

ANTIGUA ACCOUNTS REPORT NOV 30, 2025			
BANK ACCOUNTS			
BOC SAV/Reserve	\$8,808.65		
T-Bills	\$837,502.68		
PNC MM/Reserve	\$154,171.14		
PNC Sp Assess/Reserve	\$577,963.95	\$1,578,446.42	<Total Reserve Funds
PNC SAV/Operating	\$9,307.98		
BOC CK/Operating	\$249,129.52	\$258,437.50	<Total Operating Funds
TOTAL	\$1,836,883.92	\$1,836,883.92	

Reserve Account - PNC					
ACH Debit		1/2/2025	\$3.30	\$69,314.91	ACH Service Charge
Deposit		1/2/2025	\$4,035.65	\$73,350.56	AT&T Antenna Rent - JAN
Check	1134	1/6/2025	\$4,645.00	\$68,705.56	Hit The Deck - Pool Furniture - 24 Table Chairs
Deposit		1/7/2025	\$132.69	\$68,838.25	T-bill Interest
Deposit		1/7/2025	\$132.69	\$68,970.94	T-bill Interest
Deposit		1/7/2025	\$165.86	\$69,136.80	T-bill Interest
Deposit		1/13/2025	\$17,160.00	\$86,296.80	JAN 2025 Monthly Reserve Transfer
Deposit		1/14/2025	\$264.13	\$86,560.93	T-bill Interest
Deposit		1/14/2025	\$99.05	\$86,659.98	T-bill Interest
Deposit		1/14/2025	\$165.08	\$86,825.06	T-bill Interest
Deposit		1/21/2025	\$263.82	\$87,088.88	T-bill Interest
Check	1135	1/24/2025	\$4,200.00	\$82,888.88	Shore Painting & Restoration-deposit on common door & window project (Total Contract =\$12,600.00) CK NOT CLEAR IN JAN
Deposit		1/28/2025	\$265.38	\$83,154.26	T-bill Interest
Deposit		1/28/2025	\$265.38	\$83,419.64	T-bill Interest
Deposit		1/28/2025	\$132.69	\$83,552.33	T-bill Interest
Interest		1/31/2025	\$206.93	\$83,759.26	Ending Balance 1/31/2025 Statement Balance = \$87,959.26
ACH Debit		2/3/2025	\$2.42	\$83,756.84	ACH Service Charge
Deposit		2/3/2025	\$4,152.70	\$87,909.54	AT&T Antenna Rent - FEB
Deposit		2/4/2025	\$132.22	\$88,041.76	T-bill Interest
Deposit		2/4/2025	\$132.22	\$88,173.98	T-bill Interest
Deposit		2/4/2025	\$165.28	\$88,339.26	T-bill Interest
Check	1136	2/5/2025	\$250.00	\$88,089.26	Coastal Construction - Office Renovation
Deposit		2/11/2025	\$17,160.00	\$105,249.26	FEB 2025 Monthly Reserve Transfer
Deposit		2/11/2025	\$264.44	\$105,513.70	T-bill Interest
Deposit		2/11/2025	\$165.28	\$105,678.98	T-bill Interest
Deposit		2/11/2025	\$99.17	\$105,778.15	T-bill Interest
Deposit		2/18/2025	\$264.44	\$106,042.59	T-bill Interest
Check	1137	2/21/2025	\$227.50	\$105,815.09	ARK Systems - Office Renovations
Deposit		2/25/2025	\$264.13	\$106,079.22	T-bill Interest
Deposit		2/25/2025	\$132.07	\$106,211.29	T-bill Interest
Deposit		2/25/2025	\$264.13	\$106,475.42	T-bill Interest
Interest		2/28/2025	\$226.27	\$106,701.69	Ending Balance 2/28/25
Check	1138	3/1/2025	\$4,200.00	\$102,501.69	Shore Painting & Restoration-Mid draw on common door & window project (Total Contract =\$12,600.00) Pd \$8400.00
Check	1139	3/1/2025	\$780.00	\$101,721.69	John D Vickers - cement work for camera install project
Check	1140	3/3/2025	\$185.00	\$101,536.69	Coastal Construction - Fence removal & replacement for security camera install project
Check	1141	3/3/2025	\$1,600.00	\$99,936.69	Roy Case Electric - Removal of sauna equipment \$533.33 Office Renovations \$1066.67 Restroom Renovations
ACH Debit		3/3/25	\$2.42	\$99,934.27	ACH Service Charge
Deposit		3/3/25	\$4,152.70	\$104,086.97	AT&T Antenna Rent - MAR
Deposit		3/4/25	\$131.76	\$104,218.73	T-bill Interest
Deposit		3/4/25	\$131.76	\$104,350.49	T-bill Interest
Deposit		3/4/25	\$164.69	\$104,515.18	T-bill Interest
Deposit		3/11/25	\$263.20	\$104,778.38	T-bill Interest
Deposit		3/11/25	\$164.50	\$104,942.88	T-bill Interest
Deposit		3/11/25	\$98.70	\$105,041.58	T-bill Interest
Deposit		3/13/25	\$17,160.00	\$122,201.58	MAR 2025 Monthly Reserve Transfer
Check	1142	3/13/25	\$1,900.00	\$120,301.58	Atlantic Refrigeration - Removal of old HVAC and ductwork in the office ceiling
Deposit		3/18/25	\$262.89	\$120,564.47	T-bill Interest
Check	1143	3/25/25	\$10,501.00	\$110,063.47	Hit The Deck - Pool Furniture - 24 Lounge Chairs
Deposit		3/25/25	\$262.27	\$110,325.74	T-bill Interest
Deposit		3/25/25	\$131.13	\$110,456.87	T-bill Interest
Deposit		3/25/25	\$262.27	\$110,719.14	T-bill Interest
Deposit		3/27/25	\$135,000.00	\$245,719.14	Matured 13 week T Bill
Deposit		3/27/25	\$135,000.00	\$380,719.14	Matured 26 week T Bill
Interest		3/31/25	\$392.70	\$381,111.84	Ending Balance 3/31/25
Deposit		4/1/25	\$4,152.70	\$385,264.54	AT&T Antenna Rent - APR
ACH Debit		4/1/25	\$2.86	\$385,261.68	ACH Service Charge
Deposit		4/1/25	\$164.11	\$385,425.79	T-bill Interest
Deposit		4/1/25	\$131.29	\$385,557.08	T-bill Interest
Deposit		4/1/25	\$131.29	\$385,688.37	T-bill Interest
ACH Debit		4/1/25	\$134,556.90	\$251,131.47	Board Approved (2/19/25) - New T Bill \$135,000 (4 week)
ACH Debit		4/1/25	\$134,556.90	\$116,574.57	Board Approved (2/19/25) - New T Bill \$135,000 (4 week)
Check	1144	4/7/25	\$332.62	\$116,241.95	Randy Ditch Office Furniture (Wayfair)
Check	1145	4/7/25	\$243.65	\$115,998.30	Mary Dischinger Office Furniture (Amazon)
Deposit		4/8/25	\$98.93	\$116,097.23	T-bill Interest
Deposit		4/8/25	\$164.89	\$116,262.12	T-bill Interest
Deposit		4/8/25	\$263.82	\$116,525.94	T-bill Interest
Deposit		4/14/25	\$17,160.00	\$133,685.94	APR 2025 Monthly Reserve Transfer
Check	1146	4/14/25	\$38.73	\$133,647.21	Randy Ditch Office Reno Material (Home Depot)
Deposit		4/15/25	\$264.13	\$133,911.34	T-bill Interest
Deposit		4/21/25	\$6,983.60	\$140,894.94	ETC Invoices (2024) reimbursed from Special Assessment MM Acct
Check	1147	4/21/25	\$22,902.00	\$117,992.94	Atlantic Refrigeration - New Air Separator Tank Geothermal System
Deposit		4/22/25	\$263.82	\$118,256.76	T-bill Interest
Deposit		4/22/25	\$131.91	\$118,388.67	T-bill Interest
Deposit		4/22/25	\$263.82	\$118,652.49	T-bill Interest
Check	1148	4/25/25	\$176.22	\$118,476.27	DRS Printing - signs for common doors
Check	1149	4/28/25	\$850.30	\$117,625.97	ASC - office renovation extras
Check	1150	4/28/25	\$5,800.00	\$111,825.97	ASC - office renovation contract work
Check	1151	4/28/25	\$1,117.50	\$110,708.47	Maboney Telecom
Deposit		4/29/25	\$443.10	\$111,151.57	T-bill Interest
Deposit		4/29/25	\$443.10	\$111,594.67	T-bill Interest
Deposit		4/29/25	\$164.11	\$111,758.78	T-bill Interest
Deposit		4/29/25	\$131.29	\$111,890.07	T-bill Interest
Deposit		4/29/25	\$131.29	\$112,021.36	T-bill Interest
Interest		4/30/25	\$299.93	\$112,321.29	Ending Balance 4/30/25 (Statement Balance = \$120,265.31)
Deposit		5/1/25	\$4,152.70	\$116,473.99	AT&T Antenna Rent - MAY
ACH Debit		5/1/25	\$3.96	\$116,470.03	Service Charge
Deposit		5/5/25	\$17,160.00	\$133,630.03	MAY 2025 Monthly Reserve Transfer
Deposit		5/6/25	\$263.82	\$133,893.85	T-bill Interest
Deposit		5/6/25	\$164.89	\$134,058.74	T-bill Interest
Deposit		5/6/25	\$98.93	\$134,157.67	T-bill Interest
Check		5/7/2025	\$2,497.50	\$131,660.17	Atlantic - deposit for office HVAC
Deposit		5/13/2025	\$262.89	\$131,923.06	T-bill Interest
Deposit		5/20/2025	\$262.58	\$132,185.64	T-bill Interest
Deposit		5/20/2025	\$262.58	\$132,448.22	T-bill Interest
Deposit		5/20/2025	\$131.29	\$132,579.51	T-bill Interest
Deposit		5/27/2025	\$443.10	\$133,022.61	T-bill Interest
Deposit		5/27/2025	\$443.10	\$133,465.71	T-bill Interest
Deposit		5/27/2025	\$131.29	\$133,597.00	T-bill Interest
Deposit		5/27/2025	\$131.29	\$133,728.29	T-bill Interest
Deposit		5/27/2025	\$164.11	\$133,892.40	T-bill Interest
Check	1153	5/27/2025	\$2,450.00	\$131,442.40	Criterion Harbor Engineering - Reserve Study
Check	1154	5/27/2025	\$2,089.00	\$129,353.40	Action Elevator - Elevator Security
Deposit		5/31/2025	\$328.88	\$129,682.28	Interest
ACH Debit		6/2/2024	\$2.86	\$129,679.42	Service Charge

ANTIGUA SPECIAL ASSESMENT CHECK REGISTER

TRANSACTION	CK NUMBER	DATE	CREDIT	DEBIT	BALANCE	NOTES
		8/19/24			\$0.00	Account Open
Deposit		8/19/204	\$59,625.00		\$59,625.00	Sept Assessment Fees
Deposit		8/20/24	\$29,837.50		\$89,462.50	Sept Assessment Fees
Check	101	8/26/24		\$19,797.75	\$69,664.75	ETC (May, Jun & Jul Invoices + Testing)
Check	102	8/26/24		\$11,685.00	\$57,979.75	East Coast Shutters & Awnings Deposit (50%) for shutter removal
Deposit		8/27/24	\$51,537.50		\$109,517.25	Sept Assessment Fees
Interest		8/31/24	\$104.02		\$109,621.27	Ending Balance 8/31/2024
Deposit		9/4/24	\$58,725.00		\$168,346.27	Sept Assessment Fees
Deposit		9/11/24	\$89,512.50		\$257,858.77	Sept Assessment Fees
Check	103	9/20/24		\$3,583.20	\$254,275.57	ETC (Aug Invoice)
Deposit		9/24/24	\$35,262.50		\$289,538.07	Sept Assessment Fees
Deposit		9/30/24	\$8,137.50		\$297,675.57	Sept Assessment Fees
Interest		9/30/24	\$744.65		\$298,420.22	Ending Balance 9/30/2024
Check	104	10/11/24		\$2,839.40	\$295,580.82	ETC (Sept Invoice)
Deposit		10/26/24	\$10,850.00		\$306,430.82	Nov Assessment Fees
Interest		10/31/24	\$1,009.34		\$307,440.16	Ending Balance 10/31/2024
Check	105	11/26/24		\$3,772.80	\$303,667.36	ETC (Oct invoice)
Interest		11/30/24	\$971.45		\$304,638.81	Ending Balance (Statement Balance = \$308,411.61)
Check	106	12/11/24		\$281,150.00	\$23,488.81	Transfer to BOC operating account for SA refunds
Interest		12/31/24	\$420.11		\$23,908.92	Ending Balance 12/31/2024
Deposit		1/7/25	\$2,712.50		\$26,621.42	SA Payment that was posted to account 2x.
Check	107	1/17/25		\$1,958.00	\$24,663.42	ETC (Nov Invoice \$1342.00 & Dec Invoice \$616.00)
Interest		1/31/25	\$86.15		\$24,749.57	Ending Balance 1/31/2025
Check	108	2/20/25		\$487.50	\$24,262.07	Ayers, Jenkins, Gordy, & Almand PA East Coast Contractors Legal Work
Check	109	2/20/25		\$3,105.00	\$21,157.07	ETC- Jan 2025 Invoice
Check	110	2/20/25		\$135.63	\$21,021.44	Antigua BOC Acct - Reimbursement for SA Late Fee Refund
Interest		2/28/25	\$74.55		\$21,095.99	Ending Balance 2/28/25
Check	111	3/19/25		\$1,144.00	\$19,951.99	ETC - Feb 2025 Invoice
Interest		3/31/25	\$70.26		\$20,022.25	Ending Balance 3/31/25
Check	112	4/21/25		\$6,983.60	\$13,038.65	ETC 2024 Invoices reimbursement to PNC Reserve Acct
Check	113	4/21/25		\$3,576.40	\$9,462.25	ETC Mar 2025 Invoice
Interest		4/30/25	\$50.40		\$9,512.65	Ending Balance (Statement Balance = \$13,089.05)
Deposit		5/14/25	\$168,573.50		\$178,086.15	From BoOC Operating
Deposit		5/30/25	\$78,334.75		\$256,420.90	From BoOC Operating
Interest		5/30/25	\$283.21		\$256,704.11	
Check	115	6/4/25		\$11,364.43	\$245,339.68	ETC April 2025 Invoice
Check	114	6/4/25		\$171,911.25	\$73,428.43	EV-Air - Progress Payment
Transfer		6/20/25	\$50,000.00		\$123,428.43	From BoOC Operating
Check	116	6/26/25		\$11,729.40	\$111,699.03	ETC May 2025 Invoice
Deposit		6/30/25	\$102,818.50		\$214,517.53	From BoOC Operating
Interest		6/30/25	\$315.65		\$214,833.18	
Check	117	7/14/25		\$179,624.25	\$35,208.93	EV-Air - Progress Payment
Check	118	7/21/25		\$4,865.60	\$30,343.33	ETC June 2025 Invoice
Interest		7/31/25	\$318.36		\$30,661.69	
Deposit		8/11/25	\$36,989.00		\$67,650.69	From BoOC Operating
Check	119	8/29/25		\$2,913.53	\$64,737.16	ETC July 2025 Invoice
Interest		8/29/25	\$146.50		\$64,883.66	
Deposit		9/23/25	\$288,058.54		\$352,942.20	From BoOC Operating
Check	120	9/24/25		\$714.00	\$352,228.20	Maloney - Camera removal/reinstall
Check	121	9/26/25		\$814.00	\$351,414.20	ETC Aug 2025 Invoice
Interest		9/30/25	\$385.44		\$351,799.64	
Deposit		10/9/25	\$73,636.04		\$425,435.68	From BoOC Operating
Check	123	10/20/25		\$35,878.25	\$389,557.43	EV-Air - Progress Payment
Check	124	10/21/25		\$2,527.20	\$387,030.23	ETC - Sept 2025 Invoice
Check	122	10/21/25		\$8,060.00	\$378,970.23	East Coast Shutters & Awnings for shutter removal
Interest		10/31/25	\$1,089.10		\$380,059.33	
Deposit		11/4/25	\$196,651.28		\$576,710.61	From BoOC Operating
Interest		11/28/25	\$1,253.34		\$577,963.95	
					\$577,963.95	

BANK OF OCEAN CITY RESERVE ACCOUNT

TRANSACTION	DATE	CREDIT	DEBIT	BALANCE	NOTES
	12/30/2024			\$6,935.29	2024 Beginning Balance
Interest	1/30/2024	\$12.54		\$6,947.83	
Interest	2/29/2024	\$11.04		\$6,958.87	
Interest	3/30/2024	\$11.06		\$6,969.93	
Interest	4/30/2024	\$12.22		\$6,982.15	
Interest	5/31/2024	\$11.86		\$6,994.01	
Interest	6/30/2024	\$10.73		\$7,004.74	
Interest	7/31/2024	\$12.67		\$7,017.41	
Interest	8/30/2024	\$11.54		\$7,028.95	
Interest	9/30/2024	\$11.94		\$7,040.89	
Interest	10/31/2024	\$11.96		\$7,052.85	
Interest	11/30/2024	\$11.21		\$7,064.06	
Interest	12/31/2024	\$12.39		\$7,076.45	2024 Ending Balance
Interest	1/31/2025	\$12.02		\$7,088.47	
Interest	2/28/2025	\$10.88		\$7,099.35	
Interest	3/31/2025	\$12.06		\$7,111.41	
Interest	4/30/2025	\$11.69		\$7,123.10	
Interest	5/31/2025	\$11.71		\$7,134.81	
Interest	6/30/2025	\$12.12		\$7,146.93	
Interest	7/31/2025	\$12.23		\$7,159.16	
Deposit	7/31/2025	\$1,560.00		\$8,719.16	Navy annual rent
Deposit	7/31/2025	\$31.81		\$8,750.97	Add'l navy rent Mike entered the wrong amount
Interest	8/30/2025	\$13.91		\$8,764.88	
Interest	9/30/2025	\$15.37		\$8,780.25	
Interest	10/31/2025	\$14.91		\$8,795.16	
Interest	11/30/2025	\$13.49		\$8,808.65	
Interest	12/31/2025			\$8,808.65	2025 Ending Balance

T-bills	Sorted by Maturity Date		Date Total
	12/02/25	\$80,000.00	
		\$40,000.00	
		\$80,000.00	\$200,000.00
	12/09/25	\$135,000.00	
		\$135,000.00	
		\$40,000.00	
		\$40,000.00	
		\$50,000.00	\$400,000.00
	12/16/25	\$50,000.00	
		\$30,000.00	
		\$80,000.00	\$160,000.00
	12/23/25	\$80,000.00	\$80,000.00
			<u>\$840,000.00</u>

Balance Sheet

ANTIGUA CONDO ASSOCIATION

As of November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
BOC - Checking - 1399	69,024.68
Petty Cash	100.00
PNC OpAcct - 2372	9,510.73
Reserve Funds	
BOC Savings - 2762	8,808.65
PNC CapAcct - 6102	154,171.14
PNC - SpecAssessMM - 5067	612,778.94
Total for Reserve Funds	\$775,758.73
Total for Bank Accounts	\$854,394.14
Accounts Receivable	
Assessments Receivable	-164,452.37
Total for Accounts Receivable	-\$164,452.37
Other Current Assets	
Accounts Receivable - Other	0.00
Prepaid Expenses	400.00
Prepaid Insurance	92,733.42
Undeposited Funds	0.00
US TBILL 01	0.00
US TBILL 02	0.00
US TBILL 03	49,854.69
US TBILL 04	79,757.33
US TBILL 05	79,756.71
US TBILL 06	79,757.96
US TBILL 07	29,909.00
US TBILL 08	49,848.33
US TBILL 09	39,878.36
US TBILL 10	39,883.75
US TBILL 11	39,883.75
US TBILL 12	79,756.71
US TBILL 13	134,607.66
US TBILL 14	134,607.66
Total for Other Current Assets	\$930,635.33
Total for Current Assets	\$1,620,577.10
Other Assets	
Due from Operating	0.00
Lease Receivable	234,262.88

Balance Sheet

ANTIGUA CONDO ASSOCIATION

As of November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Prepaid Income Taxes	18,029.00
Total for Other Assets	\$252,291.88
Total for Assets	\$1,872,868.98
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	33,607.01
Total for Accounts Payable	\$33,607.01
Credit Cards	
Other Current Liabilities	
Deferred replacement funds	680,300.81
Direct Deposit Liabilities	1,672.25
Due to Reserve	0.00
Income Tax Payable	120.00
Payroll Liabilities	2,132.76
Prepaid Assessment	0.00
Prepaid Special Assessments	0.00
Total for Other Current Liabilities	\$684,225.82
Total for Current Liabilities	\$717,832.83
Long-term Liabilities	
Deferred Rental Revenue	199,760.33
Total for Long-term Liabilities	\$199,760.33
Total for Liabilities	\$917,593.16
Equity	
Capital Replacement	350,376.00
Opening Bal Equity	0.00
Special Assessment Equity	0.00
Retained Earnings	121,380.94
Net Income	483,518.88
Total for Equity	\$955,275.82
Total for Liabilities and Equity	\$1,872,868.98

Profit and Loss
ANTIGUA CONDO ASSOCIATION
January 1-November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Income	
AT&T/Cellular Rent	45,562.65
Building Fees	22,600.00
Condominium Fees	406,120.00
Interest Income	
Interest - US T Bills	33,099.20
Reserve Accounts	7,442.62
Total for Interest Income	\$40,541.82
Late Fees	5,294.01
Nextedge Rental	1,591.81
Reserve Fees	188,760.00
Special Assessments	1,075,276.80
Total for Income	\$1,785,747.09
Total for Income	\$1,785,747.09
Gross Profit	
\$1,785,747.09	
Expenses	
Administration	
Audit - Tax Preparation	0.00
Bank Service Charges	133.00
Credit Card Expense	588.02
Dues & Subscription	\$340.00
DCMA Dues	75.00
Website Expenses	188.42
Total for Dues & Subscription	\$603.42
Internet Service	1,010.64
Meeting Expense	992.00
Office Computer & Equipment	406.35
Office Supplies	1,610.85
Postage	164.18
Professional Fees	
Accounting	1,500.00
Consulting	
AT&T antennae	1,300.00
Total for Consulting	\$1,300.00
Lawyer	6,158.53
Total for Professional Fees	\$8,958.53
Vehicle Damage	2,421.75
Total for Administration	\$16,888.74

Profit and Loss
 ANTIGUA CONDO ASSOCIATION
 January 1-November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Insurance	
INSURANCE	
Directors & Officers Liability	3,870.24
Excess Liability	5,574.68
Flood Insurance	9,879.36
General Liability	20,565.93
Insurance Workmans Comp	515.00
Master Policy	75,286.36
Total for INSURANCE	\$115,691.57
Total for Insurance	\$115,691.57
Maintenance	
Building	1.46
Building Plumbing Expense	21,430.64
Building/window leak repairs	450.00
Bulk Pickup/Trash	385.00
Common Area Doors / Windows	4,413.14
Custodial Additional Charges	0.00
Electrical (Building)	\$2,108.84
Fixtures	1,409.00
Heater	225.00
Light Checks	132.00
Total for Electrical (Building)	\$3,874.84
Elevator	
Repairs	7,946.70
Total for Elevator	\$7,946.70
Fences & Gates	140.00
Fire System	
Inspections	538.00
Repairs	5,056.18
Total for Fire System	\$5,594.18
Generator	
Generator Fuel	92.28
Total for Generator	\$92.28
Geothermal A/C	\$6,356.00
Geothermal leaks	8,616.76
Total for Geothermal A/C	\$14,972.76
Landscaping	1,265.84
Miscellaneous	405.00
Office maintenance	400.00
Owner Door and Window Paint	655.05

Profit and Loss
 ANTIGUA CONDO ASSOCIATION
 January 1-November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Pool	\$600.00
Permits	220.00
Supplies / Repairs	4,757.93
Total for Pool	\$5,577.93
Restroom Maintenance	420.00
Snow Removal & Salting	2,605.00
Supplies	\$175.85
Cleaning	444.54
Hardware	57.56
Total for Supplies	\$677.95
Trash Dumpster Repairs	259.02
Trash Room Repairs	4,588.74
Unit 108 Sewer Line Mitigation	28,278.51
Unit 402 Water Leak	325.00
Total for Maintenance	\$104,759.04
PAYROLL	
EMPLOYEE GIFT	200.00
Payroll Processing Fee	514.22
Payroll Taxes	3,488.93
Payroll Wage Expense	37,175.00
Total for PAYROLL	\$41,378.15
Rent Expenses	1,500.00
Service Contract	
3rd Party Elevator Inspections	590.00
Custodial Service	16,000.00
Daily Dumpster & Pool Work	13,800.00
Elevator PM & Inspections	19,080.00
Fire Service Monitoring	349.80
Fire Service - PM & Inspections	6,050.00
Generator - Monitoring	636.00
Generator PM	842.10
Geothermal /AC	
Geothermal - Pool Heater	1,123.65
Total for Geothermal /AC	\$1,123.65
Geothermal PM	18,862.50
Management Contract	21,450.00
Pest Control	5,802.00
Pool Service Contract	6,200.00
Powerwash walkways	5,025.00
Roof	1,000.00
Trash Chute PM	1,584.70

Profit and Loss
 ANTIGUA CONDO ASSOCIATION
 January 1-November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Water Booster Pump - PM	600.00
Total for Service Contract	\$118,995.75
Taxes & Licenses	
Income Tax (Federal & State)	430.00
Total for Taxes & Licenses	\$430.00
Utilities	
Electric	46,131.72
Telephone	\$0.00
Local Phone	2,040.42
Total for Telephone	\$2,040.42
Water	8,620.00
Total for Utilities	\$56,792.14
Total for Expenses	\$456,435.39
Net Operating Income	\$1,329,311.70
Other Expenses	
Capital Improvements	
2024 Building coating project	552,926.76
Camera/Security System	10,636.39
Common doors and windows	22,987.72
Elevators	2,089.00
Geothermal System	31,995.00
OFFICE RENOVATIONS	12,032.38
Pool Furniture	14,777.00
Reserve Contribution	188,760.00
Reserve Study	2,450.00
Restroom Renovations	3,216.67
Trash Dumpsters	3,921.90
Total for Capital Improvements	\$845,792.82
Total for Other Expenses	\$845,792.82
Net Other Income	-\$845,792.82
Net Income	\$483,518.88

ANTIGUA CONDO ASSOCIATION

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

January - November, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Income				
AT&T/Cellular Rent	45,562.65	23,540.00	22,022.65	193.55 %
Building Fees	22,600.00	16,500.00	6,100.00	136.97 %
Condominium Fees	406,120.00	406,120.00	0.00	100.00 %
Insurance Claims		0.00	0.00	
Interest Income				
Interest - US T Bills	33,099.20	0.00	33,099.20	
Reserve Accounts	7,442.62	16,500.00	-9,057.38	45.11 %
Total Interest Income	40,541.82	16,500.00	24,041.82	245.71 %
Late Fees	5,294.01	550.00	4,744.01	962.55 %
Nextedge Rental	1,591.81	1,459.37	132.44	109.08 %
Resale Packages		0.00	0.00	
Reserve Fees	188,760.00	188,760.00	0.00	100.00 %
Special Assessments	1,075,276.80	0.00	1,075,276.80	
Drain - Back Up		0.00	0.00	
Total Special Assessments	1,075,276.80	0.00	1,075,276.80	
Total Income	1,785,747.09	653,429.37	1,132,317.72	273.29 %
Total Income	\$1,785,747.09	\$653,429.37	\$1,132,317.72	273.29 %
GROSS PROFIT	\$1,785,747.09	\$653,429.37	\$1,132,317.72	273.29 %
Expenses				
Administration				
Audit - Tax Preparation	0.00	4,583.37	-4,583.37	0.00 %
Bank Service Charges	133.00	183.37	-50.37	72.53 %
Credit Card Expense	588.02	183.37	404.65	320.67 %
Dues & Subscription	340.00	343.75	-3.75	98.91 %
DCMA Dues	75.00	0.00	75.00	
Intuit / Payroll		1,283.37	-1,283.37	
Website Expenses	188.42	229.13	-40.71	82.23 %
Total Dues & Subscription	603.42	1,856.25	-1,252.83	32.51 %
Internet Service	1,010.64	1,100.00	-89.36	91.88 %
Meeting Expense	992.00	733.37	258.63	135.27 %
Office Computer & Equipment	406.35	916.63	-510.28	44.33 %
Office Supplies	1,610.85	916.63	694.22	175.74 %
Postage	164.18	183.37	-19.19	89.53 %
Professional Fees				
Accounting	1,500.00	0.00	1,500.00	
Bookeeping		0.00	0.00	
Consulting		0.00	0.00	
AT&T antennae	1,300.00	458.37	841.63	283.61 %
Total Consulting	1,300.00	458.37	841.63	283.61 %
Lawyer	6,158.53	916.63	5,241.90	671.87 %

ANTIGUA CONDO ASSOCIATION

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

January - November, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Professional Fees	8,958.53	1,375.00	7,583.53	651.53 %
Vehicle Damage	2,421.75	0.00	2,421.75	
Total Administration	16,888.74	12,031.36	4,857.38	140.37 %
Insurance				
INSURANCE				
Claim Expense - Generator		0.00	0.00	
Directors & Officers Liability	3,870.24	3,850.00	20.24	100.53 %
Excess Liability	5,574.68	0.00	5,574.68	
Fidelity Bond Coverage		0.00	0.00	
Flood Insurance	9,879.36	13,750.00	-3,870.64	71.85 %
General Liability	20,565.93	15,033.37	5,532.56	136.80 %
Insurance Workmans Comp	515.00	558.25	-43.25	92.25 %
Master Policy	75,286.36	88,673.75	-13,387.39	84.90 %
Umbrella		4,766.63	-4,766.63	
Total INSURANCE	115,691.57	126,632.00	-10,940.43	91.36 %
Total Insurance	115,691.57	126,632.00	-10,940.43	91.36 %
Maintenance		458.37	-458.37	
Building	1.46	0.00	1.46	
Building Plumbing Expense	21,430.64	4,583.37	16,847.27	467.57 %
Building/window leak repairs	450.00	2,750.00	-2,300.00	16.36 %
Bulk Pickup/Trash	385.00	1,283.37	-898.37	30.00 %
Common Area Doors / Windows	4,413.14	3,666.63	746.51	120.36 %
Custodial Additional Charges	0.00	687.50	-687.50	0.00 %
Electrical (Building)	2,108.84	1,833.37	275.47	115.03 %
Fixtures	1,409.00	458.37	950.63	307.39 %
Heater	225.00	0.00	225.00	
Light Checks	132.00	165.00	-33.00	80.00 %
Total Electrical (Building)	3,874.84	2,456.74	1,418.10	157.72 %
Elevator				
Repairs	7,946.70	3,666.63	4,280.07	216.73 %
Total Elevator	7,946.70	3,666.63	4,280.07	216.73 %
Equipment Repair		0.00	0.00	
Fences & Gates	140.00	458.37	-318.37	30.54 %
Fire System		2,750.00	-2,750.00	
Inspections	538.00	0.00	538.00	
Repairs	5,056.18	0.00	5,056.18	
Total Fire System	5,594.18	2,750.00	2,844.18	203.42 %
Generator		1,375.00	-1,375.00	
Generator Fuel	92.28	1,283.37	-1,191.09	7.19 %
Total Generator	92.28	2,658.37	-2,566.09	3.47 %
Geothermal A/C	6,356.00	1,833.37	4,522.63	346.68 %
Geothermal leaks	8,616.76	7,333.37	1,283.39	117.50 %

ANTIGUA CONDO ASSOCIATION

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

January - November, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Geothermal A/C	14,972.76	9,166.74	5,806.02	163.34 %
Landscaping	1,265.84	916.63	349.21	138.10 %
Miscellaneous	405.00	3,208.37	-2,803.37	12.62 %
Office maintenance	400.00	114.62	285.38	348.98 %
Owner Door and Window Paint	655.05	229.13	425.92	285.89 %
Pool	600.00	0.00	600.00	
Chemicals		0.00	0.00	
Electrical		458.37	-458.37	
Permits	220.00	201.63	18.37	109.11 %
Supplies / Repairs	4,757.93	687.50	4,070.43	692.06 %
Total Pool	5,577.93	1,347.50	4,230.43	413.95 %
Restroom Maintenance	420.00	0.00	420.00	
Roof		229.13	-229.13	
Snow Removal & Salting	2,605.00	0.00	2,605.00	
Stair Railing Repair		0.00	0.00	
Supplies	175.85	916.63	-740.78	19.18 %
Cleaning	444.54	0.00	444.54	
Hardware	57.56	0.00	57.56	
Total Supplies	677.95	916.63	-238.68	73.96 %
Trash Dumpster Repairs	259.02	0.00	259.02	
Trash Room Repairs	4,588.74	0.00	4,588.74	
Unit 108 Sewer Line Mitigation	28,278.51	0.00	28,278.51	
Unit 402 Water Leak	325.00	0.00	325.00	
Total Maintenance	104,759.04	41,548.10	63,210.94	252.14 %
PAYROLL		0.00	0.00	
Benefits		0.00	0.00	
Employee Education		0.00	0.00	
Total Benefits		0.00	0.00	
EMPLOYEE GIFT	200.00	0.00	200.00	
Payroll Processing Fee	514.22	0.00	514.22	
Payroll Taxes	3,488.93	7,333.37	-3,844.44	47.58 %
Payroll Wage Expense	37,175.00	55,000.00	-17,825.00	67.59 %
Total PAYROLL	41,378.15	62,333.37	-20,955.22	66.38 %
Rent Expenses	1,500.00	0.00	1,500.00	
Service Contract				
3rd Party Elevator Inspections	590.00	550.00	40.00	107.27 %
Comcast -Building		0.00	0.00	
Custodial Service	16,000.00	24,200.00	-8,200.00	66.12 %
Daily Dumpster & Pool Work	13,800.00	0.00	13,800.00	
Dumpster Maintenance		687.50	-687.50	
Elevator PM & Inspections	19,080.00	17,490.00	1,590.00	109.09 %
Fire Service - PM & Inspections	6,050.00	5,408.37	641.63	111.86 %

ANTIGUA CONDO ASSOCIATION

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

January - November, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Fire Service Monitoring	349.80	320.87	28.93	109.02 %
Generator - Monitoring	636.00	610.50	25.50	104.18 %
Generator PM	842.10	1,833.37	-991.27	45.93 %
Geothermal /AC				
Geothermal - Pool Heater	1,123.65	366.63	757.02	306.48 %
Total Geothermal /AC	1,123.65	366.63	757.02	306.48 %
Geothermal PM	18,862.50	24,200.00	-5,337.50	77.94 %
Management Contract	21,450.00	21,450.00	0.00	100.00 %
Pest Control	5,802.00	458.37	5,343.63	1,265.79 %
Pool Service Contract	6,200.00	6,783.37	-583.37	91.40 %
Powerwash walkways	5,025.00	4,950.00	75.00	101.52 %
Roof	1,000.00	1,008.37	-8.37	99.17 %
Trash Chute PM	1,584.70	1,100.00	484.70	144.06 %
Water Booster Pump - PM	600.00	550.00	50.00	109.09 %
Total Service Contract	118,995.75	111,967.35	7,028.40	106.28 %
Taxes & Licenses				
Income Tax (Federal & State)	430.00	5,041.63	-4,611.63	8.53 %
Total Taxes & Licenses	430.00	5,041.63	-4,611.63	8.53 %
Utilities				
Electric	46,131.72	50,416.63	-4,284.91	91.50 %
Telephone	0.00		0.00	
Local Phone	2,040.42	2,200.00	-159.58	92.75 %
Total Telephone	2,040.42	2,200.00	-159.58	92.75 %
Water	8,620.00	11,000.00	-2,380.00	78.36 %
Total Utilities	56,792.14	63,616.63	-6,824.49	89.27 %
Total Expenses	\$456,435.39	\$423,170.44	\$33,264.95	107.86 %
NET OPERATING INCOME	\$1,329,311.70	\$230,258.93	\$1,099,052.77	577.31 %
Other Expenses				
Ask My Accountant		0.00	0.00	
Capital Improvements				
2024 Building coating project	552,926.76	0.00	552,926.76	
Bldg Landscaping/ Beach		18,333.37	-18,333.37	
Building Plumbing		36,666.63	-36,666.63	
Camera/Security System	10,636.39	0.00	10,636.39	
Common doors and windows	22,987.72	10,083.37	12,904.35	227.98 %
Elevators	2,089.00	0.00	2,089.00	
Geothermal System	31,995.00	0.00	31,995.00	
OFFICE RENOVATIONS	12,032.38	0.00	12,032.38	
Pool		27,500.00	-27,500.00	
Pool Furniture	14,777.00	6,416.63	8,360.37	230.29 %
Reserve Contribution	188,760.00	0.00	188,760.00	
Reserve Study	2,450.00	0.00	2,450.00	

ANTIGUA CONDO ASSOCIATION

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

January - November, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Restroom Renovations	3,216.67	18,333.37	-15,116.70	17.55 %
Trash Dumpsters	3,921.90	5,500.00	-1,578.10	71.31 %
Total Capital Improvements	845,792.82	122,833.37	722,959.45	688.57 %
Total Other Expenses	\$845,792.82	\$122,833.37	\$722,959.45	688.57 %
NET OTHER INCOME	\$ -845,792.82	\$ -122,833.37	\$ -722,959.45	688.57 %
NET INCOME	\$483,518.88	\$107,425.56	\$376,093.32	450.10 %

Check Detail Report
ANTIGUA CONDO ASSOCIATION
November 1-30, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
BOC - Checking - 1399						
80272						
11/03/2025	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725	Reconciled	-165.00
11/03/2025	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725		165.00
80273						
11/03/2025	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725	Reconciled	-780.00
11/03/2025	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725		780.00
80274						
11/04/2025	Expense		Gusto	GUSTO FEE 447526 6semk6e9f18	Reconciled	-64.66
11/04/2025	Expense		Gusto	GUSTO FEE 447526 6semk6e9f18		64.66
80298						
11/17/2025	Check		Antigua Condominium	Special Assessment Oct 21 - Nov 14 Transfer	Cleared	-149,740.94
11/17/2025	Check		Antigua Condominium	Special Assessment Oct 21 - Nov 14 Transfer	Uncleared	149,740.94
80302						
11/17/2025	Bill Payment (Check)		Grade A Service LLC		Reconciled	-600.00
11/17/2025	Bill Payment (Check)		Grade A Service LLC			-600.00
80303						
11/17/2025	Bill Payment (Check)		RYT Plumbing Inc.		Reconciled	-495.00
11/17/2025	Bill Payment (Check)		RYT Plumbing Inc.			-495.00
80304						
11/17/2025	Bill Payment (Check)		Roy Case, Inc.		Cleared	-150.00
11/17/2025	Bill Payment (Check)		Roy Case, Inc.			-150.00
80305						
11/17/2025	Bill Payment (Check)		Shore Management		Reconciled	-1,960.00
11/17/2025	Bill Payment (Check)		Shore Management			-1,960.00
80306						
11/17/2025	Bill Payment (Check)		Stevens Electric		Uncleared	-250.00
11/17/2025	Bill Payment (Check)		Stevens Electric			-250.00
80307						
11/17/2025	Bill Payment (Check)		ASC Advanced Solutions Company		Reconciled	-325.00
11/17/2025	Bill Payment (Check)		ASC Advanced Solutions Company			-325.00
80322						
11/18/2025	Bill Payment (Check)		Coastal Construction, LLC		Reconciled	-600.00
11/18/2025	Bill Payment (Check)		Coastal Construction, LLC			-600.00
80497						
11/18/2025	Expense		0307 Andrews, John	RETURNED DEPOSIT ITEM	Reconciled	-2,446.40
11/18/2025	Expense		0307 Andrews, John	RETURNED DEPOSIT ITEM		2,446.40
80498						
11/18/2025	Expense		Verizon	VERIZON PAYMENTREC XXXXXXXX80001	Reconciled	-207.23
11/18/2025	Expense		Verizon	VERIZON PAYMENTREC XXXXXXXX80001		207.23
80503						
11/24/2025	Bill Payment (Check)		Antigua Condominium		Uncleared	-17,160.00
11/24/2025	Bill Payment (Check)		Antigua Condominium			-17,160.00
80504						
11/24/2025	Bill Payment (Check)	To print	Action Elevator		Cleared	-4,770.00
11/24/2025	Bill Payment (Check)	To print	Action Elevator			-4,770.00
80505						
11/24/2025	Bill Payment (Check)		Ark Systems		Cleared	-3,488.00
11/24/2025	Bill Payment (Check)		Ark Systems			-3,488.00
80506						
11/24/2025	Bill Payment (Check)		Curtis Power Solutions		Cleared	-842.10
11/24/2025	Bill Payment (Check)		Curtis Power Solutions			-842.10
80507						
11/24/2025	Bill Payment (Check)		Stevens Electric		Uncleared	-632.00
11/24/2025	Bill Payment (Check)		Stevens Electric			-632.00
80508						
11/24/2025	Bill Payment (Check)		Coastal Construction, LLC		Cleared	-785.00
11/24/2025	Bill Payment (Check)		Coastal Construction, LLC			-785.00

Check Detail Report
ANTIGUA CONDO ASSOCIATION
 November 1-30, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
80509						
11/24/2025	Bill Payment (Check)		Stanley Access Tech LLC		Cleared	-1,909.94
11/24/2025	Bill Payment (Check)		Stanley Access Tech LLC			-1,909.94
PNC OpAcct - 2372						
80708						
11/03/2025	Expense		PNC		Reconciled	-3.25
11/03/2025	Expense		PNC			3.25
PNC CapAcct - 6102						
80706						
11/03/2025	Expense		Service Charge		Reconciled	-2.86
11/03/2025	Expense		Service Charge			2.86
80496						
11/22/2025	Check	1164	Shore Painting LLC	Final payment for repair and painting of all common doors and elevator lobby benches (except ground floor)	Reconciled	-4,200.00
11/22/2025	Check	1164	Shore Painting LLC	Final payment for repair and painting of all common doors and elevator lobby benches (except ground floor)		4,200.00
PNC - SpecAssessMM - 5067						
80495						
11/22/2025	Check	125	ETC	Payment #4 ref# INEVA659	Uncleared	-
11/22/2025	Check	125	ETC	Payment #4 ref# INEVA659		114,925.95
						114,925.95