

						July 2025					
							Jul 25		Oct '24 - Jul 25		Annual Budget
						Ordinary Income/Expense					
					Income						
					4100 · Condo fees		239,080.20		933,074.43		957,031.46
					4110 · Cable Fee Income		34,112.00		129,904.11		165,429.64
					4120 · Interest		134.58		10,554.04		9,000.00
					4123 · Key Cards		20.00		20.00		
					4135 · Vending						
					4130 · Laundry		2,421.00		8,550.00		
					4134 · Ice Cream		385.00		385.00		
					4135 · Vending - Other		0.00		0.00		20,866.25
					Total 4135 · Vending		2,806.00		8,935.00		20,866.25
					4140 · Antenna Roof Rental		2,898.51		28,985.10		30,700.00
					4145 · In-house						
					4146 · Late fees		505.30		3,701.97		
					4147 · Pool ,dog,etc.		10.00		20.00		
					4155 · Re-sale		250.00		2,250.00		
					4156 · Shirts & Hats		110.00		750.00		
					4158 · Miscellaneous		0.00		0.00		41,610.00
					4145 · In-house - Other		0.00		0.00		7,350.00
					Total 4145 · In-house		875.30		6,721.97		48,960.00
					4171 · Coastal Resorts		0.00		0.00		14,000.00
					4190 · Reimb. for Elec. Verizon		1,315.65		5,432.63		1,000.00
					4200 · Building Usage Fee		18,735.00		30,785.00		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		299,977.24		1,682,201.52		1,104,176.57
					Gross Profit		299,977.24		1,682,201.52		1,104,176.57
					Expense						
					Bank Service Charges		0.00		80.00		
					4000 · Reconciliation Discrepancies		5.85		13.85		500.00
					5010 · Manager		0.00		0.00		0.00
					5020 · Maintenance Manager		5,878.14		56,784.52		73,115.15
					5030 · Office Manager		5,246.55		44,829.66		57,496.60
					5040 · Janitorial Staff		3,956.41		37,869.14		40,018.33
					5045 · Pool Attendant Wages		3,375.74		5,324.68		3,500.00
					5050 · Maintenance		3,448.00		34,277.06		44,815.79
					5060 · Employee benefits						
					5062 · Health Insurance		0.00		25,626.78		
					5064 · Bonus		0.00		3,868.00		

					July 2023					
						Jul 25	Oct '24 - Jul 25	Annual Budget		
					5060 · Employee benefits - Other	0.00	0.00	29,241.06		
					Total 5060 · Employee benefits	0.00	29,494.78	29,241.06		
					5070 · Payroll Taxes	1,706.42	14,363.41	0.00		
					5080 · Security	9,049.64	15,356.39	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	276,762.42			
					5110 · Insurance - Other	0.00	0.00	454,104.00		
					Total 5110 · Insurance	21,127.07	298,815.42	454,104.00		
					5116 · WORKERMANS COMPENSATION INS.	0.00	891.00			
					5117 · Insurance Claims	19,377.86	26,410.61	0.00		
					5130 · Bldg. Maint. & Supplies					
					2020 · Contracts	6,657.50	57,357.96			
					2021 · Emergency repairs	10,907.75	86,657.10			
					2022 · 05 em. repairs	0.00	32,318.84			
					5134 · Uniforms	0.00	435.83			
					5136 · Supplies	1,828.70	25,120.47			
					5138 · Fire Alarm	0.00	12,830.79			
					5130 · Bldg. Maint. & Supplies - Other	0.00	0.00	91,343.49		
					Total 5130 · Bldg. Maint. & Supplies	19,393.95	214,720.99	91,343.49		
					5150 · Parking Lot & Grounds	85.00	11,028.04	8,500.00		
					5160 · Ice Cream (Pool Deck)	188.50	407.00			
					5170 · Pool	790.60	5,123.52	1,000.00		
					5180 · Elevator	0.00	1,275.00	10,400.00		
					5200 · Electricity	4,793.06	45,078.33	45,000.00		
					5210 · Water & Sewer	0.00	7,444.80	18,756.71		
					5220 · Telephone					
					5222 · Answering Service	192.26	1,874.40			
					5220 · Telephone - Other	400.75	4,011.48	1,000.00		
					Total 5220 · Telephone	593.01	5,885.88	1,000.00		
					5223 · WiFi Expense Comcast					
					5223a · WiFi Monitoring	1,589.00	15,890.00			
					5223 · WiFi Expense Comcast - Other	925.40	9,220.99	25,440.00		
					Total 5223 · WiFi Expense Comcast	2,514.40	25,110.99	25,440.00		
					5230 · Office & Administrative					
					5165 · Postage	0.00	373.43			
					5231 · Office equipment & Supplies	1,106.42	10,017.85			

					July 2025				
						Jul 25	Oct '24 - Jul 25		Annual Budget
					5230 · Office & Administrative - Other	0.00	17.33		10,500.00
					Total 5230 · Office & Administrative	1,106.42	10,408.61		10,500.00
					5240 · Owners & Board Meetings				
					5241 · Owners Meetings	0.00	223.13		
					5242 · Board Meetings	0.00	35.96		
					5243 · Owners Parties	-87.23	792.72		
					5240 · Owners & Board Meetings - Other	0.00	0.00		4,500.00
					Total 5240 · Owners & Board Meetings	-87.23	1,051.81		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	248.97	965.88		
					5282 · Cable Fees - Other	9,136.88	89,212.51		121,235.02
					Total 5282 · Cable Fees	9,385.85	90,178.39		121,235.02
					5283 · Uncollectable charges	0.00	0.00		4,000.00
					66000 · Payroll Expenses				
					66005 · Simple IRA	559.96	5,335.86		
					66000 · Payroll Expenses - Other	136.32	232.76		4,000.00
					Total 66000 · Payroll Expenses	696.28	5,568.62		4,000.00
					8010 · Special Assessment Transfer	0.00	0.00		
					Total Expense	112,631.52	1,004,698.95		1,102,832.58
					Net Ordinary Income	187,345.72	677,502.57		1,343.99
					Other Income/Expense				
					Other Expense				
					5250 · Capital Replacement				
					Entrance Doors	0.00	0.00		5,000.00
					Pool Deck Repair	0.00	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		0.00
					5307 · Landscaping	0.00	4,344.85		
					5250 · Capital Replacement - Other	0.00	0.00		0.00
					Total 5250 · Capital Replacement	0.00	1,053,971.90		55,000.00
					Total Other Expense	0.00	1,053,971.90		55,000.00
					Net Other Income	0.00	-1,053,971.90		-55,000.00
Net Income						187,345.72	-376,469.33		-53,656.00