

Budget vs. Actuals_Budget_FY26_P&L__Report

January 1-May 31, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income				
Revenue		\$0.00	\$0.00	
40000 Owner Assessments	225,495.35	225,971.25	-475.90	99.79 %
40002 Reserve Income Invoices	87,500.00	87,500.00	0.00	100.0 %
40003 Special Ass Interest	65.25		65.25	
40006 Spectrum Cable Revenue	24,360.57	24,477.50	-116.93	99.52 %
40030 Screening /Transfer Fees	600.00	0.00	600.00	
40050 Laundry Income	11,303.00	7,291.65	4,011.35	155.01 %
40080 Interest Income - Ops	336.53		336.53	
40082 Special Assessment Interest	78.00		78.00	
40092 Special Assessment Invoices	36,369.67	17,360.95	19,008.72	209.49 %
40093 Reserve Income Interest	8,681.66	10,000.00	-1,318.34	86.82 %
Total for Revenue	\$394,790.03	\$372,601.35	\$22,188.68	105.96 %
Total for Income	\$394,790.03	\$372,601.35	\$22,188.68	105.96 %
Cost of Goods Sold				
Gross Profit	\$394,790.03	\$372,601.35	\$22,188.68	105.96 %
Expenses				
Administrative		\$0.00	\$0.00	
50005 Accounting Fees	7,500.00	5,208.35	2,291.65	144.0 %
50012 IRS Federal Income Taxes	5,821.00	2,708.35	3,112.65	214.93 %
50015 Clickpay/Bank Charges	1,154.69	625.00	529.69	184.75 %
50050-00 License, Taxes, Permits	340.00	208.35	131.65	163.19 %
50050-45 License, Taxes, Permit- Pool/Spa	256.08	0.00	256.08	
50053 Corporate Annual Rep	70.00	29.15	40.85	240.14 %
50075 50% Office Supplies	1,604.02	1,562.50	41.52	102.66 %
50100 Screening Fees	95.26	104.15	-8.89	91.46 %
50125 50% Web Page/ Internet	1,439.76	625.00	814.76	230.36 %
50004 Administration		0.00	0.00	
50045-00 Legal Fees		833.35	-833.35	0.0 %
50048 Annual Condo Fees		125.00	-125.00	0.0 %
50050-15 License, Taxes, Permit- Elevators		83.35	-83.35	0.0 %
50050-18 License, Taxes,Permit- Fire Alarm & Extinguisher Insp.		416.65	-416.65	0.0 %
50080 50% Postage & Mail		104.15	-104.15	0.0 %
Total for Administrative	\$18,280.81	\$12,633.35	\$5,647.46	144.7 %
Contracts		\$0.00	\$0.00	
60013 Cable Television	24,675.65	24,477.50	198.15	100.81 %
60035 Elevator Contract	1,914.00	1,800.00	114.00	106.33 %
60090 50% Landscape	5,184.40	5,468.75	-284.35	94.8 %
61010 50% Pest Control	1,075.69	1,045.85	29.84	102.85 %
61020 50% Pool/Spa Contract	5,000.00	5,200.00	-200.00	96.15 %
65000 Surfside Cam Fees	63,960.85	63,960.85	0.00	100.0 %
60010 Alarm Services		833.35	-833.35	0.0 %

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	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
60082 50% Clubhouse Internet Access		550.00	-550.00	0.0 %
Total for Contracts	\$101,810.59	\$103,336.30	-\$1,525.71	98.52 %
Insurance				
52030 Insurance - Commercial Pkg	88,782.33	93,333.35	-4,551.02	95.12 %
Total for Insurance	\$88,782.33	\$93,333.35	-\$4,551.02	95.12 %
Repairs and Maintenance		\$0.00	\$0.00	
70025 R&M-Building	9,225.73	8,333.35	892.38	110.71 %
70040 R&M-Elevator	938.00	3,750.00	-2,812.00	25.01 %
70043-42 R&M Life Safety	463.03	1,666.65	-1,203.62	27.78 %
70072 Laundry Equipment Repairs	306.05	625.00	-318.95	48.97 %
70096-00 R&M-50% Pool/Indoor	1,991.46	3,125.00	-1,133.54	63.73 %
70100 R&M-50%-Outdoor Furniture	287.54	416.65	-129.11	69.01 %
70135 Landscaping Extras (SCG3 Only)	1,157.47	2,083.35	-925.88	55.56 %
70136 50% CP Landscaping	3,279.10	2,083.35	1,195.75	157.4 %
70176 50% Supplies Clean/Maintenance	5,161.29	5,208.35	-47.06	99.1 %
70137 Irrigation Repairs		416.65	-416.65	0.0 %
70138 Clubhouse Remodel		0.00	0.00	
70289-00 Contingency		3,125.00	-3,125.00	0.0 %
Total for Repairs and Maintenance	\$22,809.67	\$30,833.35	-\$8,023.68	73.98 %
Reserve/Special Assessment		\$0.00	\$0.00	
73002 Special Assessment - Interest	-76.19		-76.19	
73003 Reserve Interest Exp	11,512.32		11,512.32	
73000-1 Reserve Transfer		87,500.00	-87,500.00	0.0 %
73000 Special Assessment Transfer		17,360.95	-17,360.95	0.0 %
73303 Reserve Expenses - Interest		10,000.00	-10,000.00	0.0 %
Total for Reserve/Special Assessment	\$11,436.13	\$114,860.95	-\$103,424.82	9.96 %
Utilities				
54050-00 SCG3 Utilities- NSB	16,174.55	14,583.35	1,591.20	110.91 %
54080 50% Pool Heating & Grill Gas	8,689.95	2,916.65	5,773.30	297.94 %
54070-06 50% Utilities- Clubhouse		0.00	0.00	
Total for Utilities	\$24,864.50	\$17,500.00	\$7,364.50	142.08 %
Prior Year Activity		\$0.00	\$0.00	
70298-00 Prior Year Expense		0.00	0.00	
Total for Prior Year Activity		\$0.00	\$0.00	
Total for Expenses	\$267,984.03	\$372,497.30	-\$104,513.27	71.94 %
Net Operating Income	\$126,806.00	\$104.05	\$126,701.95	121870.25 %
Other Income				
Interest Earned	1,456.25	0.00	1,456.25	
Total for Other Income	\$1,456.25	\$0.00	\$1,456.25	
Other Expenses				
80000 Reserve Transfers Pooled	325.65		325.65	

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	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
80001 Reserve Interest Transferred	901.79		901.79	
Total for Other Expenses	\$1,227.44		\$1,227.44	
Net Other Income	\$228.81	\$0.00	\$228.81	
Net Income	\$127,034.81	\$104.05	\$126,930.76	122090.16 %

Seacoast Management No 3 Inc

Balance Sheet As of May 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
10010 Laundry #6272 - 1	54,827.60
10020 Reserves #1526 - 1	124,202.83
10030 Investments 0137 - 1	981,820.35
Operating #1518 - 1	65,656.01
Special Assessment #1534 - 1	45,843.81
Total for Bank Accounts	\$1,272,350.60
Accounts Receivable	
10300 Accounts Receivable (A/R)	-21,601.10
Total for Accounts Receivable	-\$21,601.10
Other Current Assets	
10090 Clickpay Clearing	0.00
10500 Pre Paid Insurances	-3,030.00
16023 Laundry Equipment	19,689.50
16090 Accumulated Depreciation	-24,891.06
Prepaid Expenses	3,030.00
Undeposited Funds	0.00
Utility Deposits	3,538.00
Total for Other Current Assets	-\$1,663.56
Total for Current Assets	\$1,249,085.94
Other Assets	
16022 Fixed Assets	5,201.56
19010 Deposits	-1,769.00
Total for Other Assets	\$3,432.56
Total for Assets	\$1,252,518.50
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable (A/P)	859.14
Total for Accounts Payable	\$859.14
Credit Cards	
Credit Card Reimbursements	0.00
Visa Card 2920 - 1	1,141.94
Total for Credit Cards	\$1,141.94
Other Current Liabilities	
20010 Accrued Expenses	5,821.00
20159 Deferred Revenue - Cable Income	4,980.51
21020 S/A II Deferred	466,793.57
21022 S/A II Liability Spent	471,528.29
Total for Other Current Liabilities	\$949,123.37

Seacoast Management No 3 Inc

Balance Sheet

As of May 31, 2026

	TOTAL
Total for Current Liabilities	\$951,124.45
Long-term Liabilities	
20500 Notes Payable	0.00
21021 S/A II Draw on Loan	6,568.94
30000 Reserves	527,368.08
Special Assessment II - Seawall	-490,238.29
Valley National Bank	-6,568.94
Total for Long-term Liabilities	\$37,129.79
Total for Liabilities	\$988,254.24
Equity	
30080 Reserves - Interest	-106,727.49
38020 Prior Year Adjustment	0.00
Unrealized Gain	109,034.35
38880 Fund Balance (Retained Earnings)	134,922.59
Net Income	127,034.81
Total for Equity	\$264,264.26
Total for Liabilities and Equity	\$1,252,518.50



874-07-01-00 11163 11 C 001 30 S 66 002
SEA COAST MANAGEMENT NO 3 INC
OPERATING
4153 S ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-3771

Your account statement

For 05/29/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ TRUIST DYNAMIC BUSINESS CHECKING - PREFERRED TIER 1100026551518

Account summary

Your previous balance as of 04/30/2026	\$61,674.17
Checks	- 7,644.56
Other withdrawals, debits and service charges	- 54,782.40
Deposits, credits and interest	+ 72,035.11
Your new balance as of 05/29/2026	= \$71,282.32

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
05/11	975408	1,000.00	05/05	*975418	533.03	05/13	975424	270.19
05/11	*975412	500.00	05/01	975419	1,954.70	05/18	*975428	894.60
05/08	975413	217.64	05/12	*975422	577.76	05/18	975429	218.75
05/11	975414	1,036.88	05/11	975423	441.01			

* indicates a skip in sequential check numbers above this item

Total checks = \$7,644.56

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
05/01	ACH CORP DEBIT AFCC AFCC SEA COAST MANAGEMENT N CUSTOMER ID 0155570356	15,929.71
05/05	PROPRYPAY ClickPay 9674 Sea Coast Gardens 3	13.86
05/07	TRUIST ONLINE TRANSFER ONLINE TO ****1526 -	17,500.00
05/07	TRUIST ONLINE TRANSFER ONLINE TO ****1534 -	6,944.38
05/20	SPECTRUM SPECTRUM 8743 SEA COAST GARDENS 3	4,935.13
05/27	TRUIST ONLINE CREDIT CARD PMT ONLINE TO ****2920 -	6,839.85
05/28	UTILITY FL-UTILIT 5802 SEACOAST GARDENS III	365.51
05/28	UTILITY FL-UTILIT 5761 SEACOAST GARDENS III	2,253.96

Total other withdrawals, debits and service charges = \$54,782.40

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
05/01	CP STL ACH ClickPay STL ACH Sea Coast Management N CUSTOMER ID 76392570	5,174.13
05/04	Settlement Sea Coast Garden Surfside CAM LLC CUSTOMER ID 000026943580010	7,543.01
05/04	CP STL ACH ClickPay STL ACH Sea Coast Management N CUSTOMER ID 76798963	20,882.53
05/05	CP STL CC ClickPay STL CC Sea Coast Management N CUSTOMER ID 76993098	584.22
05/05	CP STL ACH ClickPay STL ACH Sea Coast Management N CUSTOMER ID 77023080	4,520.84
05/06	CP STL CC ClickPay STL CC Sea Coast Management N CUSTOMER ID 77111992	803.65
05/06	Settlement Sea Coast Garden Surfside CAM LLC CUSTOMER ID 000026988722810	3,954.53
05/06	CP STL ACH ClickPay STL ACH Sea Coast Management N CUSTOMER ID 77141646	4,064.69

continued



874-07-01-00 11163 0 C 001 30 S 66 002
SEA COAST MANAGEMENT NO 3 INC
LAUNDRY ACCT
4153 S ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-3771

Your account statement

For 05/29/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ TRUIST BUSINESS MONEY MARKET 1000195516272

Account summary

Your previous balance as of 04/30/2026	\$49,424.40
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1,520.63
Your new balance as of 05/29/2026	= \$50,945.03

Interest summary

Interest paid this statement period	\$0.43
2026 interest paid year-to-date	\$1.88
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
05/05	OP20260504 PayRange Inc. Matt Grimaldi CUSTOMER ID A19783	324.01
05/12	OP20260511 PayRange Inc. Matt Grimaldi CUSTOMER ID A19783	378.49
05/19	OP20260518 PayRange Inc. Matt Grimaldi CUSTOMER ID A19783	420.17
05/27	OP20260525 PayRange Inc. Matt Grimaldi CUSTOMER ID A19783	397.53
05/29	EFFECTIVE DATE 5-31-26 INTEREST PAYMENT	0.43
Total deposits, credits and interest		= \$1,520.63

Delta SkyMiles® Debit Card program ending October 31, 2026

Truist and Delta are ending the Delta SkyMiles® Debit Card program on **October 31, 2026**. If you currently have or previously had a Delta SkyMiles® Debit Card, this message serves as your notice that the program is ending.

Active Delta SkyMiles® Debit Card cardholders have been receiving communications about this transition and will continue to receive updates as needed.

For more information, visit <https://www.truist.com/checking/debit-cards>.

Effective May, 18th 2026, the current balance tier structure for Truist Business Money Market is being updated as follows:



874-07-01-00 11163 0 C 001 30 S 66 002
SEA COAST MANAGEMENT NO 3 INC
RESERVES
4153 S ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-3771

Your account statement

For 05/29/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ TRUIST BUSINESS MONEY MARKET 1100026551526

Account summary

Your previous balance as of 04/30/2026	\$106,941.66
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 17,673.87
Your new balance as of 05/29/2026	= \$124,615.53

Interest summary

Interest paid this statement period	\$173.87
2026 interest paid year-to-date	\$1,813.26
Interest rate	1.69%
Annual percentage yield (APY) earned	1.70%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
05/07	TRUIST ONLINE RECURRING TXFR ONLINE FROM ****1518 -	17,500.00
05/29	EFFECTIVE DATE 5-31-26 INTEREST PAYMENT	173.87
Total deposits, credits and interest		= \$17,673.87

Delta SkyMiles® Debit Card program ending October 31, 2026

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Effective May, 18th 2026, the current balance tier structure for Truist Business Money Market is being updated as follows:



874-07-01-00 11163 1 C 001 30 S 66 002
SEA COAST MANAGEMENT NO 3 INC
SPECIAL ASSESSMENT
4153 S ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-3771

Your account statement

For 05/29/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ TRUIST BUSINESS MONEY MARKET 1100026551534

Account summary

Your previous balance as of 04/30/2026	\$53,673.24
Checks	- 14,850.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 7,020.57
Your new balance as of 05/29/2026	= \$45,843.81

Interest summary

Interest paid this statement period	\$76.19
2026 interest paid year-to-date	\$360.50
Interest rate	1.69%
Annual percentage yield (APY) earned	1.70%

Checks

DATE	CHECK #	AMOUNT(\$)
05/19	975043	14,850.00
Total checks		= \$ 14,850.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
05/07	TRUIST ONLINE RECURRING TXFR ONLINE FROM ****1518 -	6,944.38
05/29	EFFECTIVE DATE 5-31-26 INTEREST PAYMENT	76.19
Total deposits, credits and interest		= \$7,020.57

Delta SkyMiles® Debit Card program ending October 31, 2026

Truist and Delta are ending the Delta SkyMiles® Debit Card program on **October 31, 2026**.

If you currently have or previously had a Delta SkyMiles® Debit Card, this message serves as your notice that the program is ending.

Active Delta SkyMiles® Debit Card cardholders have been receiving communications about this transition and will continue to receive updates as needed.

For more information, visit <https://www.truist.com/checking/debit-cards>.

Effective May, 18th 2026, the current balance tier structure for Truist Business Money Market is being updated as follows:



Investment Services Group
Truist Investment Services, Inc.
Securities, brokerage accounts and insurance (including annuities) are offered by Truist Investment Services, Inc., a
SEC registered investment adviser. FINRA, SIPC, and a licensed insurance agency. Investment advisory
services are offered by Truist Advisory Services, Inc., a SEC registered investment adviser.

Account Overview

CHANGE IN ACCOUNT VALUE	Current Period	Year-to-Date
BEGINNING VALUE	\$970,308.03	\$770,148.12
Additions and Withdrawals	\$0.00	\$200,000.00
Misc. & Corporate Actions	\$0.00	\$0.00
Income	\$729.47	\$2,925.68
Taxes, Fees and Expenses	\$0.00	\$0.00
Change in Value	(\$281.05)	(\$2,317.35)
ENDING VALUE (AS OF 05/31/26)	\$970,756.45	\$970,756.45
Total Accrued Interest	\$11,063.90	
Ending Value with Accrued Interest	\$981,820.35	

Refer to Miscellaneous Footnotes for more information on Change in Value.

INCOME	Current Period	Year-to-Date
TAXABLE		
Taxable Interest	\$729.47	\$2,925.68
TOTAL TAXABLE	\$729.47	\$2,925.68
TOTAL INCOME	\$729.47	\$2,925.68

Taxable income is determined based on information available to NFS at the time the statement was prepared, and is subject to change. Final information on taxation of interest and dividends is available on Form 1099-Div, which is mailed in February of the subsequent year.

MESSAGES AND ALERTS

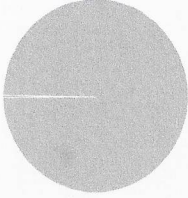
*NOT FDIC INSURED*NO BANK GUARANTEE*MAY LOSE VALUE
Services provided by the following affiliates of Truist Financial Corporation. Securities, brokerage accounts and insurance- including annuities-are offered by Truist Investment Services, Inc., a SEC registered broker-dealer, member FINRA, SIPC, and a licensed insurance agency. Investment advisory services are offered by Truist Advisory Services, Inc., a SEC registered investment adviser.

Truist Investment Services, Inc.

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ACCOUNT ALLOCATION

Bank Deposits 0.4%



CDs and CUSCs 99.6%

	Percent	Prior Period	Current Period
Bank Deposits	0.4 %	\$2,964.39	\$3,693.86
CDs and CUSCs	99.6	\$967,343.64	\$967,062.59
TOTAL	100.0 %	\$970,308.03	\$970,756.45

Account Allocation shows the percentage that each asset class represents of your total account value. Account Allocation for equities, fixed income, and other categories may include mutual funds and may be net of short positions. NFS has made assumptions concerning how certain mutual funds are allocated. Closed-end mutual funds and Exchange Traded Products (ETPs) listed on an exchange may be included in the equity allocation. The chart may not reflect your actual portfolio allocation. Consult your broker/dealer prior to making investment decisions.

Please consult with your financial advisor prior to making investment decisions and promptly inform your financial advisor of any changes to your financial situation or investment objectives or if you wish to impose or modify reasonable restrictions with regard to the management of your account.

Account carried with National Financial Services LLC, Member
NYSE, SIPC

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