

## Sea Coast Management Inc. Proposed 2018 Operating Budget Options

Acct #		2017 Annual Budget	Estimated 2017 Revenue & Expenditures	2018 Annual Budget Option 1 (0% Increase)	2018 Annual Budget Option 2 (5% Increase)	2018 Annual Budget Option 3 (10% Increase)	2018 Annual Budget Option 4 (15% Increase)	2018 Annual Budget Option 5 (64.3% Increase)
	<b>Sea Coast Mgmt Income &amp; Revenue</b>							
5001	Maintenance Fees	\$340,263.00	\$340,263.00	\$340,263.00	\$357,276.15	\$374,289.30	\$391,302.45	\$559,052.00
5005	Interest	\$5.00	\$4.87	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
5004	Laundry	\$3,800.00	\$5,863.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
5100	Other Income/ Tax Collection	\$3,400.00	\$2,638.89	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
5002	Rental Service Fees	\$66,000.00	\$66,000.00	\$66,000.00	\$66,000.00	\$66,000.00	\$66,000.00	\$66,000.00
5003	#112 Rental Income	\$12,672.00	\$12,672.00	\$12,672.00	\$12,672.00	\$12,672.00	\$12,672.00	\$12,672.00
	<b>Total Income</b>	<b>\$426,140</b>	<b>\$427,442</b>	<b>\$425,740</b>	<b>\$442,753</b>	<b>\$459,766</b>	<b>\$476,779</b>	<b>\$644,529</b>
6435	Insurance Fund Transfer (Revenue)	\$26,000	\$26,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
	<b>Total Income and Revenue</b>	<b>\$452,140</b>	<b>\$453,442</b>	<b>\$453,740</b>	<b>\$470,753</b>	<b>\$487,766</b>	<b>\$504,779</b>	<b>\$672,529</b>
	<b>Expenses</b>							
6131	Flood Insurance	\$10,008.00	\$11,069.00	\$11,600.00	\$11,600.00	\$11,600.00	\$11,600.00	\$11,600.00
6132	Property	\$32,866.00	\$30,326.00	\$31,850.00	\$31,850.00	\$31,850.00	\$31,850.00	\$31,850.00
6134	Workman's Comp. Insurance	\$2,709.00	\$2,574.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00
6135	General Liability	\$4,756.00	\$5,528.00	\$5,800.00	\$5,800.00	\$5,800.00	\$5,800.00	\$5,800.00
6143	Umbrella	\$1,471.00	\$1,155.00	\$1,210.00	\$1,210.00	\$1,210.00	\$1,210.00	\$1,210.00
	<b>Insurance Expenses Sub-total</b>	<b>\$51,810</b>	<b>\$50,652</b>	<b>\$53,060</b>	<b>\$53,060</b>	<b>\$53,060</b>	<b>\$53,060</b>	<b>\$53,060</b>
6151	Cell Phone Expense	\$1,250.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
6152	Computer Expense	\$1,000.00	\$515.42	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6153	Office Supplies Expense	\$1,250.00	\$2,117.15	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00
6154	Postage & Delivery Expense	\$800.00	\$420.35	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
6155	Telephone	\$2,735.00	\$2,617.27	\$2,735.00	\$2,735.00	\$2,735.00	\$2,735.00	\$2,735.00
6156	Office Water Expense	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6158	License & Fees Expense	\$1,320.00	\$1,005.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00
6160	Bank Service charges		\$15.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
6161	Rental Management Software Program	\$6,951.77	\$561.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6162	Wireless Charges	\$664.56	\$4,607.27	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
6165	Club House Supplies	\$0.00	\$200.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00

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6167	Board Meeting Expenses	\$453.81	\$374.95	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
6168	Winter Guests	\$900.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
	<b>Office Expense Sub-total</b>	<b>\$17,675</b>	<b>\$14,284</b>	<b>\$14,405</b>	<b>\$14,405</b>	<b>\$14,405</b>	<b>\$14,405</b>	<b>\$14,405</b>
6190	Professional Services	\$2,500.00	\$1,950.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
6193	Accounting Fees Expense	\$2,500.00	\$4,000.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
6196	Guard Service	\$2,500.00	\$304.80	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
	<b>Professional Services Sub-total</b>	<b>\$7,500</b>	<b>\$4,305</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>
6332	Payroll Expenses	\$103,000.00	\$104,931.86	\$110,000.00	\$110,000.00	\$110,000.00	\$110,000.00	\$110,000.00
6338	Managers Bonus	\$7,500.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00
6333	Social Security Tax Expense	\$6,000.00	\$6,536.59	\$6,820.00	\$6,820.00	\$6,820.00	\$6,820.00	\$6,820.00
6334	Medicare Tax Expense	\$1,400.00	\$1,528.70	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00
6335	State Unemployment Tax Expense	\$2,500.00	\$1,445.04	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00	\$1,450.00
6336	Federal Unemployment Tax Expense	\$210.00	\$160.56	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
6337.0	Health Insurance	\$3,600.00	\$4,800.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00
6338	Contract Employee	\$0.00		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	<b>Employee Expenses Sub-total</b>	<b>\$124,210</b>	<b>\$124,003</b>	<b>\$136,920</b>	<b>\$136,920</b>	<b>\$136,920</b>	<b>\$136,920</b>	<b>\$136,920</b>
6410	Roof Reserve	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$54,952.00
6420	Building Painting Reserve	\$8,500.00	\$8,499.96	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$11,742.00
6430	Parking Reserve	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00
6440	Deferred Maintenance Capital Expenditures R	\$8,100.00	\$12,000.00	\$12,000.00	\$27,000.00	\$42,000.00	\$57,000.00	\$12,000.00
	Building Restoration							\$50,000.00
	Balcony/Walkways							\$28,571.00
	Railings							\$80,000.00
	Fire Alarm System							\$8,707.00
	Pool Resurfacing							\$3,000.00
	Elevator Replacement							\$30,000.00
	Sub-total							\$200,278.00
	<b>D M Reserve Funding Total</b>	<b>\$34,000</b>	<b>\$37,900</b>	<b>\$37,900</b>	<b>\$52,900</b>	<b>\$67,900</b>	<b>\$82,900</b>	<b>\$281,372</b>

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6450	Insurance Set-Aside-Annual Premium	\$26,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
6511	Building Repairs & Maintenance	\$10,000.00	\$15,137.77	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
6512	Grounds (Sprinklers & Plants) Esp.	\$2,500.00	\$14,758.26	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
6513.5	Pool Equipment Esp./Furniture	\$5,000.00	\$1,896.02	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
6513	Pool Chemicals Esp.	\$7,800.00	\$5,774.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6514	Maintenance Supplies	\$4,000.00	\$823.60	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
6515	Elevator Expense	\$10,000.00	\$3,775.85	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6517	Apartment #112 Repairs	\$6,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6518	Gasoline Expense	\$100.00	\$50.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
6519	Laundry Repair	\$3,000.00	\$600.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
6520	#112 Monthly dues	\$3,199.00	\$3,199.20	\$3,199.00	\$3,199.00	\$3,199.00	\$3,199.00	\$3,199.00
6521	Pool Fence/Deck Maintenance	\$1,000.00	\$200.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6523	Club House Repairs	\$5,000.00	\$1,279.17	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
	<b>Maintenance Expenses Sub-total</b>	<b>\$57,599</b>	<b>\$47,494</b>	<b>\$40,799</b>	<b>\$40,799</b>	<b>\$40,799</b>	<b>\$40,799</b>	<b>\$40,799</b>
6543	Income or Property Taxes or Local	\$780.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6541	Federal Taxes/Penalty	\$0.00	\$28.81	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
	<b>Taxes Subtotal</b>	<b>\$780</b>	<b>\$1,029</b>	<b>\$1,029</b>	<b>\$1,029</b>	<b>\$1,029</b>	<b>\$1,029</b>	<b>\$1,029</b>
6551	Cable TV Expense	\$46,580.00	\$56,294.00	\$52,000.00	\$52,000.00	\$52,000.00	\$52,000.00	\$52,000.00
6552	Interior Pest Control Expense	\$1,350.00	\$2,044.80	\$3,067.20	\$3,067.20	\$3,067.20	\$3,067.20	\$3,067.20
6553	Exterior Pest Control Expense	\$0.00	\$600.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
6554	Fire Alarm Expense	\$350.00	\$340.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00
6555	Fire Extinguisher Expense	\$200.00	\$200.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
6556	Landscape, Beautification, & Tree Care	\$2,000.00	\$2,416.80	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
6557	Credit Card Fee	\$117.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Contract Services Expense Sub-total</b>	<b>\$50,597</b>	<b>\$61,896</b>	<b>\$60,917</b>	<b>\$60,917</b>	<b>\$60,917</b>	<b>\$60,917</b>	<b>\$60,917</b>
6561	Electrical Pool & Exterior Light Esp.	\$8,000.00	\$8,342.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00
6562	Electric, Water, & Sewer Expense	\$25,000.00	\$20,451.46	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00
6563	Gas (Pool & Dryer) Expense	\$12,000.00	\$18,234.71	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00

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6564	Apt #112 Utilities Expense	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Utilities Expenses Sub-total</b>	<b>\$46,500</b>	<b>\$47,028</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>
<b>7,001</b>	<b>Uncategorized repairs-unit repairs</b>		<b>\$3</b>					
	<b>Total Expenses</b>	<b>\$416,671</b>	<b>\$416,593</b>	<b>\$429,030</b>	<b>\$444,030</b>	<b>\$459,030</b>	<b>\$474,030</b>	<b>\$672,502</b>
	<b>BALANCE</b>	<b>\$35,468.86</b>	<b>\$36,848.58</b>	<b>\$24,709.80</b>	<b>\$26,722.95</b>	<b>\$28,736.10</b>	<b>\$30,749.25</b>	<b>\$26.80</b>