	SEP 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	4,898.55	4,898.83	-0.28	99.99 %	4,898.55	4,898.83	-0.28	99.99 %
40008 Special Assessment		0.00	0.00			0.00	0.00	
40050 Laundry Income	891.88	1,458.33	-566.45	61.16 %	891.88	1,458.33	-566.45	61.16 %
40081 Reserve Interest Income	1,862.69	1,666.66	196.03	111.76 %	1,862.69	1,666.66	196.03	111.76 %
Total for Income	**63,402.35**	**63,772.82**	**-370.47**	**99.42 %**	**$63,402.35**	**$63,772.82**	**-$370.47**	**99.42 %**
Cost of Goods Sold								
Gross Profit	**63,402.35**	**63,772.82**	**-370.47**	**99.42 %**	**$63,402.35**	**$63,772.82**	**-$370.47**	**99.42 %**
Expenses								
50000 Administrative								
50005 Accounting Fees	840.00	750.00	90.00	112.0 %	840.00	750.00	90.00	112.0 %
50013 ClickPay Expenses		125.00	-125.00	0.0 %		125.00	-125.00	0.0 %
50015 Bank Charges/Interest	28.83		28.83		28.83		28.83	
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	43.66	229.16	-185.50	19.05 %	43.66	229.16	-185.50	19.05 %
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	**912.49**	**1,641.63**	**-729.14**	**55.58 %**	**$912.49**	**$1,641.63**	**-$729.14**	**55.58 %**
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	2,652.60	3,086.58	-433.98	85.94 %	2,652.60	3,086.58	-433.98	85.94 %
54070F 50% Utilities Clubhouse	188.09	125.00	63.09	150.47 %	188.09	125.00	63.09	150.47 %
54080 50% Pool Heating & Grill Gas	89.34	333.33	-243.99	26.8 %	89.34	333.33	-243.99	26.8 %
Total for 54000 Utilities	**2,930.03**	**3,544.91**	**-614.88**	**82.65 %**	**$2,930.03**	**$3,544.91**	**-$614.88**	**82.65 %**
60000 Contracts								
60010 Alarm Services	1,278.00	166.66	1,111.34	766.83 %	1,278.00	166.66	1,111.34	766.83 %
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		370.00	-370.00	0.0 %		370.00	-370.00	0.0 %
60082 50% Clubhouse Int/Cable/Phone	267.80	125.00	142.80	214.24 %	267.80	125.00	142.80	214.24 %
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	**8,735.45**	**7,903.40**	**832.05**	**110.53 %**	**$8,735.45**	**$7,903.40**	**$832.05**	**110.53 %**
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		1,250.00	-1,250.00	0.0 %		1,250.00	-1,250.00	0.0 %
70040 R&M Elevator	1,843.28	625.00	1,218.28	294.92 %	1,843.28	625.00	1,218.28	294.92 %
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	315.71	500.00	-184.29	63.14 %	315.71	500.00	-184.29	63.14 %
70100 50% R&M Outdoor	953.08	83.33	869.75	1143.74 %	953.08	83.33	869.75	1143.74 %

	SEP 2026				TOTAL			
	Actual	Budget	Over budget by	Percent of budget	Actual	Budget	Over budget by	Percent of budget
Furniture								
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	760.41	833.33	-72.92	91.25 %	760.41	833.33	-72.92	91.25 %
70289 Contingency		833.33	-833.33	0.0 %		833.33	-833.33	0.0 %
Total for 70000 Repairs/Maintenance	**3,872.48**	**5,458.30**	**-1,585.82**	**70.95 %**	**$3,872.48**	**$5,458.30**	**-$1,585.82**	**70.95 %**
73000 Special Assessment Expenses		0.00	0.00			0.00	0.00	
Total for Expenses	**45,300.09**	**49,179.56**	**-3,879.47**	**92.11 %**	**$45,300.09**	**$49,179.56**	**-$3,879.47**	**92.11 %**
Net Operating Income	**18,102.26**	**14,593.26**	**3,509.00**	**124.05 %**	**$18,102.26**	**$14,593.26**	**$3,509.00**	**124.05 %**
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	1,862.69	1,666.66	196.03	111.76 %	1,862.69	1,666.66	196.03	111.76 %
8000A Reserve Transfers		1,458.33	-1,458.33	0.0 %		1,458.33	-1,458.33	0.0 %
Total for 80000 Reserve Transfers	**12,696.02**	**13,957.99**	**-1,261.97**	**90.96 %**	**$12,696.02**	**$13,957.99**	**-$1,261.97**	**90.96 %**
Total for Other Expenses	**12,696.02**	**13,957.99**	**-1,261.97**	**90.96 %**	**$12,696.02**	**$13,957.99**	**-$1,261.97**	**90.96 %**
Net Other Income	**-12,696.02**	**-13,957.99**	**1,261.97**	**90.96 %**	**-$12,696.02**	**-$13,957.99**	**$1,261.97**	**90.96 %**
Net Income	**5,406.24**	**635.27**	**4,770.97**	**851.01 %**	**$5,406.24**	**$635.27**	**$4,770.97**	**851.01 %**

Budget vs. Actuals_FY_2026__Report
January-September, 2026

	JAN 1 - SEP 30 2026			TOTAL		
	Actual	Budget	Over Budget	Actual	Budget	Over Budget
Income						
40000 Owner Assessments	404,243.01	404,244.00	-0.99	404,243.01	404,244.00	-0.99
40002 Reserve Income Invoices	97,500.06	97,497.00	3.06	97,500.06	97,497.00	3.06
40006 Spectrum Assessment	44,000.21	44,089.51	-89.30	44,000.21	44,089.51	-89.30
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	650.00		650.00	650.00		650.00
40050 Laundry Income	15,786.81	13,125.01	2,661.80	15,786.81	13,125.01	2,661.80
40081 Reserve Interest Income	25,790.87	15,000.02	10,790.85	25,790.87	15,000.02	10,790.85
40082 Spec Assess Interest	0.00		0.00	0.00		0.00
Total Income	**616,436.02**	**600,163.54**	**16,272.48**	**$616,436.02**	**$600,163.54**	**$16,272.48**
Gross Profit	**616,436.02**	**600,163.54**	**16,272.48**	**$616,436.02**	**$600,163.54**	**$16,272.48**
Expenses						
50000 Administrative						
50005 Accounting Fees	12,042.50	11,350.00	692.50	12,042.50	11,350.00	692.50
50012 Bad Debts	3,769.06		3,769.06	3,769.06		3,769.06
50013 ClickPay Expenses		1,125.00	-1,125.00		1,125.00	-1,125.00
50015 Bank Charges/Interest	1,303.81		1,303.81	1,303.81		1,303.81
50045 Legal Fees		1,500.02	-1,500.02		1,500.02	-1,500.02
50048 Annual Condo Fees	340.00	225.00	115.00	340.00	225.00	115.00
50050 Licenses, Taxes, Permits	331.08	375.02	-43.94	$331.08	$375.02	-$43.94
50050A Elevators	75.00	200.00	-125.00	75.00	200.00	-125.00
50050B Fire alarm, Extinguisher Insp		750.01	-750.01		750.01	-750.01
50550C Pool/Spa		250.00	-250.00		250.00	-250.00
Total for 50050 Licenses, Taxes, Permits	**406.08**	**1,575.03**	**-1,168.95**	**$406.08**	**$1,575.03**	**-$1,168.95**
50053 Corporate Annual Rep	70.00	70.00	0.00	70.00	70.00	0.00
50075 50% Office Supplies	1,434.49	2,062.52	-628.03	1,434.49	2,062.52	-628.03
50080 50% Postage & Mail		187.51	-187.51		187.51	-187.51
50090 Professional Fees		750.01	-750.01		750.01	-750.01
50100 Screening Fees	251.15	300.01	-48.86	251.15	300.01	-48.86
50104 Income Taxes		2,500.00	-2,500.00		2,500.00	-2,500.00
50125 50% Web Page/Internet	929.76	750.01	179.75	929.76	750.01	179.75
Total for 50000 Administrative	**20,546.85**	**22,395.11**	**-1,848.26**	**$20,546.85**	**$22,395.11**	**-$1,848.26**
52030 Property Insurance Multiperil	139,933.14	160,552.52	-20,619.38	139,933.14	160,552.52	-20,619.38
54000 Utilities						
54050 SCG2 Building Utilities	27,024.40	27,779.26	-754.86	27,024.40	27,779.26	-754.86
54070F 50% Utilities Clubhouse	1,198.12	1,125.00	73.12	1,198.12	1,125.00	73.12
54080 50% Pool Heating & Grill Gas	4,962.67	3,000.01	1,962.66	4,962.67	3,000.01	1,962.66
Total for 54000 Utilities	**33,185.19**	**31,904.27**	**1,280.92**	**$33,185.19**	**$31,904.27**	**$1,280.92**

Budget vs. Actuals_FY_2026__Report
January-September, 2026

	JAN 1 - SEP 30 2026			TOTAL		
	Actual	Budget	Over Budget	Actual	Budget	Over Budget
60000 Contracts						
60010 Alarm Services	1,853.10	1,500.02	353.08	1,853.10	1,500.02	353.08
60013 Cable Television	44,416.17	44,089.51	326.66	44,416.17	44,089.51	326.66
60035 Elevator Contract	3,386.00	3,330.00	56.00	3,386.00	3,330.00	56.00
60082 50% Clubhouse Int/Cable/Phone	1,578.71	1,125.00	453.71	1,578.71	1,125.00	453.71
60090 50% Landscape	9,331.92	9,843.75	-511.83	9,331.92	9,843.75	-511.83
61010 50% Pest Control	2,791.79	1,882.52	909.27	2,791.79	1,882.52	909.27
61020 50% Pool/Spa Contract	9,000.00	9,360.00	-360.00	9,000.00	9,360.00	-360.00
Total for 60000 Contracts	**72,357.69**	**71,130.80**	**1,226.89**	**$72,357.69**	**$71,130.80**	**$1,226.89**
65000 Surfside CAM	115,129.53	115,129.52	0.01	115,129.53	115,129.52	0.01
70000 Repairs/Maintenance						
70025 R&M Building	20,136.19	11,250.00	8,886.19	20,136.19	11,250.00	8,886.19
70040 R&M Elevator	4,477.62	5,625.00	-1,147.38	4,477.62	5,625.00	-1,147.38
70043 R&M Life Safety	3,825.23	2,625.02	1,200.21	3,825.23	2,625.02	1,200.21
70072 Laundry Equipment Repairs	1,224.75	1,125.00	99.75	1,224.75	1,125.00	99.75
70096 50% Pool/ShuffleB/Deck/Lighting	6,974.61	4,500.00	2,474.61	6,974.61	4,500.00	2,474.61
70100 50% R&M Outdoor Furniture	1,986.19	750.01	1,236.18	1,986.19	750.01	1,236.18
70135 Landscape Extras (only SCG2)	2,684.23	3,750.02	-1,065.79	2,684.23	3,750.02	-1,065.79
70136 50% CP Landscaping	575.68	3,750.02	-3,174.34	575.68	3,750.02	-3,174.34
70137 Irrigation Repairs	275.00	750.01	-475.01	275.00	750.01	-475.01
70176 50% R&M Cleaning/Mtnc Supplies	7,426.91	7,500.01	-73.10	7,426.91	7,500.01	-73.10
70289 Contingency		7,500.01	-7,500.01		7,500.01	-7,500.01
Total for 70000 Repairs/Maintenance	**49,586.41**	**49,125.10**	**461.31**	**$49,586.41**	**$49,125.10**	**$461.31**
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 Expenses	**431,238.90**	**476,447.32**	**-45,208.42**	**$431,238.90**	**$476,447.32**	**-$45,208.42**
Net Operating Income	**185,197.12**	**123,716.22**	**61,480.90**	**$185,197.12**	**$123,716.22**	**$61,480.90**
Other Expenses						
80000 Reserve Transfers	97,499.96	97,497.00	2.96	$97,499.96	$97,497.00	$2.96
80001 Reserve Interest	25,790.87	15,000.02	10,790.85	25,790.87	15,000.02	10,790.85
8000A Reserve Transfers	27,165.28	13,125.01	14,040.27	27,165.28	13,125.01	14,040.27
Total for 80000 Reserve Transfers	**150,456.11**	**125,622.03**	**24,834.08**	**$150,456.11**	**$125,622.03**	**$24,834.08**
Total Other Expenses	**150,456.11**	**125,622.03**	**24,834.08**	**$150,456.11**	**$125,622.03**	**$24,834.08**
Net Other Income	**-150,456.11**	**-125,622.03**	**-24,834.08**	**-$150,456.11**	**-$125,622.03**	**-$24,834.08**
Net Income	**34,741.01**	**-1,905.81**	**36,646.82**	**$34,741.01**	**-$1,905.81**	**$36,646.82**

SeaCoast Management No2 inc
Balance Sheet
As of Sep 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	3,892.78
Total for Credit Cards	**$3,892.78**
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	**$48,873.29**
Long-term Liabilities	
20000 Reserve Fund	1,316,387.18
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	**$1,316,387.18**
Total for Liabilities	**$1,365,260.47**
Equity	
30000 Operating Fund Balance	-621.39
32000 Retained Earnings	0.00

SeaCoast Management No2 inc

Balance Sheet

As of Sep 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
10500 Reserves	
10200 Truist Traditional Reserves 1577	76,316.41
10501 Truist Reserves SIRS 1569	859,061.68
10502 Truist SIRS CD 6511	341,009.09
Total for 10500 Reserves	**$1,276,387.18**
Operating	
10000 Truist Operating 1550	58,678.05
10020 Truist Laundry 6945	18,482.67
Total for Operating	**$77,160.72**
Total for Bank Accounts	**$1,353,547.90**
Accounts Receivable	
11000 Accounts Receivable	-22.81
Total for Accounts Receivable	**-$22.81**
Other Current Assets	
12000 Undeposited Funds	0.00
Total for Other Current Assets	**$0.00**
Total for Current Assets	**$1,353,525.09**
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	**$1,399,380.09**

SeaCoast Management No2 inc

Balance Sheet

As of Sep 30, 2026

	Total
Net Income	34,741.01
Total for Equity	**$34,119.62**
Total for Liabilities and Equity	**$1,399,380.09**