

**Antigua Condominium
2026 Budget**

ANTIGUA CONDOMINIUM 2026 OPERATING BUDGET				
Monthly Condominium Fee \$555.00				
To Operating Budget	2024	2024	2025	2026
To Reserve Fund:	Approved	Actual	Approved	Approved
	Budget	Expenses	Budget	Budget
INCOME				
OPERATING FUND				
Condominium Fees	\$421,824	\$421,824	\$443,040	\$486,720
Building Fees	\$18,000	\$23,696	\$18,000	\$35,000
Resale Packages	\$500	\$650		
Late Fees	\$600	\$377	\$600	\$1,000
TOTAL OPERATING FUND INCOME	\$440,924	\$446,547	\$461,640	\$522,720
RESERVE FUND				
Reserve Fees	\$195,936	\$195,936	\$205,920	\$205,920
Interest Income on Reserve Fund	\$18,000	\$44,637	\$18,000	\$12,000
AT&T Cellular Rent	\$48,300	\$48,267	\$49,680	\$51,200
Nextedge Rental	\$1,530	\$1,561	\$1,592	\$1,624
Additional Assessment			\$1,329,702	\$254,426
TOTAL CAPITAL FUND INCOME	\$263,766	\$290,400	\$1,604,894	\$525,170
TOTAL OPERATING & CAPITAL FUND INCOME	\$704,690	\$736,947	\$2,066,534	\$1,047,890
EXPENSES AND TRANSFERS				
INSURANCE				
Master Policy	\$94,250	\$92,566	\$96,735	\$83,440
Directors & Officers Liability	\$3,828	\$4,880	\$4,200	\$5,025
General Liability	\$14,430	\$7,121	\$16,400	\$38,600
Umbrella	\$3,909	\$10,672	\$5,200	\$8,850
Fidelity / Crime Policy				
Flood Policy	\$15,000	\$16,054	\$15,000	\$15,000
Workmen's Comp	\$500	\$1,044	\$609	\$515
Claim Expense		\$0	\$0	
Insurance repayment to Reserve Fund	\$0	\$0	\$0	
Insurance Appraisal		\$900		
TOTAL INSURANCE	\$131,917	\$133,237	\$138,144	\$151,430
ADMINISTRATION				
Annual Meeting	\$600	\$695	\$800	\$1,000
Audit / Tax Preparation	\$4,500	\$13,375	\$5,000	\$10,000
Bank Service Charges		\$192	\$200	\$200
Internet Service	\$1,200	\$990	\$1,200	\$1,000
Office Supplies	\$500	\$2,146	\$1,000	\$1,750
Credit Card Expense	\$200	\$545	\$200	\$400
Dues & Subscriptions	\$375	\$255	\$375	\$415
Office Computer & Equip	\$200	\$662	\$1,000	
Professional Fees AT&T Antennae	\$3,000	\$0	\$500	
Professional Fees - Bookkeeping	\$9,200	\$2,858		
Professional Fees - Legal	\$1,000	\$1,820	\$1,000	\$3,000
Postage	\$120	\$890	\$200	\$150
Website	\$155	\$210	\$250	\$200
TOTAL ADMINISTRATION	\$21,050	\$24,638	\$11,725	\$18,115
PAYROLL				
Payroll Expense	\$50,000	\$48,051	\$60,000	\$50,000
Payroll Taxes	\$5,000	\$5,236	\$8,000	\$6,000
Unemployment Tax	\$1,600	\$2,224		
Payroll - Processing Fee	\$1,200	\$1,441	\$1,400	\$700

**Antigua Condominium
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2026 OPERATING BUDGET				
Monthly Condominium Fee \$555.00				
To Operating Budget	\$390	2024	2024	2025
To Reserve Fund:	\$165	Approved	Actual	Approved
		Budget	Expenses	Budget
TOTAL PAYROLL	\$57,800	\$56,953	\$69,400	\$56,700
UTILITIES				
Electricity	\$50,000	\$42,236	\$55,000	\$55,000
Local Phone	\$2,000	\$2,504	\$2,400	\$2,400
Water	\$12,000	\$12,758	\$12,000	\$12,000
TOTAL UTILITIES	\$64,000	\$57,498	\$69,400	\$69,400
MAINTENANCE/SUPPLIES				
Building	\$0	\$598		\$2,000
Building Plumbing Expense	\$3,000	\$2,847	\$5,000	\$7,000
Building Window Leak Repairs		\$8,097	\$3,000	
Building Contingency				\$8,500
Bulk Pickup / Trash	\$150	\$76	\$1,400	\$500
Booster Pump Repair		\$6,889		
Common Area Windows and Doors	\$4,000	\$8,746	\$4,000	\$2,500
Custodial Additional Charges	\$500	\$1,376	\$750	
Deck				\$1,400
Electrical (Building-Other)	\$0	\$1,328	\$2,000	\$2,000
Electrical - Fixtures	\$1,000	\$998	\$500	\$1,000
Electrical - Light Checks		\$126	\$180	\$180
Electrical - Heater		\$125		\$250
Elevator (Repairs & Service Calls)	\$4,000	\$17,537	\$4,000	\$17,000
Equipment Repair	\$200	\$550		
Fences & Gates	\$500	\$78	\$500	\$200
Fire System	\$2,000	\$6,804	\$3,000	\$5,000
Generator Fuel	\$500	\$941	\$1,400	\$395
Generator - Other	\$0	\$1,996	\$1,500	
Geothermal A/C	\$2,000		\$2,000	
Geothermal Leaks	\$8,000	\$15,886	\$8,000	\$8,000
Landscaping	\$1,000	\$1,060	\$1,000	\$1,200
Lobby Renovation	\$0	\$0		
Miscellaneous	\$75	\$4,459	\$3,500	\$2,500
Office Maintenance	\$100	\$0	\$125	
Owner Door & Window Paint		\$723	\$250	\$150
Pool-Other	\$300	\$1,550		
Pool - Chemicals	\$1,500	\$0		
Pool - Electrical		\$3,875	\$500	\$500
Pool - Permits		\$220	\$220	\$220
Pool - Supplies/Repairs	\$1,500	\$4,001	\$750	\$3,000
Restroom Maintenance	\$0	\$0		
Roof	\$0	\$1,766	\$250	
Stair Railing Repair	\$0	\$0		
Supplies - Cleaning	\$1,000	\$513		\$500
Supplies - Gasoline	\$75	\$0		
Supplies - Hardware	\$75	\$151		
Supplies - Other	\$500	\$485	\$1,000	\$1,000
Supplies - Paint Supplies	\$1,000	\$52		
Supplies - Tools	\$100	\$162		
Dumpster repairs		\$1,340		\$500
Snow removal				\$1,000
Trash Room repairs				
Unit 108 Sewer Mitigation		\$18,127		
Rent				
TOTAL MAINTENANCE/SUPPLIES	\$33,075	\$113,526	\$45,325	\$66,495
SERVICE CONTRACTS				
Custodial Service / Emergency Service	\$80,000	\$32,300	\$26,400	\$26,400

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		Budget	Expenses	Budget	Budget
Dumpster Maintenance	\$1,000			\$750	\$0
Elevator - PM & Inspections	\$19,080	\$19,770	\$19,770	\$19,080	\$19,080
3 Party Elevator inspection	\$600	\$0	\$0	\$600	\$600
Fire Service - PM & Inspections	\$6,500	\$6,050	\$6,050	\$5,900	\$5,900
Fire Service - Monitoring	\$350	\$350	\$350	\$350	\$350
Geothermal -Pool Heater PM	\$450	\$378	\$378	\$400	\$800
Geothermal - PM	\$19,530	\$22,325	\$22,325	\$26,400	\$26,400
Generator - Monitoring	\$600	\$636	\$636	\$666	\$800
Generator - PM	\$1,500	\$1,323	\$1,323	\$2,000	\$2,500
Management Contract	\$0	\$18,230	\$18,230	\$23,400	\$25,000
Pool Service		\$8,551	\$8,551	\$7,400	\$8,000
Power Washing		\$4,688	\$4,688	\$5,400	\$5,400
Roof	\$1,100	\$1,050	\$1,050	\$1,100	\$2,050
Pest Control	\$1,000	\$435	\$435	\$500	\$7,500
Trash Compactor - PM	\$0	\$0	\$0	\$1,200	\$1,200
Water Booster Pump - PM	\$600	\$600	\$600	\$600	\$600
Trash Chute- PM		\$1,075	\$1,075		\$0
Daily Dumpster/Pool Work					\$18,000
TOTAL SERVICE CONTRACTS	\$132,310	\$117,760	\$117,760	\$122,146	\$150,580
TAXES & LICENSES					
Income Tax (Federal & State)	\$25	\$4,800	\$4,800	\$5,500	\$10,000
TOTAL TAXES & LICENSES	\$25	\$4,800	\$4,800	\$5,500	\$10,000
TOTAL OPERATING EXPENSES	\$440,177	\$508,412	\$508,412	\$461,640	\$522,720
TOTAL TRANSFER TO RESERVE ACCOUNT	\$263,766	\$290,400	\$290,400	\$1,604,894	\$525,170
NET INCOME	\$747	-\$61,865	-\$61,865	\$0	\$0