

Budget vs. Actuals__FY_2026__Report

JUL 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	10,833.34	10,833.00	0.34	100.0 %	10,833.34	10,833.00	0.34	100.0 %	
40006 Spectrum Assessment	4,885.75	4,898.83	-13.08	99.73 %	4,885.75	4,898.83	-13.08	99.73 %	
40008 Special Assessment		0.00	0.00			0.00	0.00		
40031 Transfer Fee Income	250.00		250.00		250.00		250.00		
40050 Laundry Income	2,220.80	1,458.33	762.47	152.28 %	2,220.80	1,458.33	762.47	152.28 %	
40081 Reserve Interest Income	3,568.42	1,666.66	1,901.76	214.11 %	3,568.42	1,666.66	1,901.76	214.11 %	
Total for Income	66,674.20	63,772.82	2,901.38	104.55 %	\$66,674.20	\$63,772.82	\$2,901.38	104.55 %	
Cost of Goods Sold									
Gross Profit	66,674.20	63,772.82	2,901.38	104.55 %	\$66,674.20	\$63,772.82	\$2,901.38	104.55 %	
Expenses									
50000 Administrative									
50005 Accounting Fees	1,565.00	750.00	815.00	208.67 %	1,565.00	750.00	815.00	208.67 %	
50013 ClickPay Expenses		125.00	-125.00	0.0 %		125.00	-125.00	0.0 %	
50015 Bank Charges/Interest	26.73		26.73		26.73		26.73		
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		41.66	-41.66	0.0 %		\$41.66	-\$41.66	0.0 %	
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		124.99	-124.99	0.0 %		\$124.99	-\$124.99	0.0 %	
50053 Corporate Annual Rep		0.00	0.00			0.00	0.00		
50075 50% Office Supplies	21.41	229.16	-207.75	9.34 %	21.41	229.16	-207.75	9.34 %	
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	1,613.14	1,641.63	-28.49	98.26 %	\$1,613.14	\$1,641.63	-\$28.49	98.26 %	
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	3,000.70	3,086.58	-85.88	97.22 %	3,000.70	3,086.58	-85.88	97.22 %	
54070 50% Utilities Clubhouse	-394.14	125.00	-519.14	-315.31 %	-394.14	125.00	-519.14	-315.31 %	
54080 50% Pool Heating & Grill Gas	-1,346.48	333.33	-1,679.81	-403.95 %	-1,346.48	333.33	-1,679.81	-403.95 %	
Total for 54000 Utilities	1,260.08	3,544.91	-2,284.83	35.55 %	\$1,260.08	\$3,544.91	-\$2,284.83	35.55 %	
60000 Contracts									
60010 Alarm Services	575.10	166.66	408.44	345.07 %	575.10	166.66	408.44	345.07 %	
60013 Cable Television	4,935.13	4,898.83	36.30	100.74 %	4,935.13	4,898.83	36.30	100.74 %	
60035 Elevator Contract	1,166.00	370.00	796.00	315.14 %	1,166.00	370.00	796.00	315.14 %	
60082 50% Clubhouse Int/Cable/Phone	-534.52	125.00	-659.52	-427.62 %	-534.52	125.00	-659.52	-427.62 %	
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	217.64	209.16	8.48	104.05 %	217.64	209.16	8.48	104.05 %	
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	8,396.23	7,903.40	492.83	106.24 %	\$8,396.23	\$7,903.40	\$492.83	106.24 %	
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	1,807.30	1,250.00	557.30	144.58 %	1,807.30	1,250.00	557.30	144.58 %	
70040 R&M Elevator		625.00	-625.00	0.0 %		625.00	-625.00	0.0 %	
70043 R&M Life Safety	646.42	291.66	354.76	221.63 %	646.42	291.66	354.76	221.63 %	
70072 Laundry Equipment Repairs		125.00	-125.00	0.0 %		125.00	-125.00	0.0 %	
70096 50% Pool/ShuffleB/Deck/Lighting	1,488.10	500.00	988.10	297.62 %	1,488.10	500.00	988.10	297.62 %	

	JUL 2026				TOTAL			
	Actual	Budget	Over budget by	Percent of budget	Actual	Budget	Over budget by	Percent of budget
70100 50% R&M Outdoor Furniture	151.75	83.33	68.42	182.11 %	151.75	83.33	68.42	182.11 %
70135 Landscape Extras (only SCG2)		416.66	-416.66	0.0 %		416.66	-416.66	0.0 %
70136 50% CP Landscaping		416.66	-416.66	0.0 %		416.66	-416.66	0.0 %
70137 Irrigation Repairs		83.33	-83.33	0.0 %		83.33	-83.33	0.0 %
70176 50% R&M Cleaning/Mtnc Supplies	794.66	833.33	-38.67	95.36 %	794.66	833.33	-38.67	95.36 %
70289 Contingency		833.33	-833.33	0.0 %		833.33	-833.33	0.0 %
Total for 70000 Repairs/Maintenance	4,888.23	5,458.30	-570.07	89.56 %	\$4,888.23	\$5,458.30	-\$570.07	89.56 %
73000 Special Assessment Expenses		0.00	0.00			0.00	0.00	
Total for Expenses	45,007.32	49,179.56	-4,172.24	91.52 %	\$45,007.32	\$49,179.56	-\$4,172.24	91.52 %
Net Operating Income	21,666.88	14,593.26	7,073.62	148.47 %	\$21,666.88	\$14,593.26	\$7,073.62	148.47 %
Other Income								
Other Expenses								
80000 Reserve Transfers	10,833.33	10,833.00	0.33	100.0 %	\$10,833.33	\$10,833.00	\$0.33	100.0 %
80001 Reserve Interest	3,568.42	1,666.66	1,901.76	214.11 %	3,568.42	1,666.66	1,901.76	214.11 %
8000A Reserve Transfers	27,165.28	1,458.33	25,706.95	1862.77 %	27,165.28	1,458.33	25,706.95	1862.77 %
Total for 80000 Reserve Transfers	41,567.03	13,957.99	27,609.04	297.8 %	\$41,567.03	\$13,957.99	\$27,609.04	297.8 %
Total for Other Expenses	41,567.03	13,957.99	27,609.04	297.8 %	\$41,567.03	\$13,957.99	\$27,609.04	297.8 %
Net Other Income	-41,567.03	-13,957.99	-27,609.04	297.8 %	-\$41,567.03	-\$13,957.99	-\$27,609.04	297.8 %
Net Income	-19,900.15	635.27	-20,535.42	-3132.55 %	-\$19,900.15	\$635.27	-\$20,535.42	-3132.55 %

Budget vs. Actuals__FY_2026__Report

JAN 1 - JUL 31 2026					TOTAL			
	Actual	Budget	Over budget by	Percent of budget	Actual	Budget	Over budget by	Percent of budget
Income								
40000 Owner Assessments	314,411.23	314,412.00	-0.77	100.0 %	314,411.23	314,412.00	-0.77	100.0 %
40002 Reserve Income Invoices	75,833.38	75,831.00	2.38	100.0 %	75,833.38	75,831.00	2.38	100.0 %
40006 Spectrum Assessment	34,203.11	34,291.85	-88.74	99.74 %	34,203.11	34,291.85	-88.74	99.74 %
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 %
40031 Transfer Fee Income	650.00		650.00		650.00		650.00	
40050 Laundry Income	13,393.25	10,208.35	3,184.90	131.2 %	13,393.25	10,208.35	3,184.90	131.2 %
40081 Reserve Interest Income	21,360.35	11,666.70	9,693.65	183.09 %	21,360.35	11,666.70	9,693.65	183.09 %
40082 Spec Assess Interest	0.00		0.00		0.00		0.00	
Total for Income	488,316.38	472,617.90	15,698.48	103.32 %	\$488,316.38	\$472,617.90	\$15,698.48	103.32 %
Cost of Goods Sold								
Gross Profit	488,316.38	472,617.90	15,698.48	103.32 %	\$488,316.38	\$472,617.90	\$15,698.48	103.32 %
Expenses								
50000 Administrative								
50005 Accounting Fees	11,087.50	9,850.00	1,237.50	112.56 %	11,087.50	9,850.00	1,237.50	112.56 %
50012 Bad Debts	3,769.06		3,769.06		3,769.06		3,769.06	
50013 ClickPay Expenses		875.00	-875.00	0.0 %		875.00	-875.00	0.0 %
50015 Bank Charges/Interest	1,254.19		1,254.19		1,254.19		1,254.19	
50045 Legal Fees		1,166.70	-1,166.70	0.0 %		1,166.70	-1,166.70	0.0 %
50048 Annual Condo Fees	340.00	175.00	165.00	194.29 %	340.00	175.00	165.00	194.29 %
50050 Licenses, Taxes, Permits	331.08	291.70	39.38	113.5 %	\$331.08	\$291.70	\$39.38	113.5 %
50050A Elevators		0.00	0.00			0.00	0.00	
50050B Fire alarm, Extinguisher Insp		583.35	-583.35	0.0 %		583.35	-583.35	0.0 %
50550C Pool/Spa		250.00	-250.00	0.0 %		250.00	-250.00	0.0 %
Total for 50050 Licenses, Taxes, Permits	331.08	1,125.05	-793.97	29.43 %	\$331.08	\$1,125.05	-\$793.97	29.43 %
50053 Corporate Annual Rep	70.00	70.00	0.00	100.0 %	70.00	70.00	0.00	100.0 %
50075 50% Office Supplies	1,285.91	1,604.20	-318.29	80.16 %	1,285.91	1,604.20	-318.29	80.16 %
50080 50% Postage & Mail		145.85	-145.85	0.0 %		145.85	-145.85	0.0 %
50090 Professional Fees		583.35	-583.35	0.0 %		583.35	-583.35	0.0 %
50100 Screening Fees	251.15	233.35	17.80	107.63 %	251.15	233.35	17.80	107.63 %
50104 Income Taxes		2,500.00	-2,500.00	0.0 %		2,500.00	-2,500.00	0.0 %
50125 50% Web Page/Internet	929.76	583.35	346.41	159.38 %	929.76	583.35	346.41	159.38 %
Total for 50000 Administrative	19,318.65	18,911.85	406.80	102.15 %	\$19,318.65	\$18,911.85	\$406.80	102.15 %
52030 Property Insurance Multiperil	107,818.20	124,874.20	-17,056.00	86.34 %	107,818.20	124,874.20	-17,056.00	86.34 %
54000 Utilities								
54050 SCG2 Building Utilities	20,601.40	21,606.10	-1,004.70	95.35 %	20,601.40	21,606.10	-1,004.70	95.35 %
54070F 50% Utilities Clubhouse	782.82	875.00	-92.18	89.47 %	782.82	875.00	-92.18	89.47 %
54080 50% Pool Heating & Grill Gas	4,785.08	2,333.35	2,451.73	205.07 %	4,785.08	2,333.35	2,451.73	205.07 %
Total for 54000 Utilities	26,169.30	24,814.45	1,354.85	105.46 %	\$26,169.30	\$24,814.45	\$1,354.85	105.46 %
60000 Contracts								
60010 Alarm Services	575.10	1,166.70	-591.60	49.29 %	575.10	1,166.70	-591.60	49.29 %
60013 Cable Television	34,545.91	34,291.85	254.06	100.74 %	34,545.91	34,291.85	254.06	100.74 %
60035 Elevator Contract	3,386.00	2,590.00	796.00	130.73 %	3,386.00	2,590.00	796.00	130.73 %
60082 50% Clubhouse Int/Cable/Phone	1,043.11	875.00	168.11	119.21 %	1,043.11	875.00	168.11	119.21 %
60090 50% Landscape	7,258.16	7,656.25	-398.09	94.8 %	7,258.16	7,656.25	-398.09	94.8 %
61010 50% Pest Control	2,138.87	1,464.20	674.67	146.08 %	2,138.87	1,464.20	674.67	146.08 %
61020 50% Pool/Spa Contract	7,000.00	7,280.00	-280.00	96.15 %	7,000.00	7,280.00	-280.00	96.15 %
Total for 60000 Contracts	\$55,947.15	\$55,324.00	\$623.15	101.13 %	\$55,947.15	\$55,324.00	\$623.15	101.13 %
65000 Surfside CAM	89,545.19	89,545.20	-0.01	100.0 %	89,545.19	89,545.20	-0.01	100.0 %
70000 Repairs/Maintenance								
70025 R&M Building	19,645.28	8,750.00	10,895.28	224.52 %	19,645.28	8,750.00	10,895.28	224.52 %
70040 R&M Elevator	2,366.34	4,375.00	-2,008.66	54.09 %	2,366.34	4,375.00	-2,008.66	54.09 %
70043 R&M Life Safety	2,831.80	2,041.70	790.10	138.7 %	2,831.80	2,041.70	790.10	138.7 %
70072 Laundry Equipment Repairs	1,224.75	875.00	349.75	139.97 %	1,224.75	875.00	349.75	139.97 %
70096 50%	6,558.11	3,500.00	3,058.11	187.37 %	6,558.11	3,500.00	3,058.11	187.37 %

	JAN 1 - JUL 31 2026				TOTAL			
	Actual	Budget	Over budget by	Percent of budget	Actual	Budget	Over budget by	Percent of budget
Pool/ShuffleB/Deck/Lighting								
70100 50% R&M Outdoor Furniture	1,033.11	583.35	449.76	177.1 %	1,033.11	583.35	449.76	177.1 %
70135 Landscape Extras (only SCG2)	2,459.23	2,916.70	-457.47	84.32 %	2,459.23	2,916.70	-457.47	84.32 %
70136 50% CP Landscaping	575.68	2,916.70	-2,341.02	19.74 %	575.68	2,916.70	-2,341.02	19.74 %
70137 Irrigation Repairs	275.00	583.35	-308.35	47.14 %	275.00	583.35	-308.35	47.14 %
70176 50% R&M Cleaning/Mtnc Supplies	6,273.37	5,833.35	440.02	107.54 %	6,273.37	5,833.35	440.02	107.54 %
70289 Contingency		5,833.35	-5,833.35	0.0 %		5,833.35	-5,833.35	0.0 %
Total for 70000 Repairs/Maintenance	43,242.67	38,208.50	5,034.17	113.18 %	\$43,242.67	\$38,208.50	\$5,034.17	113.18 %
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	342,541.25	377,888.20	-35,346.95	90.65 %	\$342,541.25	\$377,888.20	-\$35,346.95	90.65 %
Net Operating Income	145,775.13	94,729.70	51,045.43	153.89 %	\$145,775.13	\$94,729.70	\$51,045.43	153.89 %
Other Income								
Other Expenses								
80000 Reserve Transfers	75,833.31	75,831.00	2.31	100.0 %	\$75,833.31	\$75,831.00	\$2.31	100.0 %
80001 Reserve Interest	21,360.35	11,666.70	9,693.65	183.09 %	21,360.35	11,666.70	9,693.65	183.09 %
8000A Reserve Transfers	27,165.28	10,208.35	16,956.93	266.11 %	27,165.28	10,208.35	16,956.93	266.11 %
Total for 80000 Reserve Transfers	124,358.94	97,706.05	26,652.89	127.28 %	\$124,358.94	\$97,706.05	\$26,652.89	127.28 %
Total for Other Expenses	124,358.94	97,706.05	26,652.89	127.28 %	\$124,358.94	\$97,706.05	\$26,652.89	127.28 %
Net Other Income	-124,358.94	-97,706.05	-26,652.89	127.28 %	-\$124,358.94	-\$97,706.05	-\$26,652.89	127.28 %
Net Income	21,416.19	-2,976.35	24,392.54	-719.55 %	\$21,416.19	-\$2,976.35	\$24,392.54	-719.55 %

SeaCoast Management No2 inc

Balance Sheet
As of Jul 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
10500 Reserves	
10200 Truist Traditional Reserves 1577	76,116.08
10501 Truist Reserves SIRS 1569	854,847.54
10502 Truist SIRS CD 6511	339,022.38
Total for 10500 Reserves	\$1,269,986.00
Operating	
10000 Truist Operating 1550	47,807.10
10020 Truist Laundry 6945	16,089.11
Total for Operating	\$63,896.21
Total for Bank Accounts	\$1,333,882.21
Accounts Receivable	
11000 Accounts Receivable	-2,272.71
Total for Accounts Receivable	-\$2,272.71
Other Current Assets	
12000 Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$1,331,609.50
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 TRS Reserves	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	\$1,377,464.50

SeaCoast Management No2 inc

Balance Sheet
As of Jul 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	1,703.18
Total for Credit Cards	\$1,703.18
Other Current Liabilities	
19810 Accrued Expenses	0.00
19870 Def Cable Income	4,980.51
Due To	
19700 Due to TRS Res 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	\$46,683.69
Long-term Liabilities	
20000 Reserve Fund	1,309,986.01
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	0.00
21034 SA Spent 2024	0.00
23001 Sp Ass Ins claim proceeds	0.00
23010 Sp Ass Ins liab spent	0.00
Total for Long-term Liabilities	\$1,309,986.01
Total for Liabilities	\$1,356,669.70
Equity	
30000 Operating Fund Balance	-621.39
32000 Retained Earnings	0.00

SeaCoast Management No2 inc

Balance Sheet
As of Jul 31, 2026

	Total
Net Income	21,416.19
Total for Equity	\$20,794.80
Total for Liabilities and Equity	\$1,377,464.50