

Budget vs. Actuals_FY_2026__Report

February 1-28, 2026

	FEB 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	11,111.79	10,833.00	278.79	11,111.79	10,833.00	278.79
40006 Spectrum Assessment	4,680.95	4,898.83	-217.88	4,680.95	4,898.83	-217.88
40008 Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00
40050 Laundry Income	1,674.75	1,458.33	216.42	1,674.75	1,458.33	216.42
40081 Reserve Interest Income		1,666.66	-1,666.66		1,666.66	-1,666.66
Total for Income	62,383.38	63,772.82	-1,389.44	\$62,383.38	\$63,772.82	-\$1,389.44
Cost of Goods Sold						
Gross Profit	62,383.38	63,772.82	-1,389.44	\$62,383.38	\$63,772.82	-\$1,389.44
Expenses						
50000 Administrative						
50005 Accounting Fees	725.00	750.00	-25.00	725.00	750.00	-25.00
50015 Bank Charges/Interest	45.79		45.79	45.79		45.79
50048 Annual Condo Fees	340.00	25.00	315.00	340.00	25.00	315.00
50053 Corporate Annual Rep	70.00	0.00	70.00	70.00	0.00	70.00
50075 50% Office Supplies	425.26	229.16	196.10	425.26	229.16	196.10
50013 ClickPay Expenses		125.00	-125.00		125.00	-125.00
50045 Legal Fees		166.66	-166.66		166.66	-166.66
50050 Licenses, Taxes, Permits		41.66	-41.66		\$41.66	-\$41.66
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		124.99	-124.99		\$124.99	-\$124.99
50080 50% Postage & Mail		20.83	-20.83		20.83	-20.83
50090 Professional Fees		83.33	-83.33		83.33	-83.33
50100 Screening Fees		33.33	-33.33		33.33	-33.33
50104 Income Taxes		0.00	0.00		0.00	0.00
50125 50% Web Page/Internet		83.33	-83.33		83.33	-83.33
Total for 50000 Administrative	1,606.05	1,641.63	-35.58	\$1,606.05	\$1,641.63	-\$35.58
52030 Property Insurance Multiperil	5,807.14	17,839.16	-12,032.02	5,807.14	17,839.16	-12,032.02
54000 Utilities						
54050 SCG2 Building Utilities	3,517.58	3,086.58	431.00	3,517.58	3,086.58	431.00
54070F 50% Utilities Clubhouse	122.89	125.00	-2.11	122.89	125.00	-2.11
54080 50% Pool Heating & Grill Gas	1,925.82	333.33	1,592.49	1,925.82	333.33	1,592.49
Total for 54000 Utilities	5,566.29	3,544.91	2,021.38	\$5,566.29	\$3,544.91	\$2,021.38
60000 Contracts						
60013 Cable Television	4,935.13	4,898.83	36.30	4,935.13	4,898.83	36.30
60082 50% Clubhouse Int/Cable/Phone	267.56	125.00	142.56	267.56	125.00	142.56
60090 50% Landscape	1,036.88	1,093.75	-56.87	1,036.88	1,093.75	-56.87
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

Budget vs. Actuals_FY_2026__Report
February 1-28, 2026

	FEB 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
60035 Elevator Contract		370.00			370.00	
61010 50% Pest Control		209.16			209.16	
Total for 60000 Contracts	7,239.57	7,903.40	-663.83	\$7,239.57	\$7,903.40	-\$663.83
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	307.50	1,250.00	-942.50	307.50	1,250.00	-942.50
70043 R&M Life Safety	452.38	291.66	160.72	452.38	291.66	160.72
70072 Laundry Equipment Repairs	692.25	125.00	567.25	692.25	125.00	567.25
70176 50% R&M Cleaning/Mtn Supplies	892.65	833.33	59.32	892.65	833.33	59.32
70040 R&M Elevator		625.00	-625.00		625.00	-625.00
70096 50% Pool/ShuffleB/Deck/Lighting		500.00	-500.00		500.00	-500.00
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
70136 50% CP Landscaping		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	2,344.78	5,458.30	-3,113.52	\$2,344.78	\$5,458.30	-\$3,113.52
73000 Special Assessment Expenses		0.00	0.00		\$0.00	\$0.00
73001 Special Assessment Seawall	0.00		0.00	0.00		0.00
73003 SA Interest Allocated	-664.27		-664.27	-664.27		-664.27
Total for 73000 Special Assessment Expenses	-664.27	0.00	-664.27	-\$664.27	\$0.00	-\$664.27
Total for Expenses	34,691.73	49,179.56	-14,487.83	\$34,691.73	\$49,179.56	-\$14,487.83
Net Operating Income	27,691.65	14,593.26	13,098.39	\$27,691.65	\$14,593.26	\$13,098.39
Other Income						
Other Expenses						
80000 Reserve Transfers		10,833.00	-10,833.00		\$10,833.00	-\$10,833.00
80001 Reserve Interest	278.45	1,666.66	-1,388.21	278.45	1,666.66	-1,388.21
8000A Reserve Transfers		1,458.33	-1,458.33		\$1,458.33	-\$1,458.33
8000B Reserve Transfers Pooled	10,833.33		10,833.33	10,833.33		10,833.33
Total for 8000A Reserve Transfers	10,833.33	1,458.33	9,375.00	\$10,833.33	\$1,458.33	\$9,375.00
Total for 80000 Reserve Transfers	11,111.78	13,957.99	-2,846.21	\$11,111.78	\$13,957.99	-\$2,846.21
Total for Other Expenses	11,111.78	13,957.99	-2,846.21	\$11,111.78	\$13,957.99	-\$2,846.21
Net Other Income	-11,111.78	-13,957.99	2,846.21	-\$11,111.78	-\$13,957.99	\$2,846.21
Net Income	16,579.87	635.27	15,944.60	\$16,579.87	\$635.27	\$15,944.60

Budget vs. Actuals_FY_2026_Report

January 1-February 28, 2026

	JAN 1 - FEB 28 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
Income						
40000 Owner Assessments	89,831.78	89,832.00	-0.22	89,831.78	89,832.00	-0.22
40002 Reserve Income Invoices	21,945.13	21,666.00	279.13	21,945.13	21,666.00	279.13
40006 Spectrum Assessment	9,361.90	9,797.70	-435.80	9,361.90	9,797.70	-435.80
40008 Special Assessment	26,743.70	26,208.00	535.70	26,743.70	26,208.00	535.70
40050 Laundry Income	2,914.03	2,916.70	-2.67	2,914.03	2,916.70	-2.67
40081 Reserve Interest Income	257.27	3,333.40	-3,076.13	257.27	3,333.40	-3,076.13
Total for Income	151,053.81	153,753.80	-2,699.99	\$151,053.81	\$153,753.80	-\$2,699.99
Cost of Goods Sold						
Gross Profit	151,053.81	153,753.80	-2,699.99	\$151,053.81	\$153,753.80	-\$2,699.99
Expenses						
50000 Administrative						
50005 Accounting Fees	1,450.00	1,500.00	-50.00	1,450.00	1,500.00	-50.00
50015 Bank Charges/Interest	133.51		133.51	133.51		133.51
50048 Annual Condo Fees	340.00	50.00	290.00	340.00	50.00	290.00
50053 Corporate Annual Rep	70.00	0.00	70.00	70.00	0.00	70.00
50075 50% Office Supplies	568.26	458.40	109.86	568.26	458.40	109.86
50013 ClickPay Expenses		250.00	-250.00		250.00	-250.00
50045 Legal Fees		333.40	-333.40		333.40	-333.40
50050 Licenses, Taxes, Permits		83.40	-83.40		\$83.40	-\$83.40
50050A Elevators		0.00	0.00		0.00	0.00
50050B Fire alarm, Extinguisher Insp		166.70	-166.70		166.70	-166.70
50550C Pool/Spa		0.00	0.00		0.00	0.00
Total for 50050 Licenses, Taxes, Permits		250.10	-250.10		\$250.10	-\$250.10
50080 50% Postage & Mail		41.70	-41.70		41.70	-41.70
50090 Professional Fees		166.70	-166.70		166.70	-166.70
50100 Screening Fees		66.70	-66.70		66.70	-66.70
50104 Income Taxes		0.00	0.00		0.00	0.00
50125 50% Web Page/Internet		166.70	-166.70		166.70	-166.70
Total for 50000 Administrative	2,561.77	3,283.70	-721.93	\$2,561.77	\$3,283.70	-\$721.93
52030 Property Insurance Multiperil	27,042.19	35,678.40	-8,636.21	27,042.19	35,678.40	-8,636.21
54000 Utilities						
54050 SCG2 Building Utilities	6,159.64	6,173.20	-13.56	6,159.64	6,173.20	-13.56
54070F 50% Utilities Clubhouse	261.60	250.00	11.60	261.60	250.00	11.60
54080 50% Pool Heating & Grill Gas	1,929.13	666.70	1,262.43	1,929.13	666.70	1,262.43
Total for 54000 Utilities	8,350.37	7,089.90	1,260.47	\$8,350.37	\$7,089.90	\$1,260.47
60000 Contracts						
60013 Cable Television	9,870.26	9,797.70	72.56	9,870.26	9,797.70	72.56
60035 Elevator Contract	1,110.00	740.00	370.00	1,110.00	740.00	370.00
60082 50% Clubhouse Int/Cable/Phone	507.75	250.00	257.75	507.75	250.00	257.75
60090 50% Landscape	2,073.76	2,187.50	-113.74	2,073.76	2,187.50	-113.74
61010 50% Pest Control	627.90	418.40	209.50	627.90	418.40	209.50

Budget vs. Actuals_FY_2026_Report

January 1-February 28, 2026

	JAN 1 - FEB 28 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
61020 50% Pool/Spa Contract	2,000.00	2,080.00	-80.00	2,000.00	2,080.00	-80.00
60010 Alarm Services		333.40	-333.40		333.40	-333.40
Total for 60000 Contracts	16,189.67	15,807.00	382.67	\$16,189.67	\$15,807.00	\$382.67
65000 Surfside CAM	25,584.34	25,584.40	-0.06	25,584.34	25,584.40	-0.06
70000 Repairs/Maintenance						
70025 R&M Building	3,358.50	2,500.00	858.50	3,358.50	2,500.00	858.50
70040 R&M Elevator	960.00	1,250.00	-290.00	960.00	1,250.00	-290.00
70043 R&M Life Safety	452.38	583.40	-131.02	452.38	583.40	-131.02
70072 Laundry Equipment Repairs	692.25	250.00	442.25	692.25	250.00	442.25
70096 50% Pool/ShuffleB/Deck/Lighting	512.41	1,000.00	-487.59	512.41	1,000.00	-487.59
70176 50% R&M Cleaning/Mtnc Supplies	1,312.78	1,666.70	-353.92	1,312.78	1,666.70	-353.92
70100 50% R&M Outdoor Furniture		166.70	-166.70		166.70	-166.70
70135 Landscape Extras (only SCG2)		833.40	-833.40		833.40	-833.40
70136 50% CP Landscaping		833.40	-833.40		833.40	-833.40
70137 Irrigation Repairs		166.70	-166.70		166.70	-166.70
70289 Contingency		1,666.70	-1,666.70		1,666.70	-1,666.70
Total for 70000 Repairs/Maintenance	7,288.32	10,917.00	-3,628.68	\$7,288.32	\$10,917.00	-\$3,628.68
73000 Special Assessment Expenses		26,210.00	-26,210.00		\$26,210.00	-\$26,210.00
73001 Special Assessment Seawall	0.00		0.00	0.00		0.00
73003 SA Interest Allocated	-1,399.91		-1,399.91	-1,399.91		-1,399.91
Total for 73000 Special Assessment Expenses	-1,399.91	26,210.00	-27,609.91	-\$1,399.91	\$26,210.00	-\$27,609.91
Total for Expenses	85,616.75	124,570.40	-38,953.65	\$85,616.75	\$124,570.40	-\$38,953.65
Net Operating Income	65,437.06	29,183.40	36,253.66	\$65,437.06	\$29,183.40	\$36,253.66
Other Income						
Other Expenses						
80000 Reserve Transfers		21,666.00	-21,666.00		\$21,666.00	-\$21,666.00
80001 Reserve Interest	535.72	3,333.40	-2,797.68	535.72	3,333.40	-2,797.68
8000A Reserve Transfers		2,916.70	-2,916.70		\$2,916.70	-\$2,916.70
8000B Reserve Transfers Pooled	21,666.66		21,666.66	21,666.66		21,666.66
Total for 8000A Reserve Transfers	21,666.66	2,916.70	18,749.96	\$21,666.66	\$2,916.70	\$18,749.96
Total for 80000 Reserve Transfers	22,202.38	27,916.10	-5,713.72	\$22,202.38	\$27,916.10	-\$5,713.72
Total for Other Expenses	22,202.38	27,916.10	-5,713.72	\$22,202.38	\$27,916.10	-\$5,713.72
Net Other Income	-22,202.38	-27,916.10	5,713.72	-\$22,202.38	-\$27,916.10	\$5,713.72
Net Income	43,234.68	1,267.30	41,967.38	\$43,234.68	\$1,267.30	\$41,967.38

Balance Sheet
SeaCoast Management No2 inc
As of Feb 28, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
10500 Reserves	
10501 Truist Reserves SIRS 1569	349,535.70
10502 Truist SIRS CD 6511	325,519.49
Total for 10500 Reserves	\$675,055.19
Operating	
10000 Truist Operating 1550	34,978.90
10020 Truist Laundry 6945	25,609.89
Total for Operating	\$60,588.79
Special Assessment Cash	
10200 Truist Special Assessment 1577	491,157.17
Total for Special Assessment Cash	\$491,157.17
Total for Bank Accounts	\$1,226,801.15
Accounts Receivable	
11000 Accounts Receivable	22,767.10
Total for Accounts Receivable	\$22,767.10
Other Current Assets	
12000 Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$1,249,568.25
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	\$1,350,423.25

Balance Sheet
SeaCoast Management No2 inc
As of Feb 28, 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	675,055.19
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	\$1,207,829.45
Total for Liabilities	\$1,307,809.96
Equity	
30000 Operating Fund Balance	-621.39
32000 Retained Earnings	0.00
Net Income	43,234.68
Total for Equity	\$42,613.29
Total for Liabilities and Equity	\$1,350,423.25