

Profit and Loss

Seacoast Management No 3 Inc

January 1-November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Revenue	
40000 Owner Assessments	691,686.37
40003 Special Ass Interest	45.03
40006 Spectrum Cable Revenue	51,461.71
40030 Screening /Transfer Fees	975.00
40050 Laundry Income	19,816.89
40081 Reserve Interest	17,165.33
40090 Grant Income	82,637.50
40092 Special Assessment	72,711.98
Total for Revenue	\$936,499.81
Total for Income	\$936,499.81
Gross Profit	
\$936,499.81	
Expenses	
Administrative	
50005 Accounting Fees	14,021.78
50012 IRS Federal Income Taxes	6,681.00
50015 Clickpay/Bank Charges	2,079.89
50045-00 Legal Fees	924.55
50050-00 License, Taxes, Permits	628.75
50050-45 License, Taxes, Permit- Pool/Spa	256.08
50053 Corporate Annual Rep	70.00
50075 50% Office Supplies	3,333.61
50080 50% Postage & Mail	51.95
50090-00 Professional Fees	1,475.00
50100 Screening Fees	285.78
50125 50% Web Page/ Internet	275.88
Total for Administrative	\$30,084.27
Contracts	
60010 Alarm Services	1,853.10
60013 Cable Television	52,193.90
60035 Elevator Contract	3,690.15
60082 50% Clubhouse Internet Access	1,419.81
60090 50% Landscape	11,405.68
61010 50% Pest Control	2,449.62
61020 50% Pool/Spa Contract	10,700.00
65000 Surfside Cam Fees	140,703.87
Total for Contracts	\$224,416.13
Insurance	
52030 Insurance - Commercial Pkg	212,543.27
Total for Insurance	\$212,543.27

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DISTRIBUTION ACCOUNT	TOTAL
Repairs and Maintenance	
70025 R&M-Building	19,321.91
70040 R&M-Elevator	7,933.76
70043-42 R&M Life Safety	2,538.60
70072 Laundry Equipment Repairs	585.00
70096-00 R&M-50% Pool/Indoor	7,516.73
70100 R&M-50%-Outdoor Furniture	567.67
70135 Landscaping Extras (SCG3 Only)	4,871.99
70136 50% CP Landscaping	833.05
70137 Irrigation Repairs	567.50
70138 Clubhouse Remodel	11,599.43
70176 50% Supplies Clean/Maintenance	13,205.80
Total for Repairs and Maintenance	\$69,541.44
Reserve/Special Assessment	
73002 Special Assessment - Interest	-3,284.47
73003 Reserve Interest Exp	1,052.13
73303 Reserve Expenses - Interest	19,967.47
Total for Reserve/Special Assessment	\$17,735.13
Utilities	
54050-00 SCG3 Utilities- NSB	35,436.60
Total for Utilities	\$35,436.60
Total for Expenses	\$589,756.84
Net Operating Income	\$346,742.97
Other Income	
Interest Earned	5,720.09
Total for Other Income	\$5,720.09
Net Other Income	\$5,720.09
Net Income	\$352,463.06