

**Sea Coast Management Inc - Operating Fund  
Budgeted Income Statements - Accrual Basis  
For the 12 months ended 12/31/2025**

<b>Account</b>	<b>Jan-25</b>	<b>Feb-25</b>	<b>Mar-25</b>	<b>Apr-25</b>	<b>May-25</b>	<b>Jun-25</b>	<b>Jul-25</b>	<b>Aug-25</b>	<b>Sep-25</b>	<b>Oct-25</b>	<b>Nov-25</b>	<b>Dec-25</b>	<b>2025</b>
<b>Income</b>													
5001 - Maintenance Fees Income	52,516	52,516	52,516	52,516	52,565	52,516	52,569	52,516	52,459	52,516	52,520	52,520	630,243
5002 - Appt #112 Income	4,320	4,680	4,680	1,000	1,000	6,600	7,680	1,000	500				31,460
5004 - Laundry Income	220	220	220	220	220	220	220	220	220	220	220	220	2,640
5005 - Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0
5007 - Parking Pass Income	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Other Income</b>													
5100 - Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
5111 - Estopple Fee	83	83	83	83	83	83	83	83	83	83	83	83	1,000
5112 - Application fee	31	31	31	31	31	31	31	31	31	31	31	31	375
5115 - Hurricane Furniture Removal	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>	<b>57,170</b>	<b>57,530</b>	<b>57,530</b>	<b>53,850</b>	<b>53,899</b>	<b>59,450</b>	<b>60,584</b>	<b>53,850</b>	<b>53,294</b>	<b>52,850</b>	<b>52,855</b>	<b>52,855</b>	<b>665,718</b>
<b>Expenses</b>													
<b>Employee Exp</b>													
6332 - Payroll Expenses	11,114	11,114	13,843	11,114	13,843	11,114	11,114	13,843	11,114	11,114	13,843	11,114	144,284
6333 - Social Security Tax Expe	689	689	858	689	858	689	689	858	689	689	858	689	8,946
6334 - Medicare Tax Expense	161	161	201	161	201	161	161	201	161	161	201	161	2,092
6335 - State Unemp. Tax (RT-6)	11	11	14	11	14	11	11	14	11	11	14	11	144
6336 - Fed U Tax Expense (FUTA)	89	89	111	89	111	89	89	111	89	89	111	89	1,154
Less Reim from SCR-payroll	(4,086)	(4,086)	(4,086)	(4,086)	(4,086)	(4,086)	(4,086)	(4,086)	(4,086)	(4,086)	(4,086)	(4,086)	(49,030)
<b>Total Employee Exp</b>	<b>7,978</b>	<b>7,978</b>	<b>10,941</b>	<b>7,978</b>	<b>10,941</b>	<b>7,978</b>	<b>7,978</b>	<b>10,941</b>	<b>7,978</b>	<b>7,978</b>	<b>10,941</b>	<b>7,978</b>	<b>107,590</b>
<b>Insurance Expense</b>													
6131 - Flood Insurance Expense	0	0	0	0	18,591	3,663	0	0	0	0	0	0	22,254
6132 - Property Insurance Exp	8,037	8,037	8,037	1,379	0	38,950	12,877	12,877	12,877	12,877	12,877	12,877	141,701
6134 - Workman's Comp Ins Exp	224	224	224	224	217	0	429	(110)	182	182	182	182	2,160
6141 - Finance Charge Ins Premium	0	0	0	0	0	1,392	0	0	0	0	0	0	1,392
6142 - Package-GL, Crime, D&O	0	0	0	0	0	4,031	0	0	0	0	0	0	4,031
6143 - Umbrella Policy	0	0	0	0	0	352	0	0	0	0	0	0	352
<b>Total Insurance Expense</b>	<b>8,261</b>	<b>8,261</b>	<b>8,261</b>	<b>1,603</b>	<b>18,808</b>	<b>48,388</b>	<b>13,306</b>	<b>12,767</b>	<b>13,059</b>	<b>13,059</b>	<b>13,059</b>	<b>13,059</b>	<b>171,889</b>
<b>Building Maintenance</b>													
6511 - Building Expense	990	990	990	990	990	990	990	990	990	990	990	990	11,880
6511.1 - Cleaning Supplies	20	20	20	20	20	20	20	20	20	20	20	20	240
6511.2 - Tools	40	40	40	40	40	40	40	40	40	40	40	40	480
6511.3 - Plumbing	60	60	60	60	60	60	60	60	60	60	60	60	720
<b>Total Building Maintenance</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>1,110</b>	<b>13,320</b>
6512 - Grounds Expense	280	280	280	280	280	280	280	280	280	280	280	280	3,360
6512.5 - Parking Lot	20	20	20	20	20	20	20	20	20	20	20	20	240
6553 - Ext Extermination	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6556 - Lawn & Tree Care	500	500	500	500	500	500	500	500	500	500	500	500	6,000
<b>Total Grounds Expense</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>2,110</b>	<b>25,320</b>
6515 - Elevator Expense	700	700	700	700	700	700	700	700	700	700	700	700	8,400
6517 - Apt #112 Repairs & Maint	60	60	60	60	60	60	60	60	60	60	60	60	720
6518 - Gasoline Expense	30	30	30	30	30	30	30	30	30	30	30	30	360
6520 - #112 Maintenance fees	470	470	470	470	470	470	470	470	470	470	470	470	5,643
6521 - Pool Deck Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
6523 - Club House Expenses	50	50	50	50	50	50	50	50	50	50	50	50	600
7001 - Unit repairs (net)	0	0	0	0	0	0	0	0	0	0	0	0	0

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Less Reim from for SCR Maintenance	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(6,000)
<b>subTotal</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>810</b>	<b>9,723</b>
6513 - Pool Expense													
6513.1 Pool Furniture & Repair	400	400	400	400	400	400	400	400	400	400	400	400	4,800
6513.5 Pool Service/Chemicals	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
<b>Total Pool Expense</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>1,650</b>	<b>19,800</b>
<b>Total Maintenance Expense</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>5,680</b>	<b>68,163</b>
Office Expense													
6152 - Computer Expense	20	20	20	20	20	20	20	20	20	20	20	20	240
6153 - Office Supplies Expense	60	60	60	60	60	60	60	60	60	60	60	60	720
6154 - Postage & Delivery Expen	85	85	85	85	85	85	85	85	85	85	85	85	1,020
6155 - Telephone Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
6158 - License & Fees	50	50	50	50	50	50	50	50	50	50	50	50	600
6160 - Bank Service Charge	5	5	5	5	5	5	5	5	5	5	5	5	60
6161 - Advertising Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
6161 - Bad Check Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
6165 - Club House Supplies	10	10	10	10	10	10	10	10	10	10	10	10	120
6167 - Board Meeting Expense	65	65	65	65	65	65	65	65	65	65	65	65	780
6171 - Software/Apps	50	50	50	50	50	50	50	50	50	50	50	50	600
6162.20 Wireless Office	280	280	280	280	280	280	280	280	280	280	280	280	3,360
Total 6162 - Wireless													
<b>Total 6150 - Office Expense</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>9,000</b>
Professional Services Ex													
6191 - Consulting	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6192 - Legal Fees	410	410	410	410	410	410	410	410	410	410	410	410	4,920
6193 - Acct Software and acct fees	466	466	466	466	466	466	466	466	466	466	466	466	5,592
6196 - Guard Service	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
6197 - Background Checks	30	30	30	30	30	30	30	30	30	30	30	30	360
<b>Total 6190 - Professional Services Ex</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>2,156</b>	<b>25,872</b>
Reserve Funding													
6410 - Roof Reserve Funding	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
6420 - Paint Res Funding	710	710	710	710	710	710	710	710	710	710	710	710	8,520
6430 - Parking Reserve Funding	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6440 - Deferred Maintenance - C	11,833	11,833	11,833	11,833	11,833	11,833	11,833	11,833	11,833	11,833	11,833	11,833	142,000
<b>Total Reserve Funding</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>13,993</b>	<b>167,920</b>
Service Expense													
6551 - Cable TV	6,620	6,620	6,620	6,620	6,620	6,620	6,620	6,620	6,620	6,620	6,620	6,620	79,440
6551.1 - Cable - Unit 112	8	8	8	8	8	8	8	8	8	8	8	8	96
6552 Int Extermination	170	170	170	170	170	170	170	170	170	170	170	170	2,040
6554 - Fire Alarm Expense	660	660	660	660	660	660	660	660	660	660	660	660	7,920
6555 - Fire Extinguisher Expens	140	140	140	140	140	140	140	140	140	140	140	140	1,680
<b>Total Service Expense</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>7,598</b>	<b>91,176</b>
Utilities													
6561 - Pool, Irrig & St Lgt Exp	180	180	180	180	180	180	180	180	180	180	180	180	2,160
6562 - Elect, Wtr, & Swr Exp	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	1,490	17,880
6563 - Gas Expense	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	17,832

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Reimb from SCR for Gas	(990)	(990)	(990)	(990)	(990)	(990)	(990)	(990)	(990)	(990)	(990)	(990)	(11,880)
6564 - Apt #112 Utilities	100	100	100	100	100	100	100	100	100	100	100	100	1,200
<b>Total Utilities</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>2,266</b>	<b>27,192</b>
<b>Total Expenses</b>	<b>47,573</b>	<b>47,573</b>	<b>50,535</b>	<b>40,915</b>	<b>61,083</b>	<b>87,700</b>	<b>52,618</b>	<b>55,041</b>	<b>52,371</b>	<b>52,371</b>	<b>55,333</b>	<b>52,371</b>	<b>655,483</b>
<b>Net Operating Income</b>	<b>9,598</b>	<b>9,958</b>	<b>6,995</b>	<b>12,936</b>	<b>(7,183)</b>	<b>(28,250)</b>	<b>7,966</b>	<b>(1,191)</b>	<b>923</b>	<b>479</b>	<b>(2,478)</b>	<b>484</b>	<b>10,235</b>
Other income													
5520 -Credit Card Cash Back	0	0	0	0	0	0	0	0	0	0	0	0	0
5525 - Misc Income	0	0	0	0	0	0	0	0	0	0	0	0	0
5530 - Interest Income (OpFund)	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Other income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Other Expenses													
8010 - Miscellaneous Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Other Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Income</b>	<b>9,598</b>	<b>9,958</b>	<b>6,995</b>	<b>12,936</b>	<b>(7,183)</b>	<b>(28,250)</b>	<b>7,966</b>	<b>(1,191)</b>	<b>923</b>	<b>479</b>	<b>(2,478)</b>	<b>484</b>	<b>10,235</b>