

## Sea Coast Management Inc. Proposed 2017 Operating Budget Options

Acct #		2016 Annual Budget	Estimated 2016 Revenue & Expenditures	2017 Annual Budget Option 1 (0% Increase)	2017 Annual Budget Option 2 (54% Increase)
	<b>Sea Coast Mgmt Income &amp; Revenue</b>				
5001	Maintenance Fees	\$340,263.00	\$337,824.00	\$340,263.00	\$524,005.02
5005	Interest	\$5.00	\$6.02	\$5.00	\$5.00
5004	Laundry	\$3,800.00	\$5,870.00	\$6,500.00	\$6,500.00
5100	Other Income/ Tax Collection	\$3,400.00	\$1,570.00	\$1,600.00	\$1,600.00
	Rental Administrative Fees		\$2,800.00	\$3,000.00	\$3,000.00
5002	Rental Service Fees	\$60,000.00	\$50,000.00	\$66,000.00	\$66,000.00
5003	#112 Rental Income	\$10,000.00	\$14,851.00	\$12,672.00	\$12,672.00
	<b>Total Income</b>	<b>\$407,468</b>	<b>\$412,921</b>	<b>\$417,368</b>	<b>\$601,110</b>
6435	Insurance Fund Transfer (Revenue)	\$26,000	\$26,000	\$26,000	\$26,000
	<b>Total Income and Revenue</b>	<b>\$433,468</b>	<b>\$438,921</b>	<b>\$443,368</b>	<b>\$627,110</b>
	<b>Expenses</b>				
6131	Flood Insurance	\$10,008.00	\$10,593.00	\$10,600.00	\$10,600.00
6132	Property	\$32,866.00	\$29,999.00	\$31,000.00	\$31,000.00
6134	Workman's Comp. Insurance	\$2,709.00	\$3,102.71	\$3,000.00	\$3,000.00
6135	General Liability	\$4,756.00	\$5,008.29	\$5,000.00	\$5,000.00
6143	Umbrella	\$1,471.00	\$1,155.00	\$1,200.00	\$1,200.00
	<b>Insurance Expenses Sub-total</b>	<b>\$51,810</b>	<b>\$49,858</b>	<b>\$50,800</b>	<b>\$50,800</b>
6151	Cell Phone Expense	\$1,250.00	\$1,200.00	\$1,200.00	\$1,200.00
6152	Computer Expense	\$1,000.00	\$1,313.94	\$1,000.00	\$1,000.00
6153	Office Supplies Expense	\$1,250.00	\$1,958.00	\$1,250.00	\$1,250.00
6154	Postage & Delivery Expense	\$800.00	\$680.78	\$800.00	\$800.00
6155	Telephone	\$2,735.00	\$2,660.34	\$2,735.00	\$2,735.00
6156	Office Water Expense	\$350.00	\$0.00	\$0.00	\$0.00
6158	License & Fees Expense	\$1,320.00	\$1,782.43	\$1,800.00	\$1,800.00
6161	Rental Management Software Program	\$6,951.77	\$12,372.00	\$5,484.00	\$5,484.00
6162	Wireless Charges	\$664.56	\$6,951.77	\$4,000.00	\$4,000.00
6165	Board Meeting Expenses	\$453.81	\$664.56	\$800.00	\$800.00
6168	Winter Guests	\$900.00	\$453.81	\$900.00	\$900.00
	<b>Office Expense Sub-total</b>	<b>\$17,675</b>	<b>\$30,038</b>	<b>\$19,969</b>	<b>\$19,969</b>
6190	Professional Services	\$2,500.00		\$2,500.00	\$2,500.00
6193	Accounting Fees Expense	\$2,500.00	\$5,000.00	\$2,500.00	\$2,500.00
6196	Guard Service	\$2,500.00	\$1,714.35	\$2,000.00	\$2,000.00
	<b>Professional Services Sub-total</b>	<b>\$7,500</b>	<b>\$6,714</b>	<b>\$7,000</b>	<b>\$7,000</b>
6332	Payroll Expenses	\$103,000.00	\$111,194.05	\$115,000.00	\$115,000.00

6338	Managers Bonus	\$7,500.00	\$4,600.00	\$7,500.00	\$7,500.00
6333	Social Security Tax Expense	\$6,000.00	\$7,023.45	\$7,475.00	\$7,475.00
6334	Medicare Tax Expense	\$1,400.00	\$1,642.77	\$1,700.00	\$1,700.00
6335	State Unemployment Tax Expense	\$2,500.00	\$1,134.00	\$1,200.00	\$1,200.00
6336	Federal Unemployment Tax Expense	\$210.00	\$126.00	\$130.00	\$130.00
6337.0	Health Insurance	\$3,600.00	\$4,100.00	\$6,000.00	\$6,000.00
6338	Contract Employee	\$0.00		\$0.00	\$0.00
	<b>Employee Expenses Sub-total</b>	<b>\$124,210</b>	<b>\$129,820</b>	<b>\$139,005</b>	<b>\$139,005</b>
6410	Roof Reserve	\$15,000.00	\$15,000.00	\$15,000.00	\$44,343.00
6420	Building Painting Reserve	\$8,500.00	\$8,499.96	\$8,500.00	\$11,742.00
6430	Parking Lot Reserve	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00
6440	Deferred Maintenance Capital Expenditures R	\$8,100.00	\$8,100.00	\$12,000.00	\$12,000.00
	Building Restoration				\$43,750.00
	Balcony/Walkways				\$25,000.00
	Railings				\$50,000.00
	Fire Alarm System				\$5,556.00
	Pool Resurfacing				\$2,727.00
	Elevator Replacement				\$30,000.00
	Sub-total				\$227,518.00
6450	Insurance Set-Aside-Annual Premium	\$26,000.00	\$26,000.00	\$26,000.00	\$26,000.00
	<b>D M Reserve + Ins. Funding Sub-total</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$63,900</b>	<b>\$253,518.00</b>
6511	Building Repairs & Maintenance	\$10,000.00	\$5,980.75	\$10,000.00	\$10,000.00
6512	Grounds (Sprinklers & Plants) Esp.	\$2,500.00	\$7,663.53	\$2,500.00	\$2,500.00
6513	Pool Equipment Esp./Furniture	\$5,000.00	\$14,324.52	\$5,000.00	\$5,000.00
6513.5	Pool Chemicals Esp.	\$7,800.00	\$3,007.48	\$3,000.00	\$3,000.00
6514	Maintenance Supplies	\$4,000.00	\$1,445.33	\$3,000.00	\$3,000.00
6515	Elevator Expense	\$10,000.00	\$4,689.53	\$6,000.00	\$6,000.00
6517	Apartment #112 Repairs	\$6,000.00	\$42.51	\$1,000.00	\$1,000.00
6518	Gasoline Expense	\$100.00	\$50.00	\$100.00	\$100.00
6519	Laundry Repair	\$3,000.00	\$767.11	\$2,000.00	\$2,000.00
6520	#112 Monthly dues	\$3,199.00	\$3,199.60	\$3,199.00	\$3,199.00
6521	Pool Fence/Deck Maintenance	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00
6523	Club House Repairs	\$5,000.00	\$6,209.46	\$4,500.00	\$4,500.00
	<b>Maintenance Expenses Sub-total</b>	<b>\$57,599</b>	<b>\$47,880</b>	<b>\$41,299</b>	<b>\$41,299</b>
6543	Income or Property Taxes or Local	\$780.00	\$1,000.00	\$780.00	\$780.00
6541	Federal Taxes/Penalty	\$0.00	\$28.81	\$0.00	\$0.00
	<b>Taxes Subtotal</b>	<b>\$780</b>	<b>\$1,029</b>	<b>\$780</b>	<b>\$780</b>
6551	Cable TV Expense	\$46,580.00	\$50,871.94	\$50,871.00	\$50,871.00
6552	Interior Pest Control Expense	\$1,350.00	\$1,880.70	\$1,600.00	\$1,600.00
6554	Fire Alarm Expense	\$350.00	\$1,785.00	\$350.00	\$350.00

6555	Fire Extinguisher Expense	\$200.00	\$200.00	\$200.00	\$200.00
6556	Landscape, Beautification, & Tree Care	\$2,000.00	\$1,038.07	\$3,500.00	\$3,500.00
6557	Credit Card Fee	\$117.00	\$0.00	\$117.00	\$117.00
	<b>Contract Services Expense Sub-total</b>	<b>\$50,597</b>	<b>\$55,776</b>	<b>\$56,638</b>	<b>\$56,638</b>
6561	Electrical Pool & Exterior Light Esp.	\$8,000.00	\$12,807.84	\$13,000.00	\$13,000.00
6562	Electric, Water, & Sewer Expense	\$25,000.00	\$22,145.99	\$22,500.00	\$22,500.00
6563	Gas (Pool & Dryer) Expense	\$12,000.00	\$14,682.00	\$15,000.00	\$15,000.00
6564	Apt #112 Utilities Expense	\$1,500.00	\$378.65	\$400.00	\$400.00
	<b>Utilities Expenses Sub-total</b>	<b>\$46,500</b>	<b>\$50,014</b>	<b>\$50,900</b>	<b>\$50,900</b>
<b>7,001</b>	<b>Uncategorized repairs-unit repairs</b>		<b>\$57</b>		
	<b>Total Expenses</b>	<b>\$416,671</b>	<b>\$431,186</b>	<b>\$430,291</b>	<b>\$619,909</b>
	<b>BALANCE</b>	<b>\$ 16,796.86</b>	<b>\$ 7,734.53</b>	<b>\$ 13,077.00</b>	<b>\$ 7,201.02</b>