

# Budget vs. Actuals\_FY\_2026\_\_Report

March 1-31, 2026

	MAR 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
<b>Income</b>						
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
40008 Special Assessment	558.09	0.00	558.09	558.09	0.00	558.09
40050 Laundry Income	2,876.72	1,458.33	1,418.39	2,876.72	1,458.33	1,418.39
40081 Reserve Interest Income	421.52	1,666.66	-1,245.14	421.52	1,666.66	-1,245.14
<b>Total for Income</b>	<b>64,286.51</b>	<b>63,772.82</b>	<b>513.69</b>	<b>\$64,286.51</b>	<b>\$63,772.82</b>	<b>\$513.69</b>
<b>Cost of Goods Sold</b>						
<b>Gross Profit</b>	<b>64,286.51</b>	<b>63,772.82</b>	<b>513.69</b>	<b>\$64,286.51</b>	<b>\$63,772.82</b>	<b>\$513.69</b>
<b>Expenses</b>						
50000 Administrative						
50005 Accounting Fees	725.00	750.00	-25.00	725.00	750.00	-25.00
50012 Bad Debts	3,769.06		3,769.06	3,769.06		3,769.06
50015 Bank Charges/Interest	28.71		28.71	28.71		28.71
50075 50% Office Supplies	23.94	229.16	-205.22	23.94	229.16	-205.22
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
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
<b>Total for 50050 Licenses, Taxes, Permits</b>		<b>124.99</b>	<b>-124.99</b>		<b>\$124.99</b>	<b>-\$124.99</b>
50053 Corporate Annual Rep		70.00	-70.00		70.00	-70.00
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
<b>Total for 50000 Administrative</b>	<b>4,546.71</b>	<b>1,711.63</b>	<b>2,835.08</b>	<b>\$4,546.71</b>	<b>\$1,711.63</b>	<b>\$2,835.08</b>
52030 Property Insurance Multiperil	16,546.13	17,839.16	-1,293.03	16,546.13	17,839.16	-1,293.03
54000 Utilities						
54050 SCG2 Building Utilities	2,916.65	3,086.58	-169.93	2,916.65	3,086.58	-169.93
54070F 50% Utilities Clubhouse	220.69	125.00	95.69	220.69	125.00	95.69
54080 50% Pool Heating & Grill Gas	-770.57	333.33	-1,103.90	-770.57	333.33	-1,103.90
<b>Total for 54000 Utilities</b>	<b>2,366.77</b>	<b>3,544.91</b>	<b>-1,178.14</b>	<b>\$2,366.77</b>	<b>\$3,544.91</b>	<b>-\$1,178.14</b>
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
61010 50% Pest Control	435.28	209.16	226.12	435.28	209.16	226.12

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	MAR 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
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
60035 Elevator Contract		370.00	-370.00		370.00	-370.00
<b>Total for 60000 Contracts</b>	<b>7,674.85</b>	<b>7,903.40</b>	<b>-228.55</b>	<b>\$7,674.85</b>	<b>\$7,903.40</b>	<b>-\$228.55</b>
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	8,380.20	1,250.00	7,130.20	8,380.20	1,250.00	7,130.20
70040 R&M Elevator	134.00	625.00	-491.00	134.00	625.00	-491.00
70043 R&M Life Safety	375.95	291.66	84.29	375.95	291.66	84.29
70096 50% Pool/ShuffleB/Deck/Lighting	204.38	500.00	-295.62	204.38	500.00	-295.62
70136 50% CP Landscaping	214.41	416.66	-202.25	214.41	416.66	-202.25
70176 50% R&M Cleaning/Mtnc Supplies	355.74	833.33	-477.59	355.74	833.33	-477.59
70072 Laundry Equipment Repairs		125.00	-125.00		125.00	-125.00
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
<b>Total for 70000 Repairs/Maintenance</b>	<b>9,664.68</b>	<b>5,458.30</b>	<b>4,206.38</b>	<b>\$9,664.68</b>	<b>\$5,458.30</b>	<b>\$4,206.38</b>
73000 Special Assessment Expenses		0.00	0.00		\$0.00	\$0.00
73001 Special Assessment Seawall	1,900.00		1,900.00	1,900.00		1,900.00
<b>Total for 73000 Special Assessment Expenses</b>	<b>1,900.00</b>	<b>0.00</b>	<b>1,900.00</b>	<b>\$1,900.00</b>	<b>\$0.00</b>	<b>\$1,900.00</b>
<b>Total for Expenses</b>	<b>55,491.31</b>	<b>49,249.56</b>	<b>6,241.75</b>	<b>\$55,491.31</b>	<b>\$49,249.56</b>	<b>\$6,241.75</b>
<b>Net Operating Income</b>	<b>8,795.20</b>	<b>14,523.26</b>	<b>-5,728.06</b>	<b>\$8,795.20</b>	<b>\$14,523.26</b>	<b>-\$5,728.06</b>
Other Income						
Other Expenses						
80000 Reserve Transfers		10,833.00	-10,833.00		\$10,833.00	-\$10,833.00
80001 Reserve Interest	421.52	1,666.66	-1,245.14	421.52	1,666.66	-1,245.14
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
<b>Total for 8000A Reserve Transfers</b>	<b>10,833.33</b>	<b>1,458.33</b>	<b>9,375.00</b>	<b>\$10,833.33</b>	<b>\$1,458.33</b>	<b>\$9,375.00</b>
<b>Total for 80000 Reserve Transfers</b>	<b>11,254.85</b>	<b>13,957.99</b>	<b>-2,703.14</b>	<b>\$11,254.85</b>	<b>\$13,957.99</b>	<b>-\$2,703.14</b>
<b>Total for Other Expenses</b>	<b>11,254.85</b>	<b>13,957.99</b>	<b>-2,703.14</b>	<b>\$11,254.85</b>	<b>\$13,957.99</b>	<b>-\$2,703.14</b>
<b>Net Other Income</b>	<b>-11,254.85</b>	<b>-13,957.99</b>	<b>2,703.14</b>	<b>-\$11,254.85</b>	<b>-\$13,957.99</b>	<b>\$2,703.14</b>
<b>Net Income</b>	<b>-2,459.65</b>	<b>565.27</b>	<b>-3,024.92</b>	<b>-\$2,459.65</b>	<b>\$565.27</b>	<b>-\$3,024.92</b>

# Budget vs. Actuals\_FY\_2026\_Report

January 1-March 31, 2026

	JAN 1 - MAR 31 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
<b>Income</b>						
40000 Owner Assessments	134,747.67	134,748.00	-0.33	134,747.67	134,748.00	-0.33
40002 Reserve Income Invoices	32,778.47	32,499.00	279.47	32,778.47	32,499.00	279.47
40006 Spectrum Assessment	14,042.85	14,696.53	-653.68	14,042.85	14,696.53	-653.68
40008 Special Assessment	27,301.79	26,208.00	1,093.79	27,301.79	26,208.00	1,093.79
40050 Laundry Income	5,790.75	4,375.03	1,415.72	5,790.75	4,375.03	1,415.72
40081 Reserve Interest Income	678.79	5,000.06	-4,321.27	678.79	5,000.06	-4,321.27
<b>Total for Income</b>	<b>215,340.32</b>	<b>217,526.62</b>	<b>-2,186.30</b>	<b>\$215,340.32</b>	<b>\$217,526.62</b>	<b>-\$2,186.30</b>
<b>Cost of Goods Sold</b>						
<b>Gross Profit</b>	<b>215,340.32</b>	<b>217,526.62</b>	<b>-2,186.30</b>	<b>\$215,340.32</b>	<b>\$217,526.62</b>	<b>-\$2,186.30</b>
<b>Expenses</b>						
50000 Administrative						
50005 Accounting Fees	2,175.00	2,250.00	-75.00	2,175.00	2,250.00	-75.00
50012 Bad Debts	3,769.06		3,769.06	3,769.06		3,769.06
50015 Bank Charges/Interest	162.22		162.22	162.22		162.22
50048 Annual Condo Fees	340.00	75.00	265.00	340.00	75.00	265.00
50053 Corporate Annual Rep	70.00	70.00	0.00	70.00	70.00	0.00
50075 50% Office Supplies	592.20	687.56	-95.36	592.20	687.56	-95.36
50013 ClickPay Expenses		375.00	-375.00		375.00	-375.00
50045 Legal Fees		500.06	-500.06		500.06	-500.06
50050 Licenses, Taxes, Permits		125.06	-125.06		\$125.06	-\$125.06
50050A Elevators		0.00	0.00		0.00	0.00
50050B Fire alarm, Extinguisher Insp		250.03	-250.03		250.03	-250.03
50550C Pool/Spa		0.00	0.00		0.00	0.00
<b>Total for 50050 Licenses, Taxes, Permits</b>		<b>375.09</b>	<b>-375.09</b>		<b>\$375.09</b>	<b>-\$375.09</b>
50080 50% Postage & Mail		62.53	-62.53		62.53	-62.53
50090 Professional Fees		250.03	-250.03		250.03	-250.03
50100 Screening Fees		100.03	-100.03		100.03	-100.03
50104 Income Taxes		0.00	0.00		0.00	0.00
50125 50% Web Page/Internet		250.03	-250.03		250.03	-250.03
<b>Total for 50000 Administrative</b>	<b>7,108.48</b>	<b>4,995.33</b>	<b>2,113.15</b>	<b>\$7,108.48</b>	<b>\$4,995.33</b>	<b>\$2,113.15</b>
52030 Property Insurance Multiperil	43,588.32	53,517.56	-9,929.24	43,588.32	53,517.56	-9,929.24
54000 Utilities						
54050 SCG2 Building Utilities	9,076.29	9,259.78	-183.49	9,076.29	9,259.78	-183.49
54070F 50% Utilities Clubhouse	482.29	375.00	107.29	482.29	375.00	107.29
54080 50% Pool Heating & Grill Gas	1,158.56	1,000.03	158.53	1,158.56	1,000.03	158.53
<b>Total for 54000 Utilities</b>	<b>10,717.14</b>	<b>10,634.81</b>	<b>82.33</b>	<b>\$10,717.14</b>	<b>\$10,634.81</b>	<b>\$82.33</b>
60000 Contracts						
60013 Cable Television	14,805.39	14,696.53	108.86	14,805.39	14,696.53	108.86
60035 Elevator Contract	1,110.00	1,110.00	0.00	1,110.00	1,110.00	0.00
60082 50% Clubhouse Int/Cable/Phone	775.31	375.00	400.31	775.31	375.00	400.31
60090 50% Landscape	3,110.64	3,281.25	-170.61	3,110.64	3,281.25	-170.61

## Budget vs. Actuals\_FY\_2026\_\_Report

January 1-March 31, 2026

	JAN 1 - MAR 31 2026			TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY	ACTUAL	BUDGET	OVER BUDGET BY
61010 50% Pest Control	1,063.18	627.56	435.62	1,063.18	627.56	435.62
61020 50% Pool/Spa Contract	3,000.00	3,120.00	-120.00	3,000.00	3,120.00	-120.00
60010 Alarm Services		500.06	-500.06		500.06	-500.06
<b>Total for 60000 Contracts</b>	<b>23,864.52</b>	<b>23,710.40</b>	<b>154.12</b>	<b>\$23,864.52</b>	<b>\$23,710.40</b>	<b>\$154.12</b>
65000 Surfside CAM	38,376.51	38,376.56	-0.05	38,376.51	38,376.56	-0.05
70000 Repairs/Maintenance						
70025 R&M Building	11,738.70	3,750.00	7,988.70	11,738.70	3,750.00	7,988.70
70040 R&M Elevator	1,094.00	1,875.00	-781.00	1,094.00	1,875.00	-781.00
70043 R&M Life Safety	828.33	875.06	-46.73	828.33	875.06	-46.73
70072 Laundry Equipment Repairs	692.25	375.00	317.25	692.25	375.00	317.25
70096 50% Pool/ShuffleB/Deck/Lighting	716.79	1,500.00	-783.21	716.79	1,500.00	-783.21
70136 50% CP Landscaping	214.41	1,250.06	-1,035.65	214.41	1,250.06	-1,035.65
70176 50% R&M Cleaning/Mtnc Supplies	1,668.52	2,500.03	-831.51	1,668.52	2,500.03	-831.51
70100 50% R&M Outdoor Furniture		250.03	-250.03		250.03	-250.03
70135 Landscape Extras (only SCG2)		1,250.06	-1,250.06		1,250.06	-1,250.06
70137 Irrigation Repairs		250.03	-250.03		250.03	-250.03
70289 Contingency		2,500.03	-2,500.03		2,500.03	-2,500.03
<b>Total for 70000 Repairs/Maintenance</b>	<b>16,953.00</b>	<b>16,375.30</b>	<b>577.70</b>	<b>\$16,953.00</b>	<b>\$16,375.30</b>	<b>\$577.70</b>
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
<b>Total for 73000 Special Assessment Expenses</b>	<b>500.09</b>	<b>26,210.00</b>	<b>-25,709.91</b>	<b>\$500.09</b>	<b>\$26,210.00</b>	<b>-\$25,709.91</b>
<b>Total for Expenses</b>	<b>141,108.06</b>	<b>173,819.96</b>	<b>-32,711.90</b>	<b>\$141,108.06</b>	<b>\$173,819.96</b>	<b>-\$32,711.90</b>
<b>Net Operating Income</b>	<b>74,232.26</b>	<b>43,706.66</b>	<b>30,525.60</b>	<b>\$74,232.26</b>	<b>\$43,706.66</b>	<b>\$30,525.60</b>
Other Income						
Other Expenses						
80000 Reserve Transfers		32,499.00	-32,499.00		\$32,499.00	-\$32,499.00
80001 Reserve Interest	957.24	5,000.06	-4,042.82	957.24	5,000.06	-4,042.82
8000A Reserve Transfers		4,375.03	-4,375.03		\$4,375.03	-\$4,375.03
8000B Reserve Transfers Pooled	32,499.99		32,499.99	32,499.99		32,499.99
<b>Total for 8000A Reserve Transfers</b>	<b>32,499.99</b>	<b>4,375.03</b>	<b>28,124.96</b>	<b>\$32,499.99</b>	<b>\$4,375.03</b>	<b>\$28,124.96</b>
<b>Total for 80000 Reserve Transfers</b>	<b>33,457.23</b>	<b>41,874.09</b>	<b>-8,416.86</b>	<b>\$33,457.23</b>	<b>\$41,874.09</b>	<b>-\$8,416.86</b>
<b>Total for Other Expenses</b>	<b>33,457.23</b>	<b>41,874.09</b>	<b>-8,416.86</b>	<b>\$33,457.23</b>	<b>\$41,874.09</b>	<b>-\$8,416.86</b>
<b>Net Other Income</b>	<b>-33,457.23</b>	<b>-41,874.09</b>	<b>8,416.86</b>	<b>-\$33,457.23</b>	<b>-\$41,874.09</b>	<b>\$8,416.86</b>
<b>Net Income</b>	<b>40,775.03</b>	<b>1,832.57</b>	<b>38,942.46</b>	<b>\$40,775.03</b>	<b>\$1,832.57</b>	<b>\$38,942.46</b>

# Balance Sheet

SeaCoast Management No2 inc

As of Mar 31, 2026

	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
10500 Reserves	
10501 Truist Reserves SIRS 1569	360,790.55
10502 Truist SIRS CD 6511	325,519.49
<b>Total for 10500 Reserves</b>	<b>\$686,310.04</b>
Operating	
10000 Truist Operating 1550	66,810.38
10020 Truist Laundry 6945	28,486.61
<b>Total for Operating</b>	<b>\$95,296.99</b>
Special Assessment Cash	
10200 Truist Special Assessment 1577	463,776.26
<b>Total for Special Assessment Cash</b>	<b>\$463,776.26</b>
<b>Total for Bank Accounts</b>	<b>\$1,245,383.29</b>
Accounts Receivable	
11000 Accounts Receivable	12,980.16
<b>Total for Accounts Receivable</b>	<b>\$12,980.16</b>
Other Current Assets	
12000 Undeposited Funds	0.00
<b>Total for Other Current Assets</b>	<b>\$0.00</b>
<b>Total for Current Assets</b>	<b>\$1,258,363.45</b>
Fixed Assets	
16011 Furniture and Fixtures	5,767.92
16022 Accumulated Depreciation	-24,891.06
16029 Wahers & Dryers	19,123.14
<b>Total for Fixed Assets</b>	<b>\$0.00</b>
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
<b>Total for Other Assets</b>	<b>\$100,855.00</b>
<b>Total for Assets</b>	<b>\$1,359,218.45</b>

**Balance Sheet**  
**SeaCoast Management No2 inc**  
As of Mar 31, 2026

	TOTAL
<b>Liabilities and Equity</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
19800 Accounts Payable	0.00
<b>Total for Accounts Payable</b>	<b>\$0.00</b>
Credit Cards	
Truist CCard 5909 5546 5642	0.00
<b>Total for Credit Cards</b>	<b>\$0.00</b>
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
<b>Total for Due To</b>	<b>\$95,000.00</b>
<b>Total for Other Current Liabilities</b>	<b>\$99,980.51</b>
<b>Total for Current Liabilities</b>	<b>\$99,980.51</b>
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
<b>Total for Long-term Liabilities</b>	<b>\$1,219,084.30</b>
<b>Total for Liabilities</b>	<b>\$1,319,064.81</b>
<b>Equity</b>	
30000 Operating Fund Balance	-621.39
32000 Retained Earnings	0.00
Net Income	40,775.03
<b>Total for Equity</b>	<b>\$40,153.64</b>
<b>Total for Liabilities and Equity</b>	<b>\$1,359,218.45</b>