

Budget vs. Actuals_FY_2026__Report

April 1-30, 2026

	APR 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
Income						
40000 Owner Assessments	44,915.89	44,916.00	-0.11	44,915.89	44,916.00	-0.11
40002 Reserve Income Invoices	10,833.34	10,833.00	0.34	10,833.34	10,833.00	0.34
40006 Spectrum Assessment	4,680.95	4,898.83	-217.88	4,680.95	4,898.83	-217.88
40050 Laundry Income	1,523.69	1,458.33	65.36	1,523.69	1,458.33	65.36
Services	3,986.99		3,986.99	3,986.99		3,986.99
40008 Special Assessment		0.00	0.00		0.00	0.00
40081 Reserve Interest Income		1,666.66	-1,666.66		1,666.66	-1,666.66
Total for Income	65,940.86	63,772.82	2,168.04	\$65,940.86	\$63,772.82	\$2,168.04
Cost of Goods Sold						
Gross Profit	65,940.86	63,772.82	2,168.04	\$65,940.86	\$63,772.82	\$2,168.04
Expenses						
50000 Administrative						
50005 Accounting Fees	5,725.00	5,350.00	375.00	5,725.00	5,350.00	375.00
50015 Bank Charges/Interest	1,017.72		1,017.72	1,017.72		1,017.72
50050 Licenses, Taxes, Permits	256.08	41.66	214.42	\$256.08	\$41.66	\$214.42
50050A Elevators		0.00	0.00		0.00	0.00
50050B Fire alarm, Extinguisher Insp		83.33	-83.33		83.33	-83.33
50550C Pool/Spa		0.00	0.00		0.00	0.00
Total for 50050 Licenses, Taxes, Permits	256.08	124.99	131.09	\$256.08	\$124.99	\$131.09
50075 50% Office Supplies	441.00	229.16	211.84	441.00	229.16	211.84
50100 Screening Fees	60.63	33.33	27.30	60.63	33.33	27.30
50013 ClickPay Expenses		125.00	-125.00		125.00	-125.00
50045 Legal Fees		166.66	-166.66		166.66	-166.66
50048 Annual Condo Fees		25.00	-25.00		25.00	-25.00
50053 Corporate Annual Rep		0.00	0.00		0.00	0.00
50080 50% Postage & Mail		20.83	-20.83		20.83	-20.83
50090 Professional Fees		83.33	-83.33		83.33	-83.33
50104 Income Taxes		2,500.00	-2,500.00		2,500.00	-2,500.00
50125 50% Web Page/Internet		83.33	-83.33		83.33	-83.33
Total for 50000 Administrative	7,500.43	8,741.63	-1,241.20	\$7,500.43	\$8,741.63	-\$1,241.20
52030 Property Insurance Multiperil						
54000 Utilities	16,057.47	17,839.16	-1,781.69	16,057.47	17,839.16	-1,781.69
54050 SCG2 Building Utilities	2,782.71	3,086.58	-303.87	2,782.71	3,086.58	-303.87
54070F 50% Utilities Clubhouse	246.77	125.00	121.77	246.77	125.00	121.77
54080 50% Pool Heating & Grill Gas	3,409.34	333.33	3,076.01	3,409.34	333.33	3,076.01
Total for 54000 Utilities	6,438.82	3,544.91	2,893.91	\$6,438.82	\$3,544.91	\$2,893.91
60000 Contracts						
60013 Cable Television	4,935.13	4,898.83	36.30	4,935.13	4,898.83	36.30
60035 Elevator Contract	1,110.00	370.00	740.00	1,110.00	370.00	740.00
60082 50% Clubhouse Int/Cable/Phone	267.44	125.00	142.44	267.44	125.00	142.44
60090 50% Landscape	1,036.88	1,093.75	-56.87	1,036.88	1,093.75	-56.87

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	APR 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
61010 50% Pest Control	205.13	209.16	-4.03	205.13	209.16	-4.03
61020 50% Pool/Spa Contract	1,000.00	1,040.00	-40.00	1,000.00	1,040.00	-40.00
60010 Alarm Services		166.66	-166.66		166.66	-166.66
Total for 60000 Contracts	8,554.58	7,903.40	651.18	\$8,554.58	\$7,903.40	\$651.18
65000 Surfside CAM	12,792.17	12,792.16	0.01	12,792.17	12,792.16	0.01
70000 Repairs/Maintenance						
70025 R&M Building	2,596.57	1,250.00	1,346.57	2,596.57	1,250.00	1,346.57
70043 R&M Life Safety	1,357.05	291.66	1,065.39	1,357.05	291.66	1,065.39
70072 Laundry Equipment Repairs	266.25	125.00	141.25	266.25	125.00	141.25
70096 50% Pool/ShuffleB/Deck/Lighting	1,131.18	500.00	631.18	1,131.18	500.00	631.18
70136 50% CP Landscaping	341.06	416.66	-75.60	341.06	416.66	-75.60
70176 50% R&M Cleaning/Mtn Supplies	2,007.74	833.33	1,174.41	2,007.74	833.33	1,174.41
70040 R&M Elevator		625.00	-625.00		625.00	-625.00
70100 50% R&M Outdoor Furniture		83.33	-83.33		83.33	-83.33
70135 Landscape Extras (only SCG2)		416.66	-416.66		416.66	-416.66
70137 Irrigation Repairs		83.33	-83.33		83.33	-83.33
70289 Contingency		833.33	-833.33		833.33	-833.33
Total for 70000 Repairs/Maintenance	7,699.85	5,458.30	2,241.55	\$7,699.85	\$5,458.30	\$2,241.55
73000 Special Assessment Expenses		0.00	0.00		0.00	0.00
Total for Expenses	59,043.32	56,279.56	2,763.76	\$59,043.32	\$56,279.56	\$2,763.76
Net Operating Income	6,897.54	7,493.26	-595.72	\$6,897.54	\$7,493.26	-\$595.72
Other Income						
Other Expenses						
80000 Reserve Transfers		10,833.00	-10,833.00	\$10,833.00		-\$10,833.00
80001 Reserve Interest		1,666.66	-1,666.66	1,666.66		-1,666.66
8000A Reserve Transfers		1,458.33	-1,458.33	1,458.33		-1,458.33
Total for 80000 Reserve Transfers		13,957.99	-13,957.99	\$13,957.99		-\$13,957.99
Total for Other Expenses		13,957.99	-13,957.99	\$13,957.99		-\$13,957.99
Net Other Income		-13,957.99	13,957.99	-\$13,957.99		\$13,957.99
Net Income	6,897.54	-6,464.73	13,362.27	\$6,897.54	-\$6,464.73	\$13,362.27

Budget vs. Actuals_FY_2026_Report

January 1-April 30, 2026

	JAN 1 - APR 30 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
Income						
40000 Owner Assessments	179,663.56	179,664.00	-0.44	179,663.56	179,664.00	-0.44
40002 Reserve Income Invoices	43,611.81	43,332.00	279.81	43,611.81	43,332.00	279.81
40006 Spectrum Assessment	18,723.80	19,595.36	-871.56	18,723.80	19,595.36	-871.56
40008 Special Assessment	27,301.79	26,208.00	1,093.79	27,301.79	26,208.00	1,093.79
40050 Laundry Income	7,314.44	5,833.36	1,481.08	7,314.44	5,833.36	1,481.08
40081 Reserve Interest Income	678.79	6,666.72	-5,987.93	678.79	6,666.72	-5,987.93
Services	3,986.99		3,986.99	3,986.99		3,986.99
Total for Income	281,281.18	281,299.44	-18.26	\$281,281.18	\$281,299.44	-\$18.26
Cost of Goods Sold						
Gross Profit	281,281.18	281,299.44	-18.26	\$281,281.18	\$281,299.44	-\$18.26
Expenses						
50000 Administrative						
50005 Accounting Fees	7,900.00	7,600.00	300.00	7,900.00	7,600.00	300.00
50012 Bad Debts	3,769.06		3,769.06	3,769.06		3,769.06
50015 Bank Charges/Interest	1,179.94		1,179.94	1,179.94		1,179.94
50048 Annual Condo Fees	340.00	100.00	240.00	340.00	100.00	240.00
50050 Licenses, Taxes, Permits	256.08	166.72	89.36	\$256.08	\$166.72	\$89.36
50050A Elevators		0.00	0.00		0.00	0.00
50050B Fire alarm, Extinguisher Insp		333.36	-333.36		333.36	-333.36
50550C Pool/Spa		0.00	0.00		0.00	0.00
Total for 50050 Licenses, Taxes, Permits	256.08	500.08	-244.00	\$256.08	\$500.08	-\$244.00
50053 Corporate Annual Rep	70.00	70.00	0.00	70.00	70.00	0.00
50075 50% Office Supplies	1,033.20	916.72	116.48	1,033.20	916.72	116.48
50100 Screening Fees	60.63	133.36	-72.73	60.63	133.36	-72.73
50013 ClickPay Expenses		500.00	-500.00		500.00	-500.00
50045 Legal Fees		666.72	-666.72		666.72	-666.72
50080 50% Postage & Mail		83.36	-83.36		83.36	-83.36
50090 Professional Fees		333.36	-333.36		333.36	-333.36
50104 Income Taxes		2,500.00	-2,500.00		2,500.00	-2,500.00
50125 50% Web Page/Internet		333.36	-333.36		333.36	-333.36
Total for 50000 Administrative	14,608.91	13,736.96	871.95	\$14,608.91	\$13,736.96	\$871.95
52030 Property Insurance Multiperil	59,645.79	71,356.72	-11,710.93	59,645.79	71,356.72	-11,710.93
54000 Utilities						
54050 SCG2 Building Utilities	11,859.00	12,346.36	-487.36	11,859.00	12,346.36	-487.36
54070F 50% Utilities Clubhouse	729.06	500.00	229.06	729.06	500.00	229.06
54080 50% Pool Heating & Grill Gas	4,567.90	1,333.36	3,234.54	4,567.90	1,333.36	3,234.54
Total for 54000 Utilities	17,155.96	14,179.72	2,976.24	\$17,155.96	\$14,179.72	\$2,976.24
60000 Contracts						
60013 Cable Television	19,740.52	19,595.36	145.16	19,740.52	19,595.36	145.16
60035 Elevator Contract	2,220.00	1,480.00	740.00	2,220.00	1,480.00	740.00
60082 50% Clubhouse Int/Cable/Phone	1,042.75	500.00	542.75	1,042.75	500.00	542.75

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January 1-April 30, 2026

	JAN 1 - APR 30 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
60090 50% Landscape	4,147.52	4,375.00	-227.48	4,147.52	4,375.00	-227.48
61010 50% Pest Control	1,268.31	836.72	431.59	1,268.31	836.72	431.59
61020 50% Pool/Spa Contract	4,000.00	4,160.00	-160.00	4,000.00	4,160.00	-160.00
60010 Alarm Services		666.72	-666.72		666.72	-666.72
Total for 60000 Contracts	32,419.10	31,613.80	805.30	\$32,419.10	\$31,613.80	\$805.30
65000 Surfside CAM	51,168.68	51,168.72	-0.04	51,168.68	51,168.72	-0.04
70000 Repairs/Maintenance						
70025 R&M Building	14,335.27	5,000.00	9,335.27	14,335.27	5,000.00	9,335.27
70040 R&M Elevator	1,094.00	2,500.00	-1,406.00	1,094.00	2,500.00	-1,406.00
70043 R&M Life Safety	2,185.38	1,166.72	1,018.66	2,185.38	1,166.72	1,018.66
70072 Laundry Equipment Repairs	958.50	500.00	458.50	958.50	500.00	458.50
70096 50% Pool/ShuffleB/Deck/Lighting	1,847.97	2,000.00	-152.03	1,847.97	2,000.00	-152.03
70136 50% CP Landscaping	555.47	1,666.72	-1,111.25	555.47	1,666.72	-1,111.25
70176 50% R&M Cleaning/Mtnc Supplies	3,676.26	3,333.36	342.90	3,676.26	3,333.36	342.90
70100 50% R&M Outdoor Furniture		333.36	-333.36		333.36	-333.36
70135 Landscape Extras (only SCG2)		1,666.72	-1,666.72		1,666.72	-1,666.72
70137 Irrigation Repairs		333.36	-333.36		333.36	-333.36
70289 Contingency		3,333.36	-3,333.36		3,333.36	-3,333.36
Total for 70000 Repairs/Maintenance	24,652.85	21,833.60	2,819.25	\$24,652.85	\$21,833.60	\$2,819.25
73000 Special Assessment Expenses		26,210.00	-26,210.00		\$26,210.00	-\$26,210.00
73001 Special Assessment Seawall	1,900.00		1,900.00	1,900.00		1,900.00
73003 SA Interest Allocated	-1,399.91		-1,399.91	-1,399.91		-1,399.91
Total for 73000 Special Assessment Expenses	500.09	26,210.00	-25,709.91	\$500.09	\$26,210.00	-\$25,709.91
Total for Expenses	200,151.38	230,099.52	-29,948.14	\$200,151.38	\$230,099.52	-\$29,948.14
Net Operating Income	81,129.80	51,199.92	29,929.88	\$81,129.80	\$51,199.92	\$29,929.88
Other Income						
Other Expenses						
80000 Reserve Transfers		43,332.00	-43,332.00		\$43,332.00	-\$43,332.00
80001 Reserve Interest	957.24	6,666.72	-5,709.48	957.24	6,666.72	-5,709.48
8000A Reserve Transfers		5,833.36	-5,833.36		\$5,833.36	-\$5,833.36
8000B Reserve Transfers Pooled	32,499.99		32,499.99	32,499.99		32,499.99
Total for 8000A Reserve Transfers	32,499.99	5,833.36	26,666.63	\$32,499.99	\$5,833.36	\$26,666.63
Total for 80000 Reserve Transfers	33,457.23	55,832.08	-22,374.85	\$33,457.23	\$55,832.08	-\$22,374.85
Total for Other Expenses	33,457.23	55,832.08	-22,374.85	\$33,457.23	\$55,832.08	-\$22,374.85
Net Other Income	-33,457.23	-55,832.08	22,374.85	-\$33,457.23	-\$55,832.08	\$22,374.85
Net Income	47,672.57	-4,632.16	52,304.73	\$47,672.57	-\$4,632.16	\$52,304.73

Balance Sheet
SeaCoast Management No2 inc
As of Apr 30, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
10500 Reserves	
10501 Truist Reserves SIRS 1569	371,623.88
10502 Truist SIRS CD 6511	325,519.49
Total for 10500 Reserves	\$697,143.37
Operating	
10000 Truist Operating 1550	65,428.66
10020 Truist Laundry 6945	30,010.30
Total for Operating	\$95,438.96
Special Assessment Cash	
10200 Truist Special Assessment 1577	463,776.26
Total for Special Assessment Cash	\$463,776.26
Total for Bank Accounts	\$1,256,358.59
Accounts Receivable	
11000 Accounts Receivable	8,902.40
Total for Accounts Receivable	\$8,902.40
Other Current Assets	
12000 Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$1,265,260.99
Fixed Assets	
16011 Furniture and Fixtures	5,767.92
16022 Accumulated Depreciation	-24,891.06
16029 Wahers & Dryers	19,123.14
Total for Fixed Assets	\$0.00
Other Assets	
10400 Due from SCG3	100.00
12048 Due from Operating to Reserves	0.00
12049 Due from Operating to Sp Assesment	95,000.00
12050 Due from Sp Ass to Reserves	0.00
19010 Utility Deposits	1,665.00
Pre-Paid Federal Income tax	4,090.00
Pre-Paid Insurance	0.00
Total for Other Assets	\$100,855.00
Total for Assets	\$1,366,115.99

Balance Sheet
SeaCoast Management No2 inc
As of Apr 30, 2026

	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
19800 Accounts Payable	0.00
Total for Accounts Payable	\$0.00
Credit Cards	
Truist CCard 5909 5546 5642	0.00
Total for Credit Cards	\$0.00
Other Current Liabilities	
19810 Accrued Expenses	0.00
19870 Def Cable Income	4,980.51
Due To	
19700 Due to SA from Opr	95,000.00
19701 Due to Reserves from Operating	0.00
19702 Due to Reserves from Sp Ass	0.00
19703 Due to Res from SA	0.00
19880 Due to SCG3	0.00
Due to Operating	0.00
Total for Due To	\$95,000.00
Total for Other Current Liabilities	\$99,980.51
Total for Current Liabilities	\$99,980.51
Long-term Liabilities	
20000 Reserve Fund	686,310.04
20100 Special Assessment Loan	0.00
21000 Special Assess. billed	0.00
21010 Special Assess spent	0.00
21020 Special Ass hurricane repairs	0.00
21022 Special Ass hurricane spent	0.00
21025 Special Ass Int inc	0.00
21032 Special Ass Int exp	0.00
21033 SA 2024	1,010,171.61
21034 SA Spent 2024	-477,397.35
23001 Sp Ass Ins claim proceeds	0.00
23010 Sp Ass Ins liab spent	0.00
Total for Long-term Liabilities	\$1,219,084.30
Total for Liabilities	\$1,319,064.81
Equity	
30000 Operating Fund Balance	-621.39
32000 Retained Earnings	0.00
Net Income	47,672.57
Total for Equity	\$47,051.18
Total for Liabilities and Equity	\$1,366,115.99