURANCE								
52030	Multiperil Insurance		252,000	18,667	224,000	(28,000)	-11.11%	
	**TOTAL PROPERTY INSURANCE		252,000	17,500	224,000	(28,000)	-11.11%	

80000-00	**RESERVE TRANSFERS																		
80000-001	Reserve Transfers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
80000-002	Reserve Transfers- Pooled																		0.00%
80001	Reserve Transfers- Pooled (from SA)																		100.00%
	Reserve Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	**TOTAL RESERVE TRANSFERS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
70298-00	**PRIOR YEAR ACTIVITY																		
	Prior Year Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	**TOTAL EXPENSES	0	628,577	49,141	618,577	(10,000)													-1.59%

UNIT	SCG3% Ownership	SCG2 % of Ownership	Difference	Owner Assessment 2025	2026 Unit Total HOA Dues	Cable	Operating	Reserves	2026 Monthly HOA Dues (sum of Cable, Operating and Reserves)	Cable	Operating	Reserves	\$ Increase	% Increase over 2025
101	1.43%	1.42%	(0.01%)	811,077.00	811,077.00	56,746.00	542,331.00	210,000.00	67,589.75	4,895.50	45,194.25	17,500.00	-	0.000%
102	1.33%	1.38%	0.05%		11,449.46	691.13	7,755.33	3,003.00	954.12	57.59	646.28	250.25	11,449.46	#DIV/0!
103	1.33%	1.38%	0.05%		10,697.13	691.13	7,213.00	2,793.00	891.42	57.59	601.08	232.75	10,697.13	#DIV/0!
104	1.33%	1.38%	0.05%		10,697.13	691.13	7,213.00	2,793.00	891.42	57.59	601.08	232.75	10,697.13	#DIV/0!
105	1.33%	1.38%	0.05%		10,697.13	691.13	7,213.00	2,793.00	891.42	57.59	601.08	232.75	10,697.13	#DIV/0!
106	1.43%	1.46%	0.03%		11,449.46	691.13	7,755.33	3,003.00	954.12	57.59	646.28	250.25	11,449.46	#DIV/0!
107	1.15%	1.14%	(0.01%)		9,342.94	691.13	6,236.81	2,415.00	778.57	57.59	519.73	201.25	9,342.94	#DIV/0!
108	1.10%	1.14%	0.04%		8,966.77	691.13	5,965.64	2,310.00	747.23	57.59	497.14	192.50	8,966.77	#DIV/0!
109	1.08%	1.14%	0.06%		8,816.30	691.13	5,857.17	2,268.00	734.69	57.59	488.10	189.00	8,816.30	#DIV/0!
110	1.06%	1.05%	(0.01%)		8,665.84	691.13	5,748.71	2,226.00	722.15	57.59	479.06	185.50	8,665.84	#DIV/0!
111	1.06%	1.05%	(0.01%)		8,665.84	691.13	5,748.71	2,226.00	722.15	57.59	479.06	185.50	8,665.84	#DIV/0!
112	1.04%	1.05%	0.01%		8,515.37	691.13	5,640.24	2,184.00	709.61	57.59	470.02	182.00	8,515.37	#DIV/0!
113	1.02%	0.93%	(0.09%)		8,364.91	691.13	5,531.78	2,142.00	697.07	57.59	460.98	178.50	8,364.91	#DIV/0!
114	0.98%	0.93%	(0.05%)		8,063.97	691.13	5,314.84	2,058.00	671.99	57.59	442.90	171.50	8,063.97	#DIV/0!
115	0.78%	0.68%	(0.10%)		6,559.31	691.13	4,230.18	1,638.00	546.61	57.59	352.52	136.50	6,559.31	#DIV/0!
116	0.92%	0.85%	(0.07%)		7,612.58	691.13	4,989.45	1,932.00	634.38	57.59	415.79	161.00	7,612.58	#DIV/0!
117	0.95%	0.85%	(0.10%)		7,838.27	691.13	5,152.14	1,995.00	653.19	57.59	429.35	166.25	7,838.27	#DIV/0!
201	1.43%	1.42%	(0.01%)		11,449.46	691.13	7,755.33	3,003.00	954.12	57.59	646.28	250.25	11,449.46	#DIV/0!
202	1.33%	1.38%	0.05%		10,697.13	691.13	7,213.00	2,793.00	891.42	57.59	601.08	232.75	10,697.13	#DIV/0!
203	1.33%	1.38%	0.05%		10,697.13	691.13	7,213.00	2,793.00	891.42	57.59	601.08	232.75	10,697.13	#DIV/0!
204	1.33%	1.38%	0.05%		10,697.13	691.13	7,213.00	2,793.00	891.42	57.59	601.08	232.75	10,697.13	#DIV/0!
205	1.33%	1.38%	0.05%		10,697.13	691.13	7,213.00	2,793.00	891.42	57.59	601.08	232.75	10,697.13	#DIV/0!
206	1.43%	1.46%	0.03%		11,449.46	691.13	7,755.33	3,003.00	954.12	57.59	646.28	250.25	11,449.46	#DIV/0!
207	1.15%	1.14%	(0.01%)		9,342.94	691.13	6,236.81	2,415.00	778.57	57.59	519.73	201.25	9,342.94	#DIV/0!
208	1.10%	1.14%	0.04%		8,966.77	691.13	5,965.64	2,310.00	747.23	57.59	497.14	192.50	8,966.77	#DIV/0!
209	1.08%	1.14%	0.06%		8,816.30	691.13	5,857.17	2,268.00	734.69	57.59	488.10	189.00	8,816.30	#DIV/0!
210	1.06%	1.05%	(0.01%)		8,665.84	691.13	5,748.71	2,226.00	722.15	57.59	479.06	185.50	8,665.84	#DIV/0!
211	1.06%	1.05%	(0.01%)		8,665.84	691.13	5,748.71	2,226.00	722.15	57.59	479.06	185.50	8,665.84	#DIV/0!
212	1.04%	1.05%	0.01%		8,515.37	691.13	5,640.24	2,226.00	709.61	57.59	470.02	182.00	8,515.37	#DIV/0!
213	1.02%	0.93%	(0.09%)		8,364.91	691.13	5,531.78	2,184.00	697.07	57.59	460.98	178.50	8,364.91	#DIV/0!
214	0.98%	0.93%	(0.05%)		8,063.97	691.13	5,314.84	2,142.00	671.99	57.59	442.90	171.50	8,063.97	#DIV/0!
215	0.80%	0.79%	(0.01%)		6,709.78	691.13	4,338.65	1,680.00	559.14	57.59	361.55	140.00	6,709.78	#DIV/0!
216	0.92%	0.85%	(0.07%)		7,612.58	691.13	4,989.45	1,995.00	653.38	57.59	415.79	161.00	7,612.58	#DIV/0!
217	0.95%	0.85%	(0.10%)		7,838.27	691.13	5,152.14	1,995.00	653.38	57.59	415.79	161.00	7,838.27	#DIV/0!
301	1.47%	1.48%	0.01%		11,750.40	691.13	7,972.27	3,087.00	979.20	57.59	664.36	257.25	11,750.40	#DIV/0!
302	1.37%	1.44%	0.07%		10,998.06	691.13	7,429.93	2,877.00	916.50	57.59	619.16	239.75	10,998.06	#DIV/0!
303	1.37%	1.44%	0.07%		10,998.06	691.13	7,429.93	2,877.00	916.50	57.59	619.16	239.75	10,998.06	#DIV/0!
304	1.37%	1.44%	0.07%		10,998.06	691.13	7,429.93	2,877.00	916.50	57.59	619.16	239.75	10,998.06	#DIV/0!
305	1.37%	1.44%	0.07%		10,998.06	691.13	7,429.93	2,877.00	916.50	57.59	619.16	239.75	10,998.06	#DIV/0!
306	1.47%	1.52%	0.05%		11,750.40	691.13	7,972.27	3,087.00	979.20	57.59	664.36	257.25	11,750.40	#DIV/0!

307	1.18%	1.20%	0.02%	9,568.64	691.13	6,399.51	2,478.00	797.38	57.59	533.29	206.50	9,568.64	#DIV/0!
308	1.13%	1.20%	0.07%	9,192.47	691.13	6,128.34	2,373.00	766.04	57.59	510.70	197.75	9,192.47	#DIV/0!
309	1.11%	1.20%	0.09%	9,042.00	691.13	6,019.87	2,331.00	753.50	57.59	501.66	194.25	9,042.00	#DIV/0!
310	1.09%	1.10%	0.01%	8,891.54	691.13	5,911.41	2,289.00	740.96	57.59	492.62	190.75	8,891.54	#DIV/0!
311	1.09%	1.10%	0.01%	8,891.54	691.13	5,911.41	2,289.00	740.96	57.59	492.62	190.75	8,891.54	#DIV/0!
312	1.07%	1.10%	0.03%	8,741.07	691.13	5,802.94	2,247.00	728.42	57.59	483.58	187.25	8,741.07	#DIV/0!
313	1.05%	0.97%	(0.08%)	8,590.61	691.13	5,694.48	2,205.00	715.88	57.59	474.54	183.75	8,590.61	#DIV/0!
314	1.01%	0.97%	(0.04%)	8,289.67	691.13	5,477.54	2,121.00	690.80	57.59	456.46	176.75	8,289.67	#DIV/0!
315	0.82%	0.73%	(0.09%)	6,860.24	691.13	4,447.11	1,722.00	571.68	57.59	370.59	143.50	6,860.24	#DIV/0!
316	0.96%	0.89%	(0.07%)	7,913.51	691.13	5,206.38	2,016.00	659.46	57.59	433.87	168.00	7,913.51	#DIV/0!
317	0.99%	0.89%	(0.10%)	8,139.21	691.13	5,369.08	2,079.00	678.26	57.59	447.42	173.25	8,139.21	#DIV/0!
401	1.50%	1.50%	0.00%	11,976.10	691.13	8,134.97	3,150.00	998.00	57.59	677.91	262.50	11,976.10	#DIV/0!
402	1.40%	1.46%	0.06%	11,223.76	691.13	7,592.63	2,940.00	935.31	57.59	632.72	245.00	11,223.76	#DIV/0!
403	1.40%	1.46%	0.06%	11,223.76	691.13	7,592.63	2,940.00	935.31	57.59	632.72	245.00	11,223.76	#DIV/0!
404	1.40%	1.46%	0.06%	11,223.76	691.13	7,592.63	2,940.00	935.31	57.59	632.72	245.00	11,223.76	#DIV/0!
405	1.40%	1.46%	0.06%	11,223.76	691.13	7,592.63	2,940.00	935.31	57.59	632.72	245.00	11,223.76	#DIV/0!
406	1.50%	1.54%	0.04%	11,976.10	691.13	8,134.97	3,150.00	998.00	57.59	677.91	262.50	11,976.10	#DIV/0!
407	1.21%	1.22%	0.01%	9,794.34	691.13	6,562.21	2,541.00	816.19	57.59	546.85	211.75	9,794.34	#DIV/0!
408	1.16%	1.22%	0.06%	9,418.17	691.13	6,291.04	2,436.00	784.84	57.59	524.25	203.00	9,418.17	#DIV/0!
409	1.13%	1.22%	0.09%	9,192.47	691.13	6,128.34	2,373.00	766.04	57.59	510.70	197.75	9,192.47	#DIV/0!
410	1.11%	1.12%	0.01%	9,042.00	691.13	6,019.87	2,331.00	753.50	57.59	501.66	194.25	9,042.00	#DIV/0!
411	1.11%	1.12%	0.01%	9,042.00	691.13	6,019.87	2,331.00	753.50	57.59	501.66	194.25	9,042.00	#DIV/0!
412	1.10%	1.12%	0.02%	8,966.77	691.13	5,965.64	2,310.00	747.23	57.59	497.14	192.50	8,966.77	#DIV/0!
413	1.08%	0.99%	(0.09%)	8,816.30	691.13	5,857.17	2,268.00	734.69	57.59	488.10	189.00	8,816.30	#DIV/0!
414	1.04%	0.99%	(0.05%)	8,515.37	691.13	5,640.24	2,184.00	709.61	57.59	470.02	182.00	8,515.37	#DIV/0!
415	0.84%	0.75%	(0.09%)	7,010.71	691.13	4,555.58	1,764.00	584.22	57.59	379.63	147.00	7,010.71	#DIV/0!
416	1.00%	0.91%	(0.09%)	8,214.44	691.13	5,423.31	2,100.00	684.53	57.59	451.94	175.00	8,214.44	#DIV/0!
417	1.02%	0.91%	(0.11%)	8,364.91	691.13	5,531.78	2,142.00	697.07	57.59	460.98	178.50	8,364.91	#DIV/0!
501	1.53%	1.54%	0.01%	12,201.79	691.13	8,297.66	3,213.00	1,016.81	57.59	691.47	267.75	12,201.79	#DIV/0!
502	1.44%	1.50%	0.06%	11,524.70	691.13	7,809.57	3,024.00	960.39	57.59	650.80	252.00	11,524.70	#DIV/0!
503	1.44%	1.50%	0.06%	11,524.70	691.13	7,809.57	3,024.00	960.39	57.59	650.80	252.00	11,524.70	#DIV/0!
504	1.44%	1.50%	0.06%	11,524.70	691.13	7,809.57	3,024.00	960.39	57.59	650.80	252.00	11,524.70	#DIV/0!
505	1.44%	1.50%	0.06%	11,524.70	691.13	7,809.57	3,024.00	960.39	57.59	650.80	252.00	11,524.70	#DIV/0!
506	1.53%	1.58%	0.05%	12,201.79	691.13	8,297.66	3,213.00	1,016.81	57.59	691.47	267.75	12,201.79	#DIV/0!
507	1.25%	1.26%	0.01%	10,095.27	691.13	6,779.14	2,625.00	841.27	57.59	564.93	218.75	10,095.27	#DIV/0!
508	1.19%	1.26%	0.07%	9,643.87	691.13	6,453.74	2,499.00	803.65	57.59	537.81	208.25	9,643.87	#DIV/0!
509	1.17%	1.26%	0.09%	9,493.40	691.13	6,345.27	2,457.00	791.11	57.59	528.77	204.75	9,493.40	#DIV/0!
510	1.15%	1.14%	(0.01%)	9,342.94	691.13	6,236.81	2,415.00	778.57	57.59	519.73	201.25	9,342.94	#DIV/0!
511	1.15%	1.14%	(0.01%)	9,342.94	691.13	6,236.81	2,415.00	778.57	57.59	519.73	201.25	9,342.94	#DIV/0!
512	1.13%	1.14%	0.01%	9,192.47	691.13	6,128.34	2,373.00	766.04	57.59	510.70	197.75	9,192.47	#DIV/0!
513	1.11%	1.01%	(0.10%)	9,042.00	691.13	6,019.87	2,331.00	753.50	57.59	501.66	194.25	9,042.00	#DIV/0!
514	0.86%	1.01%	(0.07%)	8,816.30	691.13	5,857.17	2,268.00	734.69	57.59	488.10	189.00	8,816.30	#DIV/0!
515	0.86%	0.77%	(0.09%)	7,161.18	691.13	4,664.05	1,806.00	596.76	57.59	388.67	150.50	7,161.18	#DIV/0!
516	1.04%	0.94%	(0.10%)	8,515.37	691.13	5,640.24	2,184.00	709.61	57.59	470.02	182.00	8,515.37	#DIV/0!
517	1.07%	0.94%	(0.13%)	8,741.07	691.13	5,802.94	2,247.00	728.42	57.59	483.58	187.25	8,741.07	#DIV/0!

