

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

Accrual Basis

October 2025

|  | Oct 25            | Budget            | Jan - Oct 25        | YTD Budget         | Annual Budget       |
|--|-------------------|-------------------|---------------------|--------------------|---------------------|
| <b>Ordinary Income/Expense</b>                   |                   |                   |                     |                    |                     |
| <b>Income</b>                                    |                   |                   |                     |                    |                     |
| 40000 · Owner Assessments                        | 44,915.89         | 44,916.00         | 449,153.34          | 449,160.00         | 538,992.00          |
| 40002 · Reserve Income Invoices                  | 11,128.31         | 10,833.00         | 109,659.86          | 108,330.00         | 129,996.00          |
| 40006 · Spectrum Assessment                      | 4,680.95          | 4,681.00          | 46,804.71           | 46,810.00          | 56,172.00           |
| 40008 · Special Assessment                       | 52,782.70         | 26,743.70         | 488,127.42          | 267,437.00         | 320,924.40          |
| 40030 · Screening Fees                           | 0.00              | 33.00             | 0.00                | 330.00             | 396.00              |
| 40050 · Laundry Income                           | 736.16            | 1,458.00          | 15,447.41           | 14,580.00          | 17,496.00           |
| 40080 · Operating Interest Income                | 0.00              |                   | 0.28                |                    |                     |
| 40081 · Reserve Interest Income                  | 0.00              | 1,666.66          | 5,241.29            | 16,666.68          | 20,000.00           |
| 40082 · Spec Assess Interest                     | 941.63            |                   | 3,679.27            |                    |                     |
| 41010 · Grant Income - St of Florida             | 0.00              |                   | 59,322.50           |                    |                     |
| <b>Total Income</b>                              | <b>115,185.64</b> | <b>90,331.36</b>  | <b>1,177,436.08</b> | <b>903,313.68</b>  | <b>1,083,976.40</b> |
| <b>Gross Profit</b>                              | <b>115,185.64</b> | <b>90,331.36</b>  | <b>1,177,436.08</b> | <b>903,313.68</b>  | <b>1,083,976.40</b> |
| <b>Expense</b>                                   |                   |                   |                     |                    |                     |
| 50000 · Administrative                           |                   |                   |                     |                    |                     |
| 50005 · Accounting Fees                          | 725.00            | 1,514.00          | 17,175.00           | 15,140.00          | 18,168.00           |
| 50013 · ClickPay Expenses                        | 28.71             |                   | 1,823.54            |                    |                     |
| 50015 · Bank Charges/Interest                    | 0.00              | 42.00             | 29.90               | 420.00             | 504.00              |
| 50045 · Legal Fees                               | 0.00              | 167.00            | 567.67              | 1,670.00           | 2,004.00            |
| 50048 · Annual Condo Fees                        | 0.00              | 25.00             | 340.00              | 250.00             | 300.00              |
| 50050 · Licenses, Taxes, Permits                 |                   |                   |                     |                    |                     |
| 50050A · Elevators                               | 0.00              | 17.00             | 256.08              | 170.00             | 204.00              |
| 50050B · Fire alarm, Extinguisher Insp           | 0.00              | 83.00             | 440.49              | 830.00             | 996.00              |
| 50050C · Pool/Spa                                | 0.00              | 21.00             | 0.00                | 210.00             | 252.00              |
| 50050 · Licenses, Taxes, Permits - Other         | 0.00              | 42.00             | 150.00              | 420.00             | 504.00              |
| <b>Total 50050 · Licenses, Taxes, Permits</b>    | <b>0.00</b>       | <b>163.00</b>     | <b>846.57</b>       | <b>1,630.00</b>    | <b>1,956.00</b>     |
| 50053 · Corporate Annual Rep                     | 0.00              | 6.00              | 70.00               | 60.00              | 72.00               |
| 50075 · 50% Office Supplies                      | 22.90             | 229.00            | 1,220.53            | 2,290.00           | 2,748.00            |
| 50076 · Computer Services                        | 0.00              |                   | 18.64               |                    |                     |
| 50080 · 50% Postage & Mail                       | 0.00              | 21.00             | 29.90               | 210.00             | 252.00              |
| 50090 · Professional Fees                        | 225.00            | 83.00             | 225.00              | 830.00             | 996.00              |
| 50100 · Screening Fees                           | 0.00              | 33.00             | 47.63               | 330.00             | 396.00              |
| 50125 · 50% Web Page/Internet                    | 0.00              | 125.00            | 240.19              | 1,250.00           | 1,500.00            |
| <b>Total 50000 · Administrative</b>              | <b>1,001.61</b>   | <b>2,408.00</b>   | <b>22,634.57</b>    | <b>24,080.00</b>   | <b>28,896.00</b>    |
| 52030 · Property Insurance Multiperil            | 18,600.02         | 19,500.00         | 176,834.83          | 195,000.00         | 234,000.00          |
| 54000 · Utilities                                |                   |                   |                     |                    |                     |
| 54050 · SCG2 Building Utilities                  | 3,971.62          | 2,000.00          | 40,223.40           | 20,000.00          | 24,000.00           |
| 54070C · Water & Sewer - Irrigation              | 0.00              | 750.00            | 0.00                | 7,500.00           | 9,000.00            |
| 54070F · 50% Utilities Clubhouse                 | 0.00              | 125.00            | 0.00                | 1,250.00           | 1,500.00            |
| 54080 · 50% Pool Heating & Grill Gas             | 0.00              | 597.00            | 101.77              | 5,970.00           | 7,164.00            |
| <b>Total 54000 · Utilities</b>                   | <b>3,971.62</b>   | <b>3,472.00</b>   | <b>40,325.17</b>    | <b>34,720.00</b>   | <b>41,664.00</b>    |
| 60000 · Contracts                                |                   |                   |                     |                    |                     |
| 60010 · Alarm Services                           | 1,278.00          | 167.00            | 2,197.10            | 1,670.00           | 2,004.00            |
| 60013 · Cable Television                         | 4,744.90          | 4,681.00          | 47,449.00           | 46,810.00          | 56,172.00           |
| 60035 · Elevator Contract                        | 1,110.00          | 360.00            | 4,136.27            | 3,600.00           | 4,320.00            |
| 60082 · 50% Clubhouse Int/Cable/Phone            | 240.19            | 110.00            | 2,119.05            | 1,100.00           | 1,320.00            |
| 60090 · 50% Landscape                            | 1,036.88          | 1,042.00          | 10,368.80           | 10,420.00          | 12,504.00           |
| 61010 · 50% Pest Control                         | 615.39            | 199.00            | 2,039.36            | 1,990.00           | 2,388.00            |
| 61020 · 50% Pool/Spa Contract                    | 1,000.00          | 900.00            | 9,700.00            | 9,000.00           | 10,800.00           |
| <b>Total 60000 · Contracts</b>                   | <b>10,025.36</b>  | <b>7,459.00</b>   | <b>78,009.58</b>    | <b>74,590.00</b>   | <b>89,508.00</b>    |
| 65000 · Surfside CAM                             | 12,792.17         | 12,792.00         | 128,877.28          | 127,920.00         | 153,504.00          |
| 70000 · Repairs/Maintenance                      |                   |                   |                     |                    |                     |
| 70025 · R&M Building                             | 0.00              | 1,250.00          | 9,271.54            | 12,500.00          | 15,000.00           |
| 70040 · R&M Elevator                             | 768.00            | 625.00            | 2,512.00            | 6,250.00           | 7,500.00            |
| 70043 · R&M Life Safety                          | 0.00              | 292.00            | 1,219.14            | 2,916.00           | 3,500.00            |
| 70072 · Laundry Equipment Repairs                | 0.00              | 125.00            | 350.00              | 1,250.00           | 1,500.00            |
| 70096 · 50% Pool/ShuffleB/Deck/Lighting          | 591.73            | 500.00            | 7,849.88            | 5,000.00           | 6,000.00            |
| 70100 · 50% R&M Outdoor Furniture                | 0.00              | 83.33             | 236.54              | 833.34             | 1,000.00            |
| 70135 · Landscape Extras (only SCG2)             | 0.00              | 416.66            | 3,459.05            | 4,166.68           | 5,000.00            |
| 70136 · 50% CP Landscaping                       | 0.00              | 416.66            | 3,235.91            | 4,166.68           | 5,000.00            |
| 70137 · Irrigation Repairs                       | 563.60            | 83.33             | 836.10              | 833.34             | 1,000.00            |
| 70176 · 50% R&M Cleaning/Mtnc Supplies           | 219.79            | 833.33            | 11,561.03           | 8,333.34           | 10,000.00           |
| 70177 · Clubhouse Remodel                        | 0.00              |                   | 10,472.41           |                    |                     |
| 70289 · Contingency                              | 0.00              | 832.00            | 0.00                | 8,320.00           | 9,984.00            |
| <b>Total 70000 · Repairs/Maintenance</b>         | <b>2,143.12</b>   | <b>5,457.31</b>   | <b>51,003.60</b>    | <b>54,569.38</b>   | <b>65,484.00</b>    |
| 73000 · Special Assessment Expenses              |                   |                   |                     |                    |                     |
| 73001 · Special Assessment Seawall               | 44,305.32         | 26,743.70         | 364,958.48          | 267,437.00         | 320,924.40          |
| <b>Total 73000 · Special Assessment Expenses</b> | <b>44,305.32</b>  | <b>26,743.70</b>  | <b>364,958.48</b>   | <b>267,437.00</b>  | <b>320,924.40</b>   |
| <b>Total Expense</b>                             | <b>92,839.22</b>  | <b>77,832.01</b>  | <b>862,643.51</b>   | <b>778,316.38</b>  | <b>933,980.40</b>   |
| <b>Net Ordinary Income</b>                       | <b>22,346.42</b>  | <b>12,499.35</b>  | <b>314,792.57</b>   | <b>124,997.30</b>  | <b>149,996.00</b>   |
| <b>Other Income/Expense</b>                      |                   |                   |                     |                    |                     |
| <b>Other Expense</b>                             |                   |                   |                     |                    |                     |
| 80000 · Reserve Transfers                        |                   |                   |                     |                    |                     |
| 80001 · Reserve Interest                         | 294.97            | 1,667.00          | 6,597.98            | 16,666.00          | 20,000.00           |
| 8000A · Reserve Transfers                        |                   |                   |                     |                    |                     |
| 8000B · Reserve Transfers Pooled                 | 10,833.33         | 10,833.00         | 108,333.30          | 108,330.00         | 129,996.00          |
| <b>Total 8000A · Reserve Transfers</b>           | <b>10,833.33</b>  | <b>10,833.00</b>  | <b>108,333.30</b>   | <b>108,330.00</b>  | <b>129,996.00</b>   |
| <b>Total 80000 · Reserve Transfers</b>           | <b>11,128.30</b>  | <b>12,500.00</b>  | <b>114,931.28</b>   | <b>124,996.00</b>  | <b>149,996.00</b>   |
| <b>Total Other Expense</b>                       | <b>11,128.30</b>  | <b>12,500.00</b>  | <b>114,931.28</b>   | <b>124,996.00</b>  | <b>149,996.00</b>   |
| <b>Net Other Income</b>                          | <b>-11,128.30</b> | <b>-12,500.00</b> | <b>-114,931.28</b>  | <b>-124,996.00</b> | <b>-149,996.00</b>  |
| <b>Net Income</b>                                | <b>11,218.12</b>  | <b>-0.65</b>      | <b>199,861.29</b>   | <b>1.30</b>        | <b>0.00</b>         |