# Budget vs. Actuals_FY_2026__Report
June 2026

| | JUN 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 | 11,820.02 | 10,833.00 | 987.02 | 11,820.02 | 10,833.00 | 987.02 |
| 40006 Spectrum Assessment | 4,706.55 | 4,898.83 | -192.28 | 4,706.55 | 4,898.83 | -192.28 |
| 40031 Transfer Fee Income | 400.00 | | 400.00 | 400.00 | | 400.00 |
| 40050 Laundry Income | 2,049.24 | 1,458.33 | 590.91 | 2,049.24 | 1,458.33 | 590.91 |
| 40081 Reserve Interest Income | 3,874.88 | 1,666.66 | 2,208.22 | 3,874.88 | 1,666.66 | 2,208.22 |
| 40082 Spec Assess Interest | -1,383.43 | | -1,383.43 | -1,383.43 | | -1,383.43 |
| 40008 Special Assessment | | 0.00 | 0.00 | | 0.00 | 0.00 |
| **Total for Income** | **66,383.15** | **63,772.82** | **2,610.33** | **$66,383.15** | **$63,772.82** | **$2,610.33** |
| Cost of Goods Sold | | | | | | |
| **Gross Profit** | **66,383.15** | **63,772.82** | **2,610.33** | **$66,383.15** | **$63,772.82** | **$2,610.33** |
| Expenses | | | | | | |
| 50000 Administrative | | | | | | |
| 50005 Accounting Fees | 782.50 | 750.00 | 32.50 | 782.50 | 750.00 | 32.50 |
| 50015 Bank Charges/Interest | 28.71 | | 28.71 | 28.71 | | 28.71 |
| 50075 50% Office Supplies | 214.58 | 229.16 | -14.58 | 214.58 | 229.16 | -14.58 |
| 50100 Screening Fees | 190.52 | 33.33 | 157.19 | 190.52 | 33.33 | 157.19 |
| 50125 50% Web Page/Internet | 929.76 | 83.33 | 846.43 | 929.76 | 83.33 | 846.43 |
| 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 | | 250.00 | -250.00 | | 250.00 | -250.00 |
| **Total for 50050 Licenses, Taxes, Permits** | | **374.99** | **-374.99** | | **$374.99** | **-$374.99** |
| 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 | | 0.00 | 0.00 | | 0.00 | 0.00 |
| **Total for 50000 Administrative** | **2,146.07** | **1,891.63** | **254.44** | **$2,146.07** | **$1,891.63** | **$254.44** |
| 52030 Property Insurance Multiperil | 16,057.47 | 17,839.16 | -1,781.69 | 16,057.47 | 17,839.16 | -1,781.69 |
| 54000 Utilities | | | | | | |
| 54050 SCG2 Building Utilities | 2,889.24 | 3,086.58 | -197.34 | 2,889.24 | 3,086.58 | -197.34 |
| 54070F 50% Utilities Clubhouse | 214.17 | 125.00 | 89.17 | 214.17 | 125.00 | 89.17 |
| 54080 50% Pool Heating & Grill Gas | 567.17 | 333.33 | 233.84 | 567.17 | 333.33 | 233.84 |
| **Total for 54000 Utilities** | **3,670.58** | **3,544.91** | **125.67** | **$3,670.58** | **$3,544.91** | **$125.67** |

Budget vs. Actuals_FY_2026__Report
June 2026

| | JUN 2026 | | | TOTAL | | |
|---|---|---|---|---|---|---|
| | Actual | Budget | Over budget by | Actual | Budget | Over budget by |
| 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 | 267.44 | 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 |
| 61010 50% Pest Control | 217.64 | 209.16 | 8.48 | 217.64 | 209.16 | 8.48 |
| 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 |
| **Total for 60000 Contracts** | **7,457.09** | **7,903.40** | **-446.31** | **$7,457.09** | **$7,903.40** | **-$446.31** |
| 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 | 2,608.11 | 1,250.00 | 1,358.11 | 2,608.11 | 1,250.00 | 1,358.11 |
| 70040 R&M Elevator | 400.00 | 625.00 | -225.00 | 400.00 | 625.00 | -225.00 |
| 70096 50% Pool/ShuffleB/Deck/Lighting | 2,857.61 | 500.00 | 2,357.61 | 2,857.61 | 500.00 | 2,357.61 |
| 70100 50% R&M Outdoor Furniture | 593.82 | 83.33 | 510.49 | 593.82 | 83.33 | 510.49 |
| 70137 Irrigation Repairs | 190.00 | 83.33 | 106.67 | 190.00 | 83.33 | 106.67 |
| 70176 50% R&M Cleaning/Mtnc Supplies | 777.96 | 833.33 | -55.37 | 777.96 | 833.33 | -55.37 |
| 70043 R&M Life Safety | | 291.66 | -291.66 | | 291.66 | -291.66 |
| 70072 Laundry Equipment Repairs | | 125.00 | -125.00 | | 125.00 | -125.00 |
| 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 |
| 70289 Contingency | | 833.33 | -833.33 | | 833.33 | -833.33 |
| **Total for 70000 Repairs/Maintenance** | **7,427.50** | **5,458.30** | **1,969.20** | **$7,427.50** | **$5,458.30** | **$1,969.20** |
| 73000 Special Assessment Expenses | | 0.00 | 0.00 | | 0.00 | 0.00 |
| **Total for Expenses** | **49,550.88** | **49,429.56** | **121.32** | **$49,550.88** | **$49,429.56** | **$121.32** |
| **Net Operating Income** | **16,832.27** | **14,343.26** | **2,489.01** | **$16,832.27** | **$14,343.26** | **$2,489.01** |
| Other Income | | | | | | |
| Other Expenses | | | | | | |
| 80000 Reserve Transfers | | 10,833.00 | -10,833.00 | | $10,833.00 | -$10,833.00 |
| 80001 Reserve Interest | 4,861.56 | 1,666.66 | 3,194.90 | 4,861.56 | 1,666.66 | 3,194.90 |
| 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** | **15,694.89** | **13,957.99** | **1,736.90** | **$15,694.89** | **$13,957.99** | **$1,736.90** |
| **Total for Other Expenses** | **15,694.89** | **13,957.99** | **1,736.90** | **$15,694.89** | **$13,957.99** | **$1,736.90** |
| **Net Other Income** | **-15,694.89** | **-13,957.99** | **-1,736.90** | **-$15,694.89** | **-$13,957.99** | **-$1,736.90** |
| **Net Income** | **1,137.38** | **385.27** | **752.11** | **$1,137.38** | **$385.27** | **$752.11** |

# Budget vs. Actuals_FY_2026__Report
January-June, 2026

| | JAN 1 - JUN 30 2026 | | | TOTAL | | |
|---|---|---|---|---|---|---|
| | Actual | Budget | Over budget by | Actual | Budget | Over budget by |
| Income | | | | | | |
| 40000 Owner Assessments | 269,495.34 | 269,496.00 | -0.66 | 269,495.34 | 269,496.00 | -0.66 |
| 40002 Reserve Income Invoices | 65,986.72 | 64,998.00 | 988.72 | 65,986.72 | 64,998.00 | 988.72 |
| 40006 Spectrum Assessment | 28,239.60 | 29,393.02 | -1,153.42 | 28,239.60 | 29,393.02 | -1,153.42 |
| 40008 Special Assessment | 28,465.06 | 26,208.00 | 2,257.06 | 28,465.06 | 26,208.00 | 2,257.06 |
| 40031 Transfer Fee Income | 400.00 | | 400.00 | 400.00 | | 400.00 |
| 40050 Laundry Income | 11,172.45 | 8,750.02 | 2,422.43 | 11,172.45 | 8,750.02 | 2,422.43 |
| 40081 Reserve Interest Income | 16,805.25 | 10,000.04 | 6,805.21 | 16,805.25 | 10,000.04 | 6,805.21 |
| 40082 Spec Assess Interest | 0.00 | | 0.00 | 0.00 | | 0.00 |
| **Total for Income** | **420,564.42** | **408,845.08** | **11,719.34** | **$420,564.42** | **$408,845.08** | **$11,719.34** |
| Cost of Goods Sold | | | | | | |
| **Gross Profit** | **420,564.42** | **408,845.08** | **11,719.34** | **$420,564.42** | **$408,845.08** | **$11,719.34** |
| Expenses | | | | | | |
| 50000 Administrative | | | | | | |
| 50005 Accounting Fees | 9,522.50 | 9,100.00 | 422.50 | 9,522.50 | 9,100.00 | 422.50 |
| 50012 Bad Debts | 3,769.06 | | 3,769.06 | 3,769.06 | | 3,769.06 |
| 50015 Bank Charges/Interest | 1,227.46 | | 1,227.46 | 1,227.46 | | 1,227.46 |
| 50048 Annual Condo Fees | 340.00 | 150.00 | 190.00 | 340.00 | 150.00 | 190.00 |
| 50050 Licenses, Taxes, Permits | 331.08 | 250.04 | 81.04 | $331.08 | $250.04 | $81.04 |
| 50050A Elevators | | 0.00 | 0.00 | | 0.00 | 0.00 |
| 50050B Fire alarm, Extinguisher Insp | | 500.02 | -500.02 | | 500.02 | -500.02 |
| 50550C Pool/Spa | | 250.00 | -250.00 | | 250.00 | -250.00 |
| **Total for 50050 Licenses, Taxes, Permits** | **331.08** | **1,000.06** | **-668.98** | **$331.08** | **$1,000.06** | **-$668.98** |
| 50053 Corporate Annual Rep | 70.00 | 70.00 | 0.00 | 70.00 | 70.00 | 0.00 |
| 50075 50% Office Supplies | 1,264.50 | 1,375.04 | -110.54 | 1,264.50 | 1,375.04 | -110.54 |
| 50100 Screening Fees | 251.15 | 200.02 | 51.13 | 251.15 | 200.02 | 51.13 |
| 50125 50% Web Page/Internet | 929.76 | 500.02 | 429.74 | 929.76 | 500.02 | 429.74 |
| 50013 ClickPay Expenses | | 750.00 | -750.00 | | 750.00 | -750.00 |
| 50045 Legal Fees | | 1,000.04 | -1,000.04 | | 1,000.04 | -1,000.04 |
| 50080 50% Postage & Mail | | 125.02 | -125.02 | | 125.02 | -125.02 |
| 50090 Professional Fees | | 500.02 | -500.02 | | 500.02 | -500.02 |
| 50104 Income Taxes | | 2,500.00 | -2,500.00 | | 2,500.00 | -2,500.00 |
| **Total for 50000 Administrative** | **17,705.51** | **17,270.22** | **435.29** | **$17,705.51** | **$17,270.22** | **$435.29** |
| 52030 Property Insurance Multiperil | 91,760.73 | 107,035.04 | -15,274.31 | 91,760.73 | 107,035.04 | -15,274.31 |
| 54000 Utilities | | | | | | |
| 54050 SCG2 Building Utilities | 17,600.70 | 18,519.52 | -918.82 | 17,600.70 | 18,519.52 | -918.82 |
| 54070F 50% Utilities Clubhouse | 1,176.96 | 750.00 | 426.96 | 1,176.96 | 750.00 | 426.96 |
| 54080 50% Pool Heating & Grill Gas | 6,131.56 | 2,000.02 | 4,131.54 | 6,131.56 | 2,000.02 | 4,131.54 |
| **Total for 54000 Utilities** | **24,909.22** | **21,269.54** | **3,639.68** | **$24,909.22** | **$21,269.54** | **$3,639.68** |

Budget vs. Actuals_FY_2026__Report
January-June, 2026

| | JAN 1 - JUN 30 2026 | | | TOTAL | | |
|---|---|---|---|---|---|---|
| | Actual | Budget | Over budget by | Actual | Budget | Over budget by |
| 60000 Contracts | | | | | | |
| 60013 Cable Television | 29,610.78 | 29,393.02 | 217.76 | 29,610.78 | 29,393.02 | 217.76 |
| 60035 Elevator Contract | 2,220.00 | 2,220.00 | 0.00 | 2,220.00 | 2,220.00 | 0.00 |
| 60082 50% Clubhouse Int/Cable/Phone | 1,577.63 | 750.00 | 827.63 | 1,577.63 | 750.00 | 827.63 |
| 60090 50% Landscape | 6,221.28 | 6,562.50 | -341.22 | 6,221.28 | 6,562.50 | -341.22 |
| 61010 50% Pest Control | 1,921.23 | 1,255.04 | 666.19 | 1,921.23 | 1,255.04 | 666.19 |
| 61020 50% Pool/Spa Contract | 6,000.00 | 6,240.00 | -240.00 | 6,000.00 | 6,240.00 | -240.00 |
| 60010 Alarm Services | | 1,000.04 | -1,000.04 | | 1,000.04 | -1,000.04 |
| **Total for 60000 Contracts** | **47,550.92** | **47,420.60** | **130.32** | **$47,550.92** | **$47,420.60** | **$130.32** |
| 65000 Surfside CAM | 76,753.02 | 76,753.04 | -0.02 | 76,753.02 | 76,753.04 | -0.02 |
| 70000 Repairs/Maintenance | | | | | | |
| 70025 R&M Building | 17,837.98 | 7,500.00 | 10,337.98 | 17,837.98 | 7,500.00 | 10,337.98 |
| 70040 R&M Elevator | 2,366.34 | 3,750.00 | -1,383.66 | 2,366.34 | 3,750.00 | -1,383.66 |
| 70043 R&M Life Safety | 2,185.38 | 1,750.04 | 435.34 | 2,185.38 | 1,750.04 | 435.34 |
| 70072 Laundry Equipment Repairs | 1,224.75 | 750.00 | 474.75 | 1,224.75 | 750.00 | 474.75 |
| 70096 50% Pool/ShuffleB/Deck/Lighting | 5,070.01 | 3,000.00 | 2,070.01 | 5,070.01 | 3,000.00 | 2,070.01 |
| 70100 50% R&M Outdoor Furniture | 881.36 | 500.02 | 381.34 | 881.36 | 500.02 | 381.34 |
| 70135 Landscape Extras (only SCG2) | 2,459.23 | 2,500.04 | -40.81 | 2,459.23 | 2,500.04 | -40.81 |
| 70136 50% CP Landscaping | 575.68 | 2,500.04 | -1,924.36 | 575.68 | 2,500.04 | -1,924.36 |
| 70137 Irrigation Repairs | 275.00 | 500.02 | -225.02 | 275.00 | 500.02 | -225.02 |
| 70176 50% R&M Cleaning/Mtnc Supplies | 5,478.71 | 5,000.02 | 478.69 | 5,478.71 | 5,000.02 | 478.69 |
| 70289 Contingency | | 5,000.02 | -5,000.02 | | 5,000.02 | -5,000.02 |
| **Total for 70000 Repairs/Maintenance** | **38,354.44** | **32,750.20** | **5,604.24** | **$38,354.44** | **$32,750.20** | **$5,604.24** |
| 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** | **297,533.93** | **328,708.64** | **-31,174.71** | **$297,533.93** | **$328,708.64** | **-$31,174.71** |
| **Net Operating Income** | **123,030.49** | **80,136.44** | **42,894.05** | **$123,030.49** | **$80,136.44** | **$42,894.05** |
| Other Income | | | | | | |
| Other Expenses | | | | | | |
| 80000 Reserve Transfers | | 64,998.00 | -64,998.00 | | $64,998.00 | -$64,998.00 |
| 80001 Reserve Interest | 17,791.93 | 10,000.04 | 7,791.89 | 17,791.93 | 10,000.04 | 7,791.89 |
| 8000A Reserve Transfers | 21,666.66 | 8,750.02 | 12,916.64 | $21,666.66 | $8,750.02 | $12,916.64 |
| 8000B Reserve Transfers Pooled | 32,499.99 | | 32,499.99 | 32,499.99 | | 32,499.99 |
| **Total for 8000A Reserve Transfers** | **54,166.65** | **8,750.02** | **45,416.63** | **$54,166.65** | **$8,750.02** | **$45,416.63** |
| **Total for 80000 Reserve Transfers** | **71,958.58** | **83,748.06** | **-11,789.48** | **$71,958.58** | **$83,748.06** | **-$11,789.48** |
| **Total for Other Expenses** | **71,958.58** | **83,748.06** | **-11,789.48** | **$71,958.58** | **$83,748.06** | **-$11,789.48** |
| **Net Other Income** | **-71,958.58** | **-83,748.06** | **11,789.48** | **-$71,958.58** | **-$83,748.06** | **$11,789.48** |
| **Net Income** | **51,071.91** | **-3,611.62** | **54,683.53** | **$51,071.91** | **-$3,611.62** | **$54,683.53** |

# SeaCoast Management No2 inc

Balance Sheet

As of Jun 30, 2026

| | Total |
| --- | --- |
| Assets | |
| Current Assets | |
| Bank Accounts | |
| 10500 Reserves | |
| 10200 Truist Traditional Reserves 1577 | 75,900.48 |
| 10501 Truist Reserves SIRS 1569 | 841,618.54 |
| 10502 Truist SIRS CD 6511 | 338,065.23 |
| **Total for 10500 Reserves** | **$1,255,584.25** |
| Operating | |
| 10000 Truist Operating 1550 | 41,763.79 |
| 10020 Truist Laundry 6945 | 13,868.31 |
| **Total for Operating** | **$55,632.10** |
| **Total for Bank Accounts** | **$1,311,216.35** |
| Accounts Receivable | |
| 11000 Accounts Receivable | -2,513.13 |
| **Total for Accounts Receivable** | **-$2,513.13** |
| Other Current Assets | |
| 12000 Undeposited Funds | 0.00 |
| **Total for Other Current Assets** | **$0.00** |
| **Total for Current Assets** | **$1,308,703.22** |
| 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 Assessement | 40,000.00 |
| 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** | **$45,855.00** |
| **Total for Assets** | **$1,354,558.22** |

## SeaCoast Management No2 inc
Balance Sheet
As of Jun 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 | 1,541.54 |
| **Total for Credit Cards** | **$1,541.54** |
| Other Current Liabilities | |
| 19810 Accrued Expenses | 0.00 |
| 19870 Def Cable Income | 4,980.51 |
| Due To | |
| 19700 Due to SA from Opr | 40,000.00 |
| 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** | **$40,000.00** |
| **Total for Other Current Liabilities** | **$44,980.51** |
| **Total for Current Liabilities** | **$46,522.05** |
| Long-term Liabilities | |
| 20000 Reserve Fund | 1,179,683.77 |
| 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 | 555,299.23 |
| 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** | **$1,257,585.65** |
| **Total for Liabilities** | **$1,304,107.70** |
| Equity | |
| 30000 Operating Fund Balance | -621.39 |
| 32000 Retained Earnings | 0.00 |

# SeaCoast Management No2 inc

Balance Sheet

As of Jun 30, 2026

| | Total |
|---|---|
| Net Income | 51,071.91 |
| **Total for Equity** | **$50,450.52** |
| **Total for Liabilities and Equity** | **$1,354,558.22** |