

SeaCoast Management No2 inc

Budget vs. Actuals__FY_2026__Report
May 1-31, 2026

	MAY 2026			TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income								
40000 Owner Assessments	44,915.89	44,916.00	-0.11	100.0 %	44,915.89	44,916.00	-0.11	100.0 %
40002 Reserve Income Invoices	22,392.40	10,833.00	11,559.40	206.71 %	22,392.40	10,833.00	11,559.40	206.71 %
40006 Spectrum Assessment	4,680.95	4,898.83	-217.88	95.55 %	4,680.95	4,898.83	-217.88	95.55 %
40008 Special Assessment		0.00	0.00			0.00	0.00	
40050 Laundry Income	1,063.54	1,458.33	-394.79	72.93 %	1,063.54	1,458.33	-394.79	72.93 %
40081 Reserve Interest Income	853.29	1,666.66	-813.37	51.2 %	853.29	1,666.66	-813.37	51.2 %
Total for Income	73,906.07	63,772.82	10,133.25	115.89 %	\$73,906.07	\$63,772.82	\$10,133.25	115.89 %
Cost of Goods Sold								
Gross Profit	73,906.07	63,772.82	10,133.25	115.89 %	\$73,906.07	\$63,772.82	\$10,133.25	115.89 %
Expenses								
50000 Administrative								
50005 Accounting Fees	725.00	750.00	-25.00	96.67 %	725.00	750.00	-25.00	96.67 %
50013 ClickPay Expenses		125.00	-125.00	0.0 %		125.00	-125.00	0.0 %
50015 Bank Charges/Interest	18.81		18.81		18.81		18.81	
50045 Legal Fees		166.66	-166.66	0.0 %		166.66	-166.66	0.0 %
50048 Annual Condo Fees		25.00	-25.00	0.0 %		25.00	-25.00	0.0 %
50050 Licenses, Taxes, Permits	75.00	41.66	33.34	180.03 %	\$75.00	\$41.66	\$33.34	180.03 %
50050A Elevators		0.00	0.00			0.00	0.00	
50050B Fire alarm, Extinguisher Insp		83.33	-83.33	0.0 %		83.33	-83.33	0.0 %
50550C Pool/Spa		0.00	0.00			0.00	0.00	
Total for 50050 Licenses, Taxes, Permits	75.00	124.99	-49.99	60.0 %	\$75.00	\$124.99	-\$49.99	60.0 %
50053 Corporate Annual Rep		0.00	0.00			0.00	0.00	
50075 50% Office Supplies		229.16	-229.16	0.0 %		229.16	-229.16	0.0 %
50080 50% Postage & Mail		20.83	-20.83	0.0 %		20.83	-20.83	0.0 %
50090 Professional Fees		83.33	-83.33	0.0 %		83.33	-83.33	0.0 %
50100 Screening Fees		33.33	-33.33	0.0 %		33.33	-33.33	0.0 %
50104 Income Taxes		0.00	0.00			0.00	0.00	
50125 50% Web Page/Internet		83.33	-83.33	0.0 %		83.33	-83.33	0.0 %
Total for 50000 Administrative	818.81	1,641.63	-822.82	49.88 %	\$818.81	\$1,641.63	-\$822.82	49.88 %
52030 Property Insurance Multiperil	16,057.47	17,839.16	-1,781.69	90.01 %	16,057.47	17,839.16	-1,781.69	90.01 %
54000 Utilities								
54050 SCG2 Building Utilities	2,852.46	3,086.58	-234.12	92.41 %	2,852.46	3,086.58	-234.12	92.41 %
54070F 50% Utilities Clubhouse	233.73	125.00	108.73	186.98 %	233.73	125.00	108.73	186.98 %
54080 50% Pool Heating & Grill Gas	996.49	333.33	663.16	298.95 %	996.49	333.33	663.16	298.95 %
Total for 54000 Utilities	4,082.68	3,544.91	537.77	115.17 %	\$4,082.68	\$3,544.91	\$537.77	115.17 %
60000 Contracts								
60010 Alarm Services		166.66	-166.66	0.0 %		166.66	-166.66	0.0 %
60013 Cable Television		4,898.83	-4,898.83	0.0 %		4,898.83	-4,898.83	0.0 %
60035 Elevator Contract		370.00	-370.00	0.0 %		370.00	-370.00	0.0 %
60082 50% Clubhouse Int/Cable/Phone	5,202.57	125.00	5,077.57	4162.06 %	5,202.57	125.00	5,077.57	4162.06 %
60090 50% Landscape	1,036.88	1,093.75	-56.87	94.8 %	1,036.88	1,093.75	-56.87	94.8 %
61010 50% Pest Control	435.28	209.16	226.12	208.11 %	435.28	209.16	226.12	208.11 %
61020 50% Pool/Spa Contract	1,000.00	1,040.00	-40.00	96.15 %	1,000.00	1,040.00	-40.00	96.15 %
Total for 60000 Contracts	7,674.73	7,903.40	-228.67	97.11 %	\$7,674.73	\$7,903.40	-\$228.67	97.11 %
65000 Surfside CAM	12,792.17	12,792.16	0.01	100.0 %	12,792.17	12,792.16	0.01	100.0 %
70000 Repairs/Maintenance								
70025 R&M Building	894.60	1,250.00	-355.40	71.57 %	894.60	1,250.00	-355.40	71.57 %

MAY 2026				TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
70040 R&M Elevator		625.00	-625.00	0.0 %		625.00	-625.00	0.0 %
70043 R&M Life Safety		291.66	-291.66	0.0 %		291.66	-291.66	0.0 %
70072 Laundry Equipment Repairs		125.00	-125.00	0.0 %		125.00	-125.00	0.0 %
70096 50% Pool/ShuffleB/Deck/Lighting	218.75	500.00	-281.25	43.75 %	218.75	500.00	-281.25	43.75 %
70100 50% R&M Outdoor Furniture		83.33	-83.33	0.0 %		83.33	-83.33	0.0 %
70135 Landscape Extras (only SCG2)	2,459.23	416.66	2,042.57	590.22 %	2,459.23	416.66	2,042.57	590.22 %
70136 50% CP Landscaping	20.21	416.66	-396.45	4.85 %	20.21	416.66	-396.45	4.85 %
70137 Irrigation Repairs		83.33	-83.33	0.0 %		83.33	-83.33	0.0 %
70176 50% R&M Cleaning/MtnC Supplies	52.12	833.33	-781.21	6.25 %	52.12	833.33	-781.21	6.25 %
70289 Contingency		833.33	-833.33	0.0 %		833.33	-833.33	0.0 %
Total for 70000 Repairs/Maintenance	3,644.91	5,458.30	-1,813.39	66.78 %	\$3,644.91	\$5,458.30	-\$1,813.39	66.78 %
73000 Special Assessment Expenses		0.00	0.00			0.00	0.00	
Total for Expenses	45,070.77	49,179.56	-4,108.79	91.65 %	\$45,070.77	\$49,179.56	-\$4,108.79	91.65 %
Net Operating Income	28,835.30	14,593.26	14,242.04	197.59 %	\$28,835.30	\$14,593.26	\$14,242.04	197.59 %
Other Income								
Other Expenses								
80000 Reserve Transfers		10,833.00	-10,833.00	0.0 %		\$10,833.00	-\$10,833.00	0.0 %
80001 Reserve Interest	11,559.06	1,666.66	9,892.40	693.55 %	11,559.06	1,666.66	9,892.40	693.55 %
8000A Reserve Transfers		1,458.33	-1,458.33	0.0 %		1,458.33	-1,458.33	0.0 %
Total for 80000 Reserve Transfers	11,559.06	13,957.99	-2,398.93	82.81 %	\$11,559.06	\$13,957.99	-\$2,398.93	82.81 %
Total for Other Expenses	11,559.06	13,957.99	-2,398.93	82.81 %	\$11,559.06	\$13,957.99	-\$2,398.93	82.81 %
Net Other Income	-11,559.06	-13,957.99	2,398.93	82.81 %	-\$11,559.06	-\$13,957.99	\$2,398.93	82.81 %
Net Income	17,276.24	635.27	16,640.97	2719.51 %	\$17,276.24	\$635.27	\$16,640.97	2719.51 %

SeaCoast Management No2 inc

Budget vs. Actuals__FY_2026__Report

January 1-May 31, 2026

	JAN 1 - MAY 31 2026				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income								
40000 Owner Assessments	224,579.45	224,580.00	-0.55	100.0 %	224,579.45	224,580.00	-0.55	100.0 %
40002 Reserve Income Invoices	66,004.21	54,165.00	11,839.21	121.86 %	66,004.21	54,165.00	11,839.21	121.86 %
40006 Spectrum Assessment	23,404.75	24,494.19	-1,089.44	95.55 %	23,404.75	24,494.19	-1,089.44	95.55 %
40008 Special Assessment	28,465.06	26,208.00	2,257.06	108.61 %	28,465.06	26,208.00	2,257.06	108.61 %
40050 Laundry Income	9,123.21	7,291.69	1,831.52	125.12 %	9,123.21	7,291.69	1,831.52	125.12 %
40081 Reserve Interest Income	1,946.15	8,333.38	-6,387.23	23.35 %	1,946.15	8,333.38	-6,387.23	23.35 %
40082 Spec Assess Interest	530.14		530.14		530.14		530.14	
Total for Income	354,052.97	345,072.26	8,980.71	102.6 %	\$354,052.97	\$345,072.26	\$8,980.71	102.6 %
Cost of Goods Sold								
Gross Profit	354,052.97	345,072.26	8,980.71	102.6 %	\$354,052.97	\$345,072.26	\$8,980.71	102.6 %
Expenses								
50000 Administrative								
50005 Accounting Fees	8,682.50	8,350.00	332.50	103.98 %	8,682.50	8,350.00	332.50	103.98 %
50012 Bad Debts	3,769.06		3,769.06		3,769.06		3,769.06	
50013 ClickPay Expenses		625.00	-625.00	0.0 %		625.00	-625.00	0.0 %
50015 Bank Charges/Interest	1,198.75		1,198.75		1,198.75		1,198.75	
50045 Legal Fees		833.38	-833.38	0.0 %		833.38	-833.38	0.0 %
50048 Annual Condo Fees	340.00	125.00	215.00	272.0 %	340.00	125.00	215.00	272.0 %
50050 Licenses, Taxes, Permits	331.08	208.38	122.70	158.88 %	\$331.08	\$208.38	\$122.70	158.88 %
50050A Elevators		0.00	0.00			0.00	0.00	
50050B Fire alarm, Extinguisher Insp		416.69	-416.69	0.0 %		416.69	-416.69	0.0 %
50550C Pool/Spa		0.00	0.00			0.00	0.00	
Total for 50050 Licenses, Taxes, Permits	331.08	625.07	-293.99	52.97 %	\$331.08	\$625.07	-\$293.99	52.97 %
50053 Corporate Annual Rep	70.00	70.00	0.00	100.0 %	70.00	70.00	0.00	100.0 %
50075 50% Office Supplies	1,051.56	1,145.88	-94.32	91.77 %	1,051.56	1,145.88	-94.32	91.77 %
50080 50% Postage & Mail		104.19	-104.19	0.0 %		104.19	-104.19	0.0 %
50090 Professional Fees		416.69	-416.69	0.0 %		416.69	-416.69	0.0 %
50100 Screening Fees	60.63	166.69	-106.06	36.37 %	60.63	166.69	-106.06	36.37 %
50104 Income Taxes		2,500.00	-2,500.00	0.0 %		2,500.00	-2,500.00	0.0 %
50125 50% Web Page/Internet		416.69	-416.69	0.0 %		416.69	-416.69	0.0 %
Total for 50000 Administrative	15,503.58	15,378.59	124.99	100.81 %	\$15,503.58	\$15,378.59	\$124.99	100.81 %
52030 Property Insurance Multiperil	75,703.26	89,195.88	-13,492.62	84.87 %	75,703.26	89,195.88	-13,492.62	84.87 %
54000 Utilities								
54050 SCG2 Building Utilities	14,711.46	15,432.94	-721.48	95.33 %	14,711.46	15,432.94	-721.48	95.33 %
54070F 50% Utilities Clubhouse	962.79	625.00	337.79	154.05 %	962.79	625.00	337.79	154.05 %
54080 50% Pool Heating & Grill Gas	5,564.39	1,666.69	3,897.70	333.86 %	5,564.39	1,666.69	3,897.70	333.86 %
Total for 54000 Utilities	21,238.64	17,724.63	3,514.01	119.83 %	\$21,238.64	\$17,724.63	\$3,514.01	119.83 %
60000 Contracts								
60010 Alarm Services		833.38	-833.38	0.0 %		833.38	-833.38	0.0 %
60013 Cable Television	19,740.52	24,494.19	-4,753.67	80.59 %	19,740.52	24,494.19	-4,753.67	80.59 %
60035 Elevator Contract	2,220.00	1,850.00	370.00	120.0 %	2,220.00	1,850.00	370.00	120.0 %
60082 50% Clubhouse Int/Cable/Phone	6,245.32	625.00	5,620.32	999.25 %	6,245.32	625.00	5,620.32	999.25 %
60090 50% Landscape	5,184.40	5,468.75	-284.35	94.8 %	5,184.40	5,468.75	-284.35	94.8 %
61010 50% Pest Control	1,703.59	1,045.88	657.71	162.89 %	1,703.59	1,045.88	657.71	162.89 %
61020 50% Pool/Spa Contract	5,000.00	5,200.00	-200.00	96.15 %	5,000.00	5,200.00	-200.00	96.15 %
Total for 60000 Contracts	40,093.83	39,517.20	576.63	101.46 %	\$40,093.83	\$39,517.20	\$576.63	101.46 %
65000 Surfside CAM	63,960.85	63,960.88	-0.03	100.0 %	63,960.85	63,960.88	-0.03	100.0 %

JAN 1 - MAY 31 2026				TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
70000 Repairs/Maintenance								
70025 R&M Building	15,229.87	6,250.00	8,979.87	243.68 %	15,229.87	6,250.00	8,979.87	243.68 %
70040 R&M Elevator	1,966.34	3,125.00	-1,158.66	62.92 %	1,966.34	3,125.00	-1,158.66	62.92 %
70043 R&M Life Safety	2,185.38	1,458.38	727.00	149.85 %	2,185.38	1,458.38	727.00	149.85 %
70060 50% R&M Miscellaneous	212.84		212.84		212.84		212.84	
70072 Laundry Equipment Repairs	1,224.75	625.00	599.75	195.96 %	1,224.75	625.00	599.75	195.96 %
70096 50% Pool/ShuffleB/Deck/Lighting	2,066.72	2,500.00	-433.28	82.67 %	2,066.72	2,500.00	-433.28	82.67 %
70100 50% R&M Outdoor Furniture	287.54	416.69	-129.15	69.01 %	287.54	416.69	-129.15	69.01 %
70135 Landscape Extras (only SCG2)	2,459.23	2,083.38	375.85	118.04 %	2,459.23	2,083.38	375.85	118.04 %
70136 50% CP Landscaping	575.68	2,083.38	-1,507.70	27.63 %	575.68	2,083.38	-1,507.70	27.63 %
70137 Irrigation Repairs	85.00	416.69	-331.69	20.4 %	85.00	416.69	-331.69	20.4 %
70176 50% R&M Cleaning/MtnC Supplies	4,462.37	4,166.69	295.68	107.1 %	4,462.37	4,166.69	295.68	107.1 %
70289 Contingency		4,166.69	-4,166.69	0.0 %		4,166.69	-4,166.69	0.0 %
Total for 70000 Repairs/Maintenance	30,755.72	27,291.90	3,463.82	112.69 %	\$30,755.72	\$27,291.90	\$3,463.82	112.69 %
73000 Special Assessment Expenses		26,210.00	-26,210.00	0.0 %		\$26,210.00	-\$26,210.00	0.0 %
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	1.91 %	\$500.09	\$26,210.00	-\$25,709.91	1.91 %
Total for Expenses	247,755.97	279,279.08	-31,523.11	88.71 %	\$247,755.97	\$279,279.08	-\$31,523.11	88.71 %
Net Operating Income	106,297.00	65,793.18	40,503.82	161.56 %	\$106,297.00	\$65,793.18	\$40,503.82	161.56 %
Other Income								
Other Expenses								
80000 Reserve Transfers		54,165.00	-54,165.00	0.0 %		\$54,165.00	-\$54,165.00	0.0 %
80001 Reserve Interest	12,930.37	8,333.38	4,596.99	155.16 %	12,930.37	8,333.38	4,596.99	155.16 %
8000A Reserve Transfers	10,833.33	7,291.69	3,541.64	148.57 %	\$10,833.33	\$7,291.69	\$3,541.64	148.57 %
8000B Reserve Transfers Pooled	32,499.99		32,499.99		32,499.99		32,499.99	
Total for 8000A Reserve Transfers	43,333.32	7,291.69	36,041.63	594.28 %	\$43,333.32	\$7,291.69	\$36,041.63	594.28 %
Total for 80000 Reserve Transfers	56,263.69	69,790.07	-13,526.38	80.62 %	\$56,263.69	\$69,790.07	-\$13,526.38	80.62 %
Total for Other Expenses	56,263.69	69,790.07	-13,526.38	80.62 %	\$56,263.69	\$69,790.07	-\$13,526.38	80.62 %
Net Other Income	-56,263.69	-69,790.07	13,526.38	80.62 %	-\$56,263.69	-\$69,790.07	\$13,526.38	80.62 %
Net Income	50,033.31	-3,996.89	54,030.20	-1251.81 %	\$50,033.31	-\$3,996.89	\$54,030.20	-1251.81 %

SeaCoast Management No2 inc

Balance Sheet As of May 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
10500 Reserves	
10501 Truist Reserves SIRS 1569	383,724.57
10502 Truist SIRS CD 6511	337,078.55
Total for 10500 Reserves	\$720,803.12
Operating	
10000 Truist Operating 1550	35,043.42
10020 Truist Laundry 6945	11,819.07
Total for Operating	\$46,862.49
Special Assessment Cash	
10200 Truist Special Assessment 1577	520,469.67
Total for Special Assessment Cash	\$520,469.67
Total for Bank Accounts	\$1,288,135.28
Accounts Receivable	
11000 Accounts Receivable	2,292.91
Total for Accounts Receivable	\$2,292.91
Other Current Assets	
12000 Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$1,290,428.19
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 Assesement	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	\$1,391,283.19

SeaCoast Management No2 inc

Balance Sheet

As of May 31, 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	709,116.50
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	\$1,241,890.76
Total for Liabilities	\$1,341,871.27
Equity	
30000 Operating Fund Balance	-621.39
32000 Retained Earnings	0.00
Net Income	50,033.31
Total for Equity	\$49,411.92
Total for Liabilities and Equity	\$1,391,283.19