

**9400 Ocean Highway Condominium Inc.
 Profit & Loss Budget Performance**

September 2024

					Sep 24	Oct '23 - Sep 24	Annual Budget
Ordinary Income/Expense							
			Income				
			4100 · Condo fees		5,698.62	835,158.61	832,201.27
			4110 · Cable Fee Income		0.00	128,772.00	128,240.03
			4120 · Interest		772.15	6,722.90	9,000.00
			4135 · Vending				
			4130 · Laundry		787.00	11,776.00	
			4134 · Ice Cream		70.00	1,171.00	
			4135 · Vending - Other		0.00	0.00	18,969.32
			Total 4135 · Vending		857.00	12,947.00	18,969.32
			4140 · Antenna Roof Rental		2,898.51	31,702.32	30,700.00
			4145 · In-house				
			4146 · Late fees		0.00	2,408.90	
			4147 · Pool ,dog,etc.		10.00	20.00	
			4155 · Re-sale		0.00	1,250.00	
			4156 · Shirts & Hats		75.00	933.12	
			4158 · Miscellaneous		0.00	0.00	0.00
			4160 · door remotes		0.00	80.00	
			4145 · In-house - Other		0.00	0.00	7,350.00
			Total 4145 · In-house		85.00	4,692.02	7,350.00
			4171 · Coastal Resorts		0.00	14,000.00	14,000.00
			4190 · Reimb. for Elec. Verizon		0.00	4,760.88	10,000.00
			4200 · Building Usage Fee		8,600.00	56,190.00	59,141.25
			4202 · Operating transfer to CR		0.00	-255,110.63	-255,110.63
			4203 · Operating transfer to CD		0.00	0.00	0.00
			4204 · Operating transfer to BofOC		0.00	0.00	184,000.00
			4205 · Operating Transfer to TR CR		0.00	0.00	0.00
			4304 · Transfer to CR from OP		0.00	255,110.63	0.00
			4306 · Transfer to BofOC from OP		0.00	0.00	0.00
			4400 · Special Assessment 2025		380,131.19	592,280.48	
			Total Income		399,042.47	1,687,226.21	1,038,491.24
			Gross Profit		399,042.47	1,687,226.21	1,038,491.24
			Expense				
			Bank Service Charges		0.00	56.94	0.00
			4000 · Reconciliation Discrepancies		0.00	0.00	500.00
			5010 · Manager		0.00	0.00	0.00
			5020 · Maintenance Manager		7,286.13	71,965.57	70,985.59
			5030 · Office Manager		5,381.44	55,653.00	55,821.94
			5040 · Janitorial Staff		5,912.50	44,144.61	38,852.75
			5045 · Pool Attendant Wages		261.60	5,038.67	19,404.00
			5050 · Maintenance		3,965.03	44,105.28	43,510.48
			5060 · Employee benefits				

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5062 · Health Insurance	6,640.34	28,862.50	
5064 · Bonus	0.00	3,411.20	
5060 · Employee benefits - Other	0.00	0.00	28,389.38
Total 5060 · Employee benefits	6,640.34	32,273.70	28,389.38
5070 · Payroll Taxes	1,749.17	18,355.68	
5080 · Security	3,768.56	25,799.86	35,206.50
5090 · Professional fees			
5092 · Legal	0.00	1,657.50	
5094 · Accounting	0.00	7,740.00	
5090 · Professional fees - Other	0.00	0.00	9,064.00
Total 5090 · Professional fees	0.00	9,397.50	9,064.00
5110 · Insurance			
5111 · Flood	0.00	21,694.00	
5112 · Major policy	20,532.91	380,556.82	
5110 · Insurance - Other	0.00	0.00	378,420.00
Total 5110 · Insurance	20,532.91	402,250.82	378,420.00
5116 · WORKERMANS COMPENSATION INS.	0.00	2,005.00	
5117 · Insurance Claims	0.00	3,956.24	
5130 · Bldg. Maint. & Supplies			
2020 · Contracts	500.00	50,110.57	
2021 · Emergency repairs	3,500.00	48,600.74	
2022 · 05 em. repairs	147.27	583.27	
5133 · Lobby Renovation	0.00	675.00	
5134 · Uniforms	0.00	94.85	
5136 · Supplies	1,064.60	21,989.30	
5137 · Gym Maintenance	0.00	479.60	
5138 · Fire Alarm	1,276.00	18,638.17	
5130 · Bldg. Maint. & Supplies - Other	0.00	0.00	91,343.49
Total 5130 · Bldg. Maint. & Supplies	6,487.87	141,171.50	91,343.49
5150 · Parking Lot & Grounds	198.96	6,062.58	8,500.00
5160 · Ice Cream (Pool Deck)	0.00	1,347.50	
5170 · Pool	148.43	3,702.73	1,000.00
5180 · Elevator	0.00	5,761.00	10,400.00
5200 · Electricity	3,673.26	44,183.46	45,000.00
5210 · Water & Sewer	7,602.25	15,619.25	18,210.40
5220 · Telephone			
5222 · Answering Service	148.78	2,177.73	
5220 · Telephone - Other	393.58	4,660.07	1,000.00
Total 5220 · Telephone	542.36	6,837.80	1,000.00
5223 · WiFi Expense Comcast			
5223a · WiFi Monitoring	1,340.00	16,080.00	
5223 · WiFi Expense Comcast - Other	802.10	9,864.58	24,720.00

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	Total 5223 · WiFi Expense Comcast	2,142.10	25,944.58	24,720.00
	5230 · Office & Administrative			
	5165 · Postage	0.00	271.00	
	5231 · Office equipment & Supplies	-199.94	9,445.86	
	5230 · Office & Administrative - Other	0.00	0.00	10,000.00
	Total 5230 · Office & Administrative	-199.94	9,716.86	10,000.00
	5240 · Owners & Board Meetings			
	5241 · Owners Meetings	0.00	145.94	
	5242 · Board Meetings	0.00	32.97	
	5243 · Owners Parties	-207.54	2,827.72	
	5240 · Owners & Board Meetings - Other	0.00	0.00	4,500.00
	Total 5240 · Owners & Board Meetings	-207.54	3,006.63	4,500.00
	5260 · Income & Property Taxes			
	5264 · Md Income Taxes	0.00	51.90	
	5260 · Income & Property Taxes - Other	0.00	0.00	6,804.00
	Total 5260 · Income & Property Taxes	0.00	51.90	6,804.00
	5270 · Miscellaneous	0.00	0.00	1,275.00
	5282 · Cable Fees			
	5282a · Chesapeake Room	0.00	867.42	
	5282 · Cable Fees - Other	0.00	102,018.90	121,235.02
	Total 5282 · Cable Fees	0.00	102,886.32	121,235.02
	5283 · Uncollectable charges	0.00	0.00	4,000.00
	66000 · Payroll Expenses			
	66005 · Simple IRA	677.50	6,190.95	
	66000 · Payroll Expenses - Other	37.65	411.07	4,000.00
	Total 66000 · Payroll Expenses	715.15	6,602.02	4,000.00
	Total Expense	76,600.58	1,087,897.00	1,032,142.55
	Net Ordinary Income	322,441.89	599,329.21	6,348.69
	Other Income/Expense			
	Other Expense			
	5250 · Capital Replacement			
	Entrance Doors	0.00	14,250.00	12,000.00
	HVAC	0.00	0.00	5,000.00
	Parking Lot	0.00	11,359.08	14,000.00
	Pool Deck Repair	0.00	74,473.00	
	Water Pipes	0.00	0.00	4,000.00
	5254 · Save New Balconies	0.00	0.00	10,000.00
	5256 · ProCoat	0.00	139,450.00	137,000.00
	5257 · Water Pump	0.00	0.00	2,500.00
	5301 · Roof repairs	0.00	212,991.00	20,000.00
	5303 · Renovation of #205	0.00	6,913.31	
	5305 · Elevator replacement	0.00	8,456.00	

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				Total 5250 - Capital Replacement	0.00	467,892.39	204,500.00
				Total Other Expense	0.00	467,892.39	204,500.00
				Net Other Income	0.00	-467,892.39	-204,500.00
				Net Income	322,441.89	131,436.82	-198,151.31