

JUNE 2025										
						Jun 25	Oct '24 - Jun 25			Annual Budget
Ordinary Income/Expense										
				Income						
				4100 · Condo fees		2,163.77	665,428.92			957,031.46
				4110 · Cable Fee Income		272.83	91,939.41			165,429.64
				4120 · Interest		131.00	10,419.46			9,000.00
				4135 · Vending						
				4130 · Laundry		1,777.00	6,129.00			
				4135 · Vending - Other		0.00	0.00			20,866.25
				Total 4135 · Vending		1,777.00	6,129.00			20,866.25
				4140 · Antenna Roof Rental		2,898.51	23,188.08			30,700.00
				4145 · In-house						
				4146 · Late fees		0.00	2,114.30			
				4147 · Pool ,dog,etc.		0.00	10.00			
				4155 · Re-sale		0.00	1,750.00			
				4156 · Shirts & Hats		265.00	640.00			
				4158 · Miscellaneous		-9,950.00	-31,462.34			41,610.00
				4145 · In-house - Other		0.00	0.00			7,350.00
				Total 4145 · In-house		-9,685.00	-26,948.04			48,960.00
				4171 · Coastal Resorts		0.00	0.00			14,000.00
				4190 · Reimb. for Elec. Verizon		0.00	4,116.98			1,000.00
				4200 · Building Usage Fee		9,100.00	13,450.00			65,055.38
				4202 · Operating transfer to CR		0.00	-133,933.08			-267,866.16
				4203 · Operating transfer to CD		0.00	0.00			60,000.00
				4205 · Operating Transfer to TR CR		0.00	0.00			0.00
				4304 · Transfer to CR from OP		0.00	133,933.08			0.00
				4400 · Special Assessment 2025		0.00	527,789.24			
				Total Income		6,658.11	1,315,513.05			1,104,176.57
				Gross Profit		6,658.11	1,315,513.05			1,104,176.57
				Expense						
				Bank Service Charges		20.00	80.00			
				4000 · Reconciliation Discrepancies		0.00	8.00			500.00
				5010 · Manager		0.00	0.00			0.00
				5020 · Maintenance Manager		7,873.44	50,906.38			73,115.15
				5030 · Office Manager		5,905.97	39,583.11			57,496.60
				5040 · Janitorial Staff		5,040.30	33,912.73			40,018.33
				5045 · Pool Attendant Wages		1,616.87	1,948.94			3,500.00
				5050 · Maintenance		4,310.00	30,829.06			44,815.79
				5060 · Employee benefits						
				5062 · Health Insurance		5,694.84	25,626.78			
				5064 · Bonus		0.00	3,868.00			
				5060 · Employee benefits - Other		0.00	0.00			29,241.06
				Total 5060 · Employee benefits		5,694.84	29,494.78			29,241.06

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					5070 · Payroll Taxes	1,907.75	12,656.99		
					5080 · Security	5,238.49	6,306.75		35,206.50
					5090 · Professional fees				
					5092 · Legal	0.00	3,956.45		
					5094 · Accounting	0.00	8,350.00		
					5090 · Professional fees - Other	0.00	0.00		10,876.80
					Total 5090 · Professional fees	0.00	12,306.45		10,876.80
					5110 · Insurance				
					5111 · Flood	0.00	22,053.00		
					5112 · Major policy	21,127.07	255,635.35		
					5110 · Insurance - Other	0.00	0.00		454,104.00
					Total 5110 · Insurance	21,127.07	277,688.35		454,104.00
					5116 · WORKERMANS COMPENSATION INS.	0.00	891.00		
					5117 · Insurance Claims	0.00	2,032.75		
					5130 · Bldg. Maint. & Supplies				
					2020 · Contracts	8,634.50	65,175.46		
					2021 · Emergency repairs	4,112.00	63,774.35		
					2022 · 05 em. repairs	0.00	3,200.00		
					5134 · Uniforms	0.00	435.83		
					5136 · Supplies	834.81	23,333.74		
					5138 · Fire Alarm	628.00	12,812.29		
					5130 · Bldg. Maint. & Supplies - Other	0.00	0.00		91,343.49
					Total 5130 · Bldg. Maint. & Supplies	14,209.31	168,731.67		91,343.49
					5150 · Parking Lot & Grounds	2,326.25	10,943.04		8,500.00
					5160 · Ice Cream (Pool Deck)	218.50	218.50		
					5170 · Pool	688.57	4,332.92		1,000.00
					5180 · Elevator	0.00	1,275.00		10,400.00
					5200 · Electricity	3,382.00	40,285.27		45,000.00
					5210 · Water & Sewer	0.00	7,444.80		18,756.71
					5220 · Telephone				
					5222 · Answering Service	414.97	1,682.14		
					5220 · Telephone - Other	401.97	3,610.73		1,000.00
					Total 5220 · Telephone	816.94	5,292.87		1,000.00
					5223 · WiFi Expense Comcast				
					5223a · WiFi Monitoring	1,589.00	14,301.00		
					5223 · WiFi Expense Comcast - Other	1,846.99	5,071.29		25,440.00
					Total 5223 · WiFi Expense Comcast	3,435.99	19,372.29		25,440.00
					5230 · Office & Administrative				
					5165 · Postage	154.43	373.43		
					5231 · Office equipment & Supplies	1,861.59	8,911.43		
					5230 · Office & Administrative - Other	0.00	17.33		10,500.00
					Total 5230 · Office & Administrative	2,016.02	9,302.19		10,500.00

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					Jun 25		Oct '24 - Jun 25		Annual Budget	
5240 · Owners & Board Meetings										
5241 · Owners Meetings					0.00	223.13				
5242 · Board Meetings					8.99	35.96				
5243 · Owners Parties					-143.84	879.95				
5240 · Owners & Board Meetings - Other					0.00	0.00	4,500.00			
Total 5240 · Owners & Board Meetings					-134.85	1,139.04	4,500.00			
5260 · Income & Property Taxes										
5262 · Federal Income Taxes					0.00	3,120.00				
5264 · Md Income Taxes					0.00	1,480.00				
5260 · Income & Property Taxes - Other					0.00	0.00	7,008.12			
Total 5260 · Income & Property Taxes					0.00	4,600.00	7,008.12			
5270 · Miscellaneous					0.00	0.00	1,275.01			
5282 · Cable Fees										
5282a · Chesapeake Room					0.00	716.91				
5282 · Cable Fees - Other					9,134.75	83,299.93	121,235.02			
Total 5282 · Cable Fees					9,134.75	84,016.84	121,235.02			
5283 · Uncollectable charges					0.00	0.00	4,000.00			
66000 · Payroll Expenses										
66005 · Simple IRA					695.83	4,775.90				
66000 · Payroll Expenses - Other					64.65	96.44	4,000.00			
Total 66000 · Payroll Expenses					760.48	4,872.34	4,000.00			
8010 · Special Assessment Transfer					0.00	0.00				
Total Expense					95,588.69	860,472.06	1,102,832.58			
Net Ordinary Income					-88,930.58	455,040.99	1,343.99			
Other Income/Expense										
Other Expense										
5250 · Capital Replacement										
Entrance Doors					0.00	0.00	5,000.00			
Pool Deck Repair					25,480.00	499,814.97				
5256 · ProCoat					0.00	14,190.00	50,000.00			
5301 · Roof repairs					0.00	495,239.00				
5302 · Pool repairs					0.00	40,383.08				
5305 · Elevator replacement					0.00	0.00				
5307 · Landscaping					0.00	4,344.85				
Total 5250 · Capital Replacement					25,480.00	1,053,971.90	55,000.00			
Total Other Expense					25,480.00	1,053,971.90	55,000.00			
Net Other Income					-25,480.00	-1,053,971.90	-55,000.00			
Net Income					-114,410.58	-598,930.91	-53,656.01			