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09/07/23
Accrual Basis

# 9400 Ocean Highway Condominium Inc.
## Profit & Loss Budget Performance
### September 2023

| | Sep 23 | Oct '22 - Sep 23 | Annual Budget |
|---|---|---|---|
| Ordinary Income/Expense | | | |
| Income | | | |
| 4100 · Condo fees | 0.00 | 725,643.78 | 723,653.28 |
| 4110 · Cable Fee Income | 0.00 | 125,406.00 | 124,504.88 |
| 4120 · Interest | 0.00 | 2,345.76 | 500.00 |
| 4123 · Key Cards | 0.00 | 160.00 | |
| 4135 · Vending | | | |
| 4130 · Laundry | 0.00 | 11,485.50 | |
| 4134 · Ice Cream | 0.00 | 1,884.00 | |
| 4135 · Vending - Other | 0.00 | 0.00 | 16,495.06 |
| Total 4135 · Vending | 0.00 | 13,369.50 | 16,495.06 |
| 4140 · Antenna Roof Rental | 0.00 | 28,119.41 | 30,700.00 |
| 4145 · In-house | | | |
| 4146 · Late fees | 0.00 | 1,943.50 | |
| 4147 · Pool ,dog,etc. | 0.00 | 40.00 | |
| 4155 · Re-sale | 0.00 | 2,000.00 | |
| 4156 · Shirts & Hats | 0.00 | 1,365.00 | |
| 4160 · door remotes | 0.00 | 100.00 | |
| 4145 · In-house - Other | 0.00 | 0.00 | 7,350.00 |
| Total 4145 · In-house | 0.00 | 5,448.50 | 7,350.00 |
| 4171 · Coastal Resorts | 0.00 | 14,000.00 | 14,000.00 |
| 4190 · Reimb. for Elec. Verizon | 0.00 | 4,284.79 | 10,000.00 |
| 4200 · Building Usage Fee | 1,450.00 | 49,500.00 | 59,141.25 |
| 4202 · Operating transfer to CR | 0.00 | -127,555.32 | -170,073.75 |
| 4203 · Operating transfer to CD | 0.00 | 0.00 | 0.00 |
| 4204 · Operating transfer to BofOC | 0.00 | -5,000.00 | -5,000.00 |
| 4205 · Operating Transfer to TR CR | 0.00 | 0.00 | 0.00 |
| 4304 · Transfer to CR from OP | 0.00 | 85,036.88 | 0.00 |
| 4306 · Transfer to BofOC from OP | 0.00 | 47,518.44 | 0.00 |
| Total Income | 1,450.00 | 968,277.74 | 811,270.72 |
| Gross Profit | 1,450.00 | 968,277.74 | 811,270.72 |
| Expense | | | |
| Bank Service Charges | 0.00 | 10.00 | 500.00 |
| 4000 · Reconciliation Discrepancies | 0.00 | 0.00 | 0.00 |
| 5020 · Maintenance Manager | 1,586.97 | 59,379.83 | 64,124.29 |
| 5030 · Office Manager | 1,185.50 | 47,868.15 | 52,170.04 |
| 5031 · Utility | 0.00 | 0.00 | 0.00 |
| 5040 · Janitorial Staff | 1,045.08 | 13,208.26 | 17,955.00 |
| 5045 · Pool Attendant Wages | 378.95 | 8,640.94 | 18,480.00 |
| 5050 · Maintenance | 782.00 | 36,596.44 | 40,664.00 |
| 5060 · Employee benefits | | | |
| 5062 · Health Insurance | 0.00 | 19,845.78 | |
| 5064 · Bonus | 0.00 | 2,762.00 | |
| 5060 · Employee benefits - Other | 0.00 | 0.00 | 27,562.50 |
| Total 5060 · Employee benefits | 0.00 | 22,607.78 | 27,562.50 |

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|---|---|---|---|
| 5070 · Payroll Taxes | 383.39 | 16,899.70 | |
| 5080 · Security | 1,830.36 | 23,810.11 | 35,206.50 |
| 5090 · Professional fees | | | |
| 5094 · Accounting | 0.00 | 7,050.00 | |
| 5090 · Professional fees - Other | 0.00 | 0.00 | 9,064.00 |
| Total 5090 · Professional fees | 0.00 | 7,050.00 | 9,064.00 |
| 5095 · Bad Debt Expense | 0.00 | 0.00 | 0.00 |
| 5110 · Insurance | | | |
| 5111 · Flood | 0.00 | 24,603.00 | |
| 5112 · Major policy | 12,762.13 | 272,661.42 | |
| 5110 · Insurance - Other | 0.00 | 0.00 | 189,210.00 |
| Total 5110 · Insurance | 12,762.13 | 297,264.42 | 189,210.00 |
| 5115 · Website | 0.00 | 511.86 | |
| 5116 · WORKERMANS COMPENSATION INS. | 2,431.00 | 2,465.00 | |
| 5117 · Insurance Claims on Units | 0.00 | 0.00 | |
| 5130 · Bldg. Maint. & Supplies | | | |
| 2020 · Contracts | 1,974.00 | 52,699.31 | |
| 2021 · Emergency repairs | 592.50 | 50,976.80 | |
| 2022 · 05 em. repairs | 0.00 | 1,352.48 | |
| 5134 · Uniforms | 0.00 | 76.26 | |
| 5136 · Supplies | 298.89 | 17,089.41 | |
| 5137 · Gym Maintenance | 0.00 | 250.00 | |
| 5138 · Fire Alarm | 695.00 | 8,824.86 | |
| 5130 · Bldg. Maint. & Supplies - Other | 0.00 | 0.00 | 86,993.80 |
| Total 5130 · Bldg. Maint. & Supplies | 3,560.39 | 131,269.12 | 86,993.80 |
| 5150 · Parking Lot & Grounds | 0.00 | 8,398.19 | 8,500.00 |
| 5160 · Ice Cream (Pool Deck) | 0.00 | 1,735.50 | |
| 5170 · Pool | 0.00 | 2,678.82 | 3,000.00 |
| 5180 · Elevator | 0.00 | 1,242.52 | 10,400.00 |
| 5200 · Electricity | 0.00 | 40,174.91 | 45,000.00 |
| 5210 · Water & Sewer | 7,795.02 | 16,816.35 | 17,680.00 |
| 5220 · Telephone | | | |
| 5222 · Answering Service | 0.00 | 2,022.01 | |
| 5220 · Telephone - Other | 0.00 | 3,955.29 | 4,000.00 |
| Total 5220 · Telephone | 0.00 | 5,977.30 | 4,000.00 |
| 5223 · WiFi Expense Comcast | | | |
| 5223a · WiFi Monitoring | 1,340.00 | 15,967.00 | 0.00 |
| 5223 · WiFi Expense Comcast - Other | 775.95 | 9,193.63 | 24,000.00 |
| Total 5223 · WiFi Expense Comcast | 2,115.95 | 25,160.63 | 24,000.00 |
| 5230 · Office & Administrative | | | |
| 5165 · Postage | 0.00 | 325.31 | |
| 5231 · Office equipment & Supplies | 0.00 | 6,879.03 | |
| 5230 · Office & Administrative - Other | 0.00 | 589.80 | 10,000.00 |
| Total 5230 · Office & Administrative | 0.00 | 7,794.14 | 10,000.00 |
| 5240 · Owners & Board Meetings | | | |

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## Profit & Loss Budget Performance
### September 2023

| | Sep 23 | Oct '22 - Sep 23 | Annual Budget |
|---|---|---|---|
| 5241 · Owners Meetings | 0.00 | 244.56 | |
| 5242 · Board Meetings | 0.00 | 93.43 | |
| 5243 · Owners Parties | 445.44 | 5,155.36 | |
| 5240 · Owners & Board Meetings - Other | 0.00 | 0.00 | 4,500.00 |
| Total 5240 · Owners & Board Meetings | 445.44 | 5,493.35 | 4,500.00 |
| 5260 · Income & Property Taxes | | | |
| 5262 · Federal Income Taxes | 0.00 | -2.97 | |
| 5264 · Md Income Taxes | 0.00 | 716.75 | |
| 5260 · Income & Property Taxes - Other | 0.00 | 0.00 | 6,480.00 |
| Total 5260 · Income & Property Taxes | 0.00 | 713.78 | 6,480.00 |
| 5270 · Miscellaneous | 0.00 | 0.00 | 2,500.00 |
| 5282 · Cable Fees | | | |
| 5282a · Chesapeake Room | 0.00 | 1,339.84 | |
| 5282 · Cable Fees - Other | 8,275.49 | 99,312.73 | 121,235.02 |
| Total 5282 · Cable Fees | 8,275.49 | 100,652.57 | 121,235.02 |
| 5283 · Uncollectable charges | 0.00 | 0.00 | 4,000.00 |
| 66000 · Payroll Expenses | | | |
| 66005 · Simple IRA | 106.74 | 4,466.63 | |
| 66000 · Payroll Expenses - Other | 3.42 | 241.98 | 4,000.00 |
| Total 66000 · Payroll Expenses | 110.16 | 4,708.61 | 4,000.00 |
| Total Expense | 44,687.83 | 889,128.28 | 807,225.15 |
| Net Ordinary Income | -43,237.83 | 79,149.46 | 4,045.57 |
| Other Income/Expense | | | |
| Other Income | | | |
| 4301 · Condo assessment late fee | 0.00 | 206.58 | |
| Total Other Income | 0.00 | 206.58 | |
| Other Expense | | | |
| 5250 · Capital Replacement | | | |
| Entrance Doors | 0.00 | 0.00 | 0.00 |
| HVAC | 0.00 | 0.00 | 0.00 |
| Parking Lot | 0.00 | 0.00 | 0.00 |
| Water Pipes | 0.00 | 0.00 | 0.00 |
| 5254 · Save New Balconies | 0.00 | 0.00 | 0.00 |
| 5256 · ProCoat | 0.00 | 98,222.00 | 0.00 |
| 5257 · Water Pump | 0.00 | 0.00 | 0.00 |
| 5301 · Roof repairs | 0.00 | 0.00 | 0.00 |
| 5305 · Elevator replacement | 0.00 | 25,525.00 | |
| Total 5250 · Capital Replacement | 0.00 | 123,747.00 | 0.00 |
| Total Other Expense | 0.00 | 123,747.00 | 0.00 |
| Net Other Income | 0.00 | -123,540.42 | 0.00 |
| **Net Income** | **-43,237.83** | **-44,390.96** | **4,045.57** |