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Cash Basis

9400 Ocean Highway Condominium Inc.
Profit & Loss Budget Performance
October 2025 through September 2026

	Oct '25 - Sep 26	Annual Budget
Ordinary Income/Expense		
Income		
4100 · Condo fees	459,765.02	1,235,789.26
4110 · Cable Fee Income	67,760.62	0.00
4120 · Interest	320.61	5,054.00
4135 · Vending		
4130 · Laundry	2,055.23	
4135 · Vending - Other	0.00	20,000.00
Total 4135 · Vending	2,055.23	20,000.00
4140 · Antenna Roof Rental	8,695.53	34,782.11
4145 · In-house		
4146 · Late fees	517.88	
4155 · Re-sale	750.00	
4145 · In-house - Other	0.00	5,750.00
Total 4145 · In-house	1,267.88	5,750.00
4171 · Coastal Resorts	14,000.00	14,000.00
4190 · Reimb. for Elec. Verizon	3,472.68	5,000.00
4200 · Building Usage Fee	0.00	78,000.00
4202 · Operating transfer to CR	46,499.45	-100,122.57
4203 · Operating transfer to CD	0.00	0.00
4304 · Transfer to CR from OP	0.00	
Total Income	603,837.02	1,298,252.80
Gross Profit	603,837.02	1,298,252.80
Expense		
Bank Service Charges	10.00	
4000 · Reconciliation Discrepancies	0.00	500.00
5010 · Manager	0.00	0.00
5020 · Maintenance Manager	16,056.07	75,674.18
5030 · Office Manager	12,807.27	59,508.98
5040 · Janitorial Staff	8,416.78	41,418.97
5045 · Pool Attendant Wages	0.00	3,622.50
5050 · Maintenance	8,407.84	46,384.34
5060 · Employee benefits		
5062 · Health Insurance	8,672.40	
5064 · Bonus	4,003.20	
5060 · Employee benefits - Other	0.00	40,294.68
Total 5060 · Employee benefits	12,675.60	40,294.68
5070 · Payroll Taxes	3,820.51	20,017.77
5080 · Security	0.00	35,206.50
5090 · Professional fees		
5092 · Legal	195.00	
5090 · Professional fees - Other	0.00	13,185.00

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Total 5090 · Professional fees	195.00	13,185.00
5110 · Insurance		
5111 · Flood	-3,439.00	
5112 · Major policy	242,254.14	
5110 · Insurance - Other	0.00	426,437.04
Total 5110 · Insurance	238,815.14	426,437.04
5115 · Website	560.75	
5116 · WORKERMANS COMPENSATION INS.	2,189.00	
5117 · Insurance Claims	0.00	5,000.00
5130 · Bldg. Maint. & Supplies		
2020 · Contracts	15,285.80	
2021 · Emergency repairs	6,308.21	
2022 · 05 em. repairs	132.43	
5136 · Supplies	1,521.83	
5137 · Gym Maintenance	49.75	
5138 · Fire Alarm	3,352.04	
5130 · Bldg. Maint. & Supplies - Other	0.00	153,196.66
Total 5130 · Bldg. Maint. & Supplies	26,650.06	153,196.66
5150 · Parking Lot & Grounds	0.00	9,000.00
5170 · Pool	0.00	5,000.00
5180 · Elevator	0.00	3,000.00
5200 · Electricity	11,181.51	60,000.00
5210 · Water & Sewer	5,012.25	19,319.41
5220 · Telephone		
5222 · Answering Service	485.41	
5220 · Telephone - Other	1,557.27	8,534.46
Total 5220 · Telephone	2,042.68	8,534.46
5223 · WiFi Expense Comcast		
5223a · WiFi Monitoring	4,767.00	
5223 · WiFi Expense Comcast - Other	2,496.12	31,033.20
Total 5223 · WiFi Expense Comcast	7,263.12	31,033.20
5230 · Office & Administrative		
5231 · Office equipment & Supplies	3,624.11	
5230 · Office & Administrative - Other	0.00	10,815.00
Total 5230 · Office & Administrative	3,624.11	10,815.00
5240 · Owners & Board Meetings		
5242 · Board Meetings	8.99	
5240 · Owners & Board Meetings - Other	0.00	3,000.00
Total 5240 · Owners & Board Meetings	8.99	3,000.00
5260 · Income & Property Taxes		
5264 · Md Income Taxes	7,300.00	
5260 · Income & Property Taxes - Other	0.00	5,054.00

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Total 5260 · Income & Property Taxes	7,300.00	5,054.00
5270 · Miscellaneous	0.00	5,000.00
5282 · Cable Fees		
5282a · Chesapeake Room	248.97	
5282 · Cable Fees - Other	27,412.26	114,755.65
Total 5282 · Cable Fees	27,661.23	114,755.65
5283 · Uncollectable charges	0.00	0.00
66000 · Payroll Expenses		
66005 · Simple IRA	1,480.04	
66000 · Payroll Expenses - Other	-10.70	7,098.27
Total 66000 · Payroll Expenses	1,469.34	7,098.27
Total Expense	396,167.25	1,202,056.61
Net Ordinary Income	207,669.77	96,196.19
Other Income/Expense		
Other Expense		
5250 · Capital Replacement		
5256 · ProCoat	66,989.00	120,000.00
5305 · Elevator replacement	0.00	20,000.00
5250 · Capital Replacement - Other	0.00	40,000.00
Total 5250 · Capital Replacement	66,989.00	180,000.00
Total Other Expense	66,989.00	180,000.00
Net Other Income	-66,989.00	-180,000.00
Net Income	**140,680.77**	**-83,803.81**