

**By the Sea Council of Co-Owners
Comparative Financial Statements
as of
December 31, 2025 and 2024
And
For the Two and Four Months Then Ended**

By The Sea Council of Co-Owners
Comparative Statement of Assets, Liabilities, and Fund Balances
Income Tax Basis
As of December 31, 2025 and 2024

Assets	2025	2024
Current Assets		
Cash & Cash Equivalents	\$ 921,522.26	\$ 1,623,857.37
Accounts Receivable- Association Dues	40,634.67	39,071.43
Accounts Receivable- Insurance	-	243,892.29
Prepaid Federal Income Tax	2,020.00	1,690.00
Prepaid Insurance	182,831.38	45,107.61
Payroll Tax Withholding	531.90	-
Fitness Studio Equipment	17,446.77	-
Surveillance System	16,248.63	-
Accrued Interest Receivable	-	9,173.55
Total Current Assets	1,181,235.61	1,962,792.25
Total Assets	\$ 1,181,235.61	\$ 1,962,792.25
Liabilities & Fund Balance		
	2025	2024
Current Liabilities		
Accounts Payable	\$ 20,489.09	\$ 66,230.27
Federal Income Tax Payable	-	1,312.00
Insurance Proceeds	464,389.29	1,208,029.15
Pre-Paid Assessments	25,258.38	42,789.36
Payroll Liabilities	531.88	659.65
Sales Tax Payable	516.74	568.30
Total Current Liabilities	511,185.38	1,319,588.73
Total Liabilities	511,185.38	1,319,588.73
Fund Balances		
Reserve for Replacements	394,214.70	394,214.70
Operating Fund	326,679.68	345,078.91
Excess (Deficit) of Revenues Over Expenses	(50,844.15)	(96,090.09)
Total Fund Balances	670,050.23	643,203.52
Total Liabilities & Fund Balances	\$ 1,181,235.61	\$ 1,962,792.25

By The Sea Council of Co-Owners
Comparative Statement of Revenue and Expenses
Income Tax Basis
For the Four Months Ended December 31, 2025 and 2024

	2025	%	2024	%
Revenue				
Homeowners Fees	\$ 231,141.44	82.64%	\$ 220,884.02	83.54%
Interest Income - CD's	6,472.62	2.31%	5,255.65	1.99%
Late Fee & Interest Income	2,383.99	0.85%	2,733.32	1.03%
Parking Revenue	39,688.01	14.19%	35,516.89	13.43%
Sales Tax Discount	16.20	0.01%	12.73	0.00%
Total Revenue	<u>279,702.26</u>	100.00%	<u>264,402.61</u>	100.00%
Operating Expenses				
Bank Service Charges	127.47	0.05%	200.15	0.08%
Dues & Subscriptions	868.27	0.31%	127.38	0.05%
Insurance Expense	67,836.46	24.25%	92,377.02	34.94%
Legal & Professional Fees	11,899.21	4.25%	13,809.46	5.22%
Maintenance Expense	119,909.61	42.87%	52,260.91	19.77%
Major Repairs	-	0.00%	66,839.31	25.28%
Merchant Deposit Fees	2,962.55	1.06%	2,760.34	1.04%
Office Expense	1,260.88	0.45%	453.26	0.17%
Payroll Expense	80,570.36	28.81%	81,439.29	30.80%
Payroll Processing Fee	229.48	0.08%	229.48	0.09%
Postage & Shipping	-	0.00%	121.94	0.05%
Contract Labor	6,200.00	2.22%	438.75	0.17%
Supplies	445.99	0.16%	-	0.00%
Software	8,047.79	2.88%	4,787.10	1.81%
Utilities	32,365.05	11.57%	45,549.03	17.23%
Total Operating Expenses	<u>332,723.12</u>	118.96%	<u>361,393.42</u>	136.68%
Excess (Deficit) Operating Revenues Over Expenses	(53,020.86)	-18.96%	(96,990.81)	-36.68%
Other Income (Expense)				
Other Income (Expense)	2,176.71	0.78%	900.72	0.34%
Net Other Income (Expense)	<u>2,176.71</u>	0.78%	<u>900.72</u>	0.34%
Excess (Deficit) of Revenues Over Expenses	<u>\$ (50,844.15)</u>	-18.18%	<u>\$ (96,090.09)</u>	-36.34%

By The Sea Council of Co-Owners
Comparative Statement of Revenue and Expenses
Income Tax Basis
For the Two Months Ended December 31, 2025 and 2024

	2025	%	2024	%
Revenue				
Homeowners Fees	\$ 115,570.72	85.26%	\$ 116,724.18	85.29%
Interest Income - CD's	3,319.00	2.45%	2,636.45	1.93%
Late Fee & Interest Income	1,365.18	1.01%	1,650.47	1.21%
Parking Revenue	15,295.67	11.28%	15,835.47	11.57%
Sales Tax Discount	6.14	0.00%	4.00	0.00%
Total Revenue	<u>135,556.71</u>	100.00%	<u>136,850.57</u>	100.00%
Operating Expenses				
Bank Service Charges	77.47	0.06%	50.00	0.04%
Dues & Subscriptions	818.27	0.60%	32.46	0.02%
Insurance Expense	32,703.62	24.13%	62,923.89	45.98%
Legal & Professional Fees	6,074.21	4.48%	8,473.48	6.19%
Maintenance Expense	35,100.92	25.89%	22,048.06	16.11%
Major Repairs	-	0.00%	52,879.31	38.64%
Merchant Deposit Fees	1,555.13	1.15%	1,076.13	0.79%
Office Expense	1,011.71	0.75%	97.05	0.07%
Payroll Expense	30,760.50	22.69%	33,157.62	24.23%
Payroll Processing Fee	114.74	0.08%	114.74	0.08%
Postage & Shipping	-	0.00%	73.00	0.05%
Contract Labor	6,200.00	4.57%	-	0.00%
Supplies	445.99	0.33%	-	0.00%
Software	4,007.28	2.96%	2,467.33	1.80%
Utilities	13,612.06	10.04%	23,788.56	17.38%
Total Operating Expenses	<u>132,481.90</u>	97.73%	<u>207,181.63</u>	151.39%
Excess (Deficit) Operating Revenues Over Expenses	3,074.81	2.27%	(70,331.06)	-51.39%
Other Income (Expense)				
Other Income (Expense)	275.16	0.20%	914.50	0.67%
Net Other Income (Expense)	<u>275.16</u>	0.20%	<u>914.50</u>	0.67%
Excess (Deficit) of Revenues Over Expenses	<u>\$ 3,349.97</u>	2.47%	<u>\$ (69,416.56)</u>	-50.72%

Supplemental Information

**By The Sea Council of Co-Owners
Comparative Balance Sheet
Supplemental Information
As of December 31, 2025 and 2024**

	2025	2024
Cash & Cash Equivalents		
Cash on Hand	\$ 400.00	\$ 400.00
Undeposited Funds	91,436.47	8,563.22
Cash in Bank - Moody 1874	293,980.49	1,185,243.31
Cash in Bank - Moody 0400	63,997.54	35,218.31
Cash in Bank - Moody Reserve 4457	-	30.00
Cash in Bank - Petty Cash 5905	941.37	187.83
CD - Moody 0069 Mat 06/23/26 @ 3.35% APY	135,996.11	127,572.89
CD - Moody 0077 Mat 06/23/26 @ 3.35% APY	114,359.48	107,276.38
CD - Moody 0085 Mat 06/23/26 @ 3.35% APY	114,359.48	107,276.38
CD - Moody 0093 Mat 06/23/26 @ 3.35% APY	55,523.36	52,089.05
CD - Moody 3138 Mat 02/13/26 @ 4.00% APY	50,527.96	-
	\$ 921,522.26	\$ 1,623,857.37
Total Cash & Cash Equivalents	\$ 921,522.26	\$ 1,623,857.37

By The Sea Council of Co-Owners
Comparative Statement of Revenue and Expenses
Supplemental Information
For the Months Ended November and December 2025

	<u>Nov 25</u>	<u>Dec 25</u>
Revenue		
Homeowners Fees	\$ 57,785.36	\$ 57,785.36
Interest Income - CD's	-	3,319.00
Late Fee & Interest Income	695.05	670.13
Parking Revenue	9,313.54	5,982.13
Sales Tax Discount	3.54	2.60
Total Revenue	<u>67,797.49</u>	<u>67,759.22</u>
Operating Expenses		
Bank Service Charges	35.00	42.47
Dues & Subscriptions	-	818.27
Insurance Expense	17,566.42	15,137.20
Legal & Professional Fees	3,585.00	2,489.21
Maintenance Expense	19,837.56	15,263.36
Merchant Deposit Fees	765.24	789.89
Office Expense	892.39	119.32
Payroll Expense	14,264.01	16,496.49
Payroll Processing Fee	57.37	57.37
Contract Labor	1,060.00	5,140.00
Supplies	445.99	-
Software	2,135.12	1,872.16
Utilities	10,053.60	3,558.46
Total Operating Expenses	<u>70,697.70</u>	<u>61,784.20</u>
Excess (Deficit) Operating Revenues Over Expenses	(2,900.21)	5,975.02
Other Income (Expense)		
Other Income (Expense)	225.16	50.00
Net Other Income (Expense)	<u>225.16</u>	<u>50.00</u>
Excess (Deficit) of Revenues Over Expenses	<u>\$ (2,675.05)</u>	<u>\$ 6,025.02</u>

By The Sea Council of Co-Owners
Comparative Statement of Revenues and Expenses
Supplemental Information
For the Two Months Ended December 31, 2025 and 2024

	2025	2024
Legal & Professional Fees		
Accounting Expense	\$ 4,489.21	\$ 6,373.48
Legal Expense	1,585.00	2,100.00
Total Legal & Professional Fees	<u>\$ 6,074.21</u>	<u>\$ 8,473.48</u>
 Maintenance Expense		
Tools & Supplies	\$ 2,951.86	\$ 508.98
Building Repairs	23,322.09	-
Common Area Remodeling	3,000.00	-
Elevator Expense	-	5,735.84
Fire Alarm System	-	2,575.18
Pest Control Expense	324.75	649.50
Pool Expense	42.22	-
Rep & Maint - General	5,460.00	4,855.81
Rep & Maint - Grounds	-	7,722.75
Total Maintenance Expense	<u>\$ 35,100.92</u>	<u>\$ 22,048.06</u>
 Payroll Expense		
Taxes - Payroll	\$ 2,338.89	\$ 2,481.53
Uattend	114.74	114.74
Wages - Admin	28,421.61	23,090.02
Wages - Housekeeping	-	5,498.58
Wages - Maintenance	-	2,087.49
Total Payroll Expense	<u>\$ 30,875.24</u>	<u>\$ 33,272.36</u>
 Utilities		
Cable Expense	\$ 2,433.26	\$ 4,652.28
Electric Expense	5,158.72	6,211.77
Telephone Expense & Internet Expense	940.60	1,232.85
Trash Removal Expense	-	5,206.12
Water	5,079.48	6,485.54
Total Utilities	<u>\$ 13,612.06</u>	<u>\$ 23,788.56</u>

By The Sea Council of Co-Owners
Supplemental Information
Revenues and Expenses Budget vs. Actual
For the Two Months Ended December 31, 2025

	<u>2025</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Revenues			
Homeowners Fees	\$ 115,570.72	\$ 114,398.00	\$ 1,172.72
Insurance Assessments	-	45,000.00	(45,000.00)
Interest Income (CD's)	3,319.00	2,666.67	652.33
Late Fee & Interest Income	1,365.18	1,000.00	365.18
Other Income	275.16	-	275.16
Parking Revenue	15,295.67	25,000.00	(9,704.33)
Re-sale Certificate	-	333.33	(333.33)
Sales Tax Discount	6.14	-	6.14
Total Revenue	135,831.87	188,398.00	(52,566.13)
Operating Expenses			
Bank Service Charges	77.47	166.67	(89.20)
Bad Debt Expense	-	500.00	(500.00)
Dues & Subscriptions	818.27	366.67	451.60
Insurance Expense	32,703.62	45,000.00	(12,296.38)
Legal & Professional Fees			
Accounting Expense	4,489.21	4,333.33	155.88
Legal Expense	1,585.00	1,000.00	585.00
Security Expense	-	500.00	(500.00)
Total Legal & Professional Fees	6,074.21	5,833.33	240.88
Maintenance Expense			
Air Conditioning Expense	-	666.67	(666.67)
Building Repairs	23,322.09	56,000.00	(32,677.91)
Common Area Remodeling	3,000.00	11,666.67	(8,666.67)
Electrical and Mechanical Expense	-	833.33	(833.33)
Elevator Expense	-	4,166.67	(4,166.67)
Fire Alarm System	-	333.33	(333.33)
Painting Expense	-	666.67	(666.67)
Pest Control Expense	324.75	583.33	(258.58)
Plumbing & Heating Expense	-	1,000.00	(1,000.00)
Pool Expense	42.22	1,500.00	(1,457.78)
Rep & Maint - General	5,460.00	-	5,460.00
Rep & Maint - Grounds	-	4,333.33	(4,333.33)
Tools & Supplies	2,951.86	833.33	2,118.53
Total Maintenance Expense	35,100.92	82,583.33	(47,482.41)
Major Repairs	-	-	-
Miscellaneous Expense	-	166.67	(166.67)
Merchant Depsoit Fees	1,555.13	-	1,555.13
Office Expense	1,011.71	1,083.33	(71.62)
Parking Expense	-	333.33	(333.33)
Contract Labor	6,200.00	-	6,200.00
Supplies	445.99	-	-
Software	4,007.28	-	4,007.28
Payroll Expense	-	-	-

Financial statement preparation service provided by J. A. Garrison Co., CPA's in accordance with professional standards issued by the AICPA, with substantially all disclosures omitted, with no assurance provided.

By The Sea Council of Co-Owners
Supplemental Information
Revenues and Expenses Budget vs. Actual
For the Two Months Ended December 31, 2025

	<u>2025</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Taxes - Payroll	2,338.89	5,057.24	(2,718.35)
Uattend	114.74	-	114.74
Wages - Admin	28,421.61	34,383.33	(5,961.72)
Wages - Housekeeping	-	9,666.67	(9,666.67)
Wages - Maintenance	-	6,666.67	(6,666.67)
Total Payroll Expense	<u>30,875.24</u>	<u>55,773.91</u>	<u>(24,898.67)</u>
Postage & Shipping	-	83.33	(83.33)
Uniforms	-	-	-
Utilities			
Cable Expense	2,433.26	4,666.67	(2,233.41)
Electric Expense	5,158.72	4,000.00	1,158.72
Internet Website Expenses	-	483.33	(483.33)
Telephone Expense	940.60	433.33	507.27
Trash Removal Expense	-	2,166.67	(2,166.67)
Water	5,079.48	7,000.00	(1,920.52)
Total Utilities	<u>13,612.06</u>	<u>18,750.00</u>	<u>(5,137.94)</u>
Total Operating Expenses	<u>132,481.90</u>	<u>210,640.58</u>	<u>(78,158.68)</u>
Excess (Deficit) Operating Revenues Over Expenses	<u>3,349.97</u>	<u>(22,242.58)</u>	<u>25,592.55</u>
Other Income / (Expense)			
Carryover from Operating & Parking (Reserves)	-	39,166.67	(39,166.67)
Budgeted Drawings from Reserves	-	(11,666.67)	11,666.67
Total Other Income / (Expense)	<u>-</u>	<u>27,500.00</u>	<u>(27,500.00)</u>
Excess (Deficit) Revenues Over Expenses Before Tax	<u>3,349.97</u>	<u>5,257.42</u>	<u>(1,907.45)</u>
Federal Income Tax	-	(2,866.67)	2,866.67
Excess (Deficit) of Revenues Over Expenses	<u><u>\$ 3,349.97</u></u>	<u><u>\$ 2,390.76</u></u>	<u><u>\$ 959.21</u></u>