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	520,282.14		1,235,789.26
4110 · Cable Fee Income	76,673.63		0.00
4120 · Interest	523.96		5,054.00
4135 · Vending			
4130 · Laundry	2,616.23		
4135 · Vending - Other	0.00		20,000.00
Total 4135 · Vending	2,616.23		20,000.00
4140 · Antenna Roof Rental	11,594.04		34,782.11
4145 · In-house			
4146 · Late fees	692.13		
4155 · Re-sale	750.00		
4145 · In-house - Other	0.00		5,750.00
Total 4145 · In-house	1,442.13		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	52,620.48		-100,122.57
4203 · Operating transfer to CD	0.00		0.00
4304 · Transfer to CR from OP	0.00		
Total Income	683,225.29		1,298,252.80
Gross Profit	683,225.29		1,298,252.80
Expense			
Bank Service Charges	30.00		
4000 · Reconciliation Discrepancies	0.00		500.00
5010 · Manager	0.00		0.00
5020 · Maintenance Manager	20,963.71		75,674.18
5030 · Office Manager	16,829.26		59,508.98
5040 · Janitorial Staff	11,778.94		41,418.97
5045 · Pool Attendant Wages	0.00		3,622.50
5050 · Maintenance	11,245.15		46,384.34
5060 · Employee benefits			
5062 · Health Insurance	11,473.20		
5064 · Bonus	4,003.20		
5060 · Employee benefits - Other	0.00		40,294.68
Total 5060 · Employee benefits	15,476.40		40,294.68
5070 · Payroll Taxes	5,068.64		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	24,555.80		
2021 · Emergency repairs	9,088.91		
2022 · 05 em. repairs	1,549.78		
5134 · Uniforms	395.59		
5136 · Supplies	7,643.01		
5137 · Gym Maintenance	155.70		
5138 · Fire Alarm	4,278.04		
5130 · Bldg. Maint. & Supplies - Other	0.00		153,196.66
Total 5130 · Bldg. Maint. & Supplies	47,666.83		153,196.66
5150 · Parking Lot & Grounds	132.35		9,000.00
5170 · Pool	0.00		5,000.00
5180 · Elevator	0.00		3,000.00
5200 · Electricity	20,440.62		60,000.00
5210 · Water & Sewer	5,012.25		19,319.41
5220 · Telephone			
5222 · Answering Service	677.67		
5220 · Telephone - Other	1,879.20		8,534.46
Total 5220 · Telephone	2,556.87		8,534.46
5223 · WiFi Expense Comcast			
5223a · WiFi Monitoring	6,356.00		
5223 · WiFi Expense Comcast - Other	3,331.77		31,033.20
Total 5223 · WiFi Expense Comcast	9,687.77		31,033.20
5230 · Office & Administrative			
5165 · Postage	78.00		
5231 · Office equipment & Supplies	4,023.06		
5230 · Office & Administrative - Other	0.00		10,815.00
Total 5230 · Office & Administrative	4,101.06		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			

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5262 · Federal Income Taxes	16,411.00		
5264 · Md Income Taxes	7,300.00		
5260 · Income & Property Taxes - Other	0.00		5,054.00
Total 5260 · Income & Property Taxes	23,711.00		5,054.00
5270 · Miscellaneous	0.00		5,000.00
5282 · Cable Fees			
5282a · Chesapeake Room	331.96		
5282 · Cable Fees - Other	45,693.62		114,755.65
Total 5282 · Cable Fees	46,025.58		114,755.65
5283 · Uncollectable charges	0.00		0.00
66000 · Payroll Expenses			
66005 · Simple IRA	1,933.93		
66000 · Payroll Expenses - Other	-10.70		7,098.27
Total 66000 · Payroll Expenses	1,923.23		7,098.27
Total Expense	484,418.54		1,202,056.61
Net Ordinary Income	198,806.75		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	**131,817.75**		**-83,803.81**