

ANTIGUA ACCOUNTS REPORT JAN 31, 2026

BANK ACCOUNTS			
BOC SAV/Reserve	\$8,839.09		
T-Bills	\$837,640.53		
PNC MM/Reserve	\$209,346.41		
PNC Sp Assess/Reserve	\$458,393.82	\$1,514,219.85	<Total Reserve Funds
PNC SAV/Operating	\$11,060.73		
BOC CK/Operating	\$120,255.39	\$131,316.12	<Total Operating Funds
TOTAL	\$1,645,535.97	\$1,645,535.97	

Reserve Account - PNC

				\$199,845.40	Ending Balance 12/31/25
Deposit		12/31/2025		\$204,002.12	AT & T Antenna Rent - JAN
Deposit		1/2/2026	\$4,156.72	\$203,998.60	Service Charge
ACH Debit		1/2/2026		\$205,115.49	T-bill Interest (5 bills)
Deposit		1/6/2026	\$1,116.89	\$205,557.27	T-bill Interest (3 bills)
Deposit		1/13/2026	\$441.78	\$203,107.27	Reserve Study -Balance paid
Check	1167	1/14/2026		\$203,330.96	T-bill Interest (1 bill)
Deposit		1/20/2026	\$223.69	\$220,490.96	JAN 2026 Monthly Reserve Transfer
Deposit		1/20/2026	\$17,160.00	\$221,055.63	T-bill Interest (3 bills)
Deposit		1/27/2026	\$564.67	\$213,438.13	Clark & Sons - 50% deposit - Roll up doors
Check	1168	1/29/2026		\$209,038.62	Advanced Solutions - 701/601 Mitigation
Check	1169	1/29/2026	\$4,399.51	\$209,346.41	
Deposit		1/31/2026	\$307.79	\$209,346.41	
				\$209,346.41	

ANTIGUA SPECIAL ASSESSEMENT CHECK REGISTER

TRANSACTION	CK NUMBER	DATE	CREDIT	DEBIT	BALANCE	NOTES
Interest		12/31/25	\$1,426.18		\$486,375.47	
Deposit		1/20/26	\$143,130.66		\$629,506.13	From BoOC Operating
Transfer		1/23/26		\$1,550.00	\$627,956.13	Transfer to PNC operating reimburse for Coating damage - glass
Check	130	1/28/26		\$158,041.35	\$469,914.78	EV-Air - Progress Payment
Check	129	1/29/26		\$9,110.33	\$460,804.45	ETC Invoice
Check	131	1/29/26		\$1,015.00	\$459,789.45	Coastal Construction - furniture removal - Balconies
Check	128	1/30/29		\$2,550.00	\$457,239.45	Charles Brown Glass - Damaged windows
Interest		1/31/26	\$1,154.37		\$458,393.82	
					\$458,393.82	

BANK OF OCEAN CITY RESERVE ACCOUNT

TRANSACTION	DATE	CREDIT	DEBIT	BALANCE	NOTES
Interest	12/31/2025	\$15.93		\$8,824.58	2025 Ending Balance
Interest	1/31/2026	\$14.51		\$8,839.09	
Interest	2/28/2026			\$8,839.09	
Interest	3/31/2026			\$8,839.09	
Interest	4/30/2026			\$8,839.09	
Interest	5/31/2026			\$8,839.09	
Interest	6/30/2026			\$8,839.09	
Interest	7/31/2026			\$8,839.09	
Interest	8/31/2026			\$8,839.09	
Interest	9/30/2026			\$8,839.09	
Interest	10/31/2026			\$8,839.09	
Interest	11/30/2026			\$8,839.09	
Interest	12/31/2026			\$8,839.09	2026 Ending Balance

T-bills	Sorted by Maturity Date		Date Total
	02/24/26	\$80,000.00	
		\$40,000.00	
		\$80,000.00	\$200,000.00
	02/03/26	\$135,000.00	
		\$135,000.00	
		\$40,000.00	
		\$40,000.00	
		\$50,000.00	\$400,000.00
	02/10/26	\$50,000.00	
		\$30,000.00	
		\$80,000.00	\$160,000.00
	02/17/26	\$80,000.00	\$80,000.00
			<u>\$840,000.00</u>

Balance Sheet
ANTIGUA CONDO ASSOCIATION
As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
BOC - Checking - 1399	114,887.31
Petty Cash	100.00
PNC OpAcct - 2372	11,060.73
Reserve Funds	
BOC Savings - 2762	8,839.09
PNC CapAcct - 6102	208,229.52
PNC - SpecAssessMM - 5067	458,393.82
Total for Reserve Funds	\$675,462.43
Total for Bank Accounts	\$801,510.47
Accounts Receivable	
Assessments Receivable	84,870.80
Total for Accounts Receivable	\$84,870.80
Other Current Assets	
Accounts Receivable - Other	0.00
Payroll Asset	0.00
Prepaid Expenses	400.00
Prepaid Insurance	88,482.55
Undeposited Funds	0.00
US TBILL 01	1,537.20
US TBILL 02	79.50
US TBILL 03	50,128.33
US TBILL 04	79,911.02
US TBILL 05	79,774.13
US TBILL 06	79,842.11
US TBILL 07	29,966.63
US TBILL 08	49,944.39
US TBILL 09	39,887.07
US TBILL 10	39,988.18
US TBILL 11	39,988.18
US TBILL 12	79,774.13
US TBILL 13	134,613.60
US TBILL 14	134,613.60
Total for Other Current Assets	\$928,930.62
Total for Current Assets	\$1,815,311.89

Balance Sheet
ANTIGUA CONDO ASSOCIATION
As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
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Other Assets	
Due from Operating	6,956.93
Lease Receivable	193,551.45
Prepaid Income Taxes	8,397.00
Total for Other Assets	\$208,905.38
Total for Assets	\$2,024,217.27
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	19,555.28
Total for Accounts Payable	\$19,555.28
Other Current Liabilities	
Deferred replacement funds	868,135.43
Direct Deposit Liabilities	0.00
Due to Reserve	6,956.93
Income Tax Payable	98.00
Payroll Liabilities	311.84
Prepaid Assessment	75,304.32
Prepaid Special Assessments	8,137.50
Total for Other Current Liabilities	\$958,944.02
Total for Current Liabilities	\$978,499.30
Long-term Liabilities	
Deferred Rental Revenue	162,965.40
Total for Long-term Liabilities	\$162,965.40
Total for Liabilities	\$1,141,464.70
Equity	
Capital Replacement	205,920.00
Opening Bal Equity	0.00
Special Assessment Equity	0.00
Retained Earnings	577,880.53
Net Income	98,952.04
Total for Equity	\$882,752.57
Total for Liabilities and Equity	\$2,024,217.27
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Profit and Loss
 ANTIGUA CONDO ASSOCIATION
 January 1-31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
Income	
AT&T/Cellular Rent	4,156.72
Condominium Fees	40,560.00
Interest Income	
Interest - US T Bills	1,370.44
Reserve Accounts	1,476.67
Total for Interest Income	\$2,847.11
Late Fees	1,756.24
Reserve Fees	17,160.00
Special Assessments	254,425.60
Total for Income	\$320,905.67
Total for Income	\$320,905.67
Gross Profit	
\$320,905.67	
Expenses	
Administration	
Audit - Tax Preparation	9,250.00
Bank Service Charges	103.52
Dues & Subscription	
Website Expenses	240.01
Total for Dues & Subscription	\$240.01
Internet Service	89.62
Office Computer & Equipment	1,590.98
Office Supplies	24.96
Total for Administration	\$11,299.09
Insurance	
INSURANCE	
Directors & Officers Liability	398.67
Excess Liability	702.42
General Liability	3,064.67
Master Policy	6,656.92
Total for INSURANCE	\$10,822.68
Total for Insurance	\$10,822.68
Maintenance	
Building	1,000.00
Bulk Pickup/Trash	150.00
Common Area Doors / Windows	2,550.00
Electrical (Building)	
Light Checks	18.00
Total for Electrical (Building)	\$18.00

Profit and Loss
ANTIGUA CONDO ASSOCIATION
January 1-31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Equipment	48.64
Equipment Repair	12.00
Geothermal A/C	6,287.50
Office maintenance	49.50
Snow Removal & Salting	900.00
Unit 108 Sewer Line Mitigation	673.12
Unit 402 Water Leak	4,399.51
Total for Maintenance	\$16,088.27
PAYROLL	
Payroll Processing Fee	64.66
Payroll Taxes	252.95
Payroll Wage Expense	2,190.00
Total for PAYROLL	\$2,507.61
Service Contract	
Custodial Service	2,000.00
Fire Service Monitoring	349.80
Management Contract	1,950.00
Pest Control	945.00
Total for Service Contract	\$5,244.80
Utilities	
Telephone	
Local Phone	207.00
Total for Telephone	\$207.00
Total for Utilities	\$207.00
Total for Expenses	\$46,169.45
Net Operating Income	\$274,736.22
Other Expenses	
Capital Improvements	
2024 Building coating project	168,166.68
Common doors and windows	7,617.50
Total for Capital Improvements	\$175,784.18
Total for Other Expenses	\$175,784.18
Net Other Income	-\$175,784.18
Net Income	\$98,952.04

ANTIGUA CONDO ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	JAN 2026				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income								
Income					\$0.00	\$0.00	\$0.00	0.00%
AT&T/Cellular Rent	4,156.72	4,266.67	-109.95	97.42 %	\$4,156.72	\$4,266.67	\$ -109.95	97.42 %
Building Fees		2,916.67	-2,916.67		\$0.00	\$2,916.67	\$ -2,916.67	0.00%
Condominium Fees	40,560.00	40,560.00	0.00	100.00 %	\$40,560.00	\$40,560.00	\$0.00	100.00 %
Interest Income					\$0.00	\$0.00	\$0.00	0.00%
Interest - US T Bills	1,370.44		1,370.44		\$1,370.44	\$0.00	\$1,370.44	0.00%
Reserve Accounts	1,476.67	1,000.00	476.67	147.67 %	\$1,476.67	\$1,000.00	\$476.67	147.67 %
Total Interest Income	2,847.11	1,000.00	1,847.11	284.71 %	\$2,847.11	\$1,000.00	\$1,847.11	284.71 %
Late Fees	1,756.24	83.33	1,672.91	2,107.57 %	\$1,756.24	\$83.33	\$1,672.91	2,107.57 %
Nextedge Rental		135.33	-135.33		\$0.00	\$135.33	\$ -135.33	0.00%
Reserve Fees	17,160.00	17,160.00	0.00	100.00 %	\$17,160.00	\$17,160.00	\$0.00	100.00 %
Special Assessments	254,425.60		254,425.60		\$254,425.60	\$0.00	\$254,425.60	0.00%
Total Income	320,905.67	66,122.00	254,783.67	485.32 %	\$320,905.67	\$66,122.00	\$254,783.67	485.32 %
Interior Walkway Coating					\$0.00	\$0.00	\$0.00	0.00%
Additional Assessment		21,202.17	-21,202.17		\$0.00	\$21,202.17	\$ -21,202.17	0.00%
Total Interior Walkway Coating		21,202.17	-21,202.17		\$0.00	\$21,202.17	\$ -21,202.17	0.00%
Total Income	\$320,905.67	\$87,324.17	\$233,581.50	367.49 %	\$320,905.67	\$87,324.17	\$233,581.50	367.49 %
GROSS PROFIT	\$320,905.67	\$87,324.17	\$233,581.50	367.49 %	\$320,905.67	\$87,324.17	\$233,581.50	367.49 %
Expenses								
Administration					\$0.00	\$0.00	\$0.00	0.00%
Audit - Tax Preparation	9,250.00	833.33	8,416.67	1,110.00 %	\$9,250.00	\$833.33	\$8,416.67	1,110.00 %
Bank Service Charges	103.52	16.67	86.85	621.00 %	\$103.52	\$16.67	\$86.85	621.00 %
Credit Card Expense		33.33	-33.33		\$0.00	\$33.33	\$ -33.33	0.00%
Dues & Subscription		34.58	-34.58		\$0.00	\$34.58	\$ -34.58	0.00%
Website Expenses	240.01	16.67	223.34	1,439.77 %	\$240.01	\$16.67	\$223.34	1,439.77 %
Total Dues & Subscription	240.01	51.25	188.76	468.31 %	\$240.01	\$51.25	\$188.76	468.31 %
Internet Service	89.62	83.33	6.29	107.55 %	\$89.62	\$83.33	\$6.29	107.55 %
Meeting Expense		83.33	-83.33		\$0.00	\$83.33	\$ -83.33	0.00%
Office Computer & Equipment	1,590.98		1,590.98		\$1,590.98	\$0.00	\$1,590.98	0.00%
Office Supplies	24.96	145.83	-120.87	17.12 %	\$24.96	\$145.83	\$ -120.87	17.12 %
Postage		12.50	-12.50		\$0.00	\$12.50	\$ -12.50	0.00%
Professional Fees					\$0.00	\$0.00	\$0.00	0.00%
Lawyer		250.00	-250.00		\$0.00	\$250.00	\$ -250.00	0.00%
Total Professional Fees		250.00	-250.00		\$0.00	\$250.00	\$ -250.00	0.00%
Total Administration	11,299.09	1,509.57	9,789.52	748.50 %	\$11,299.09	\$1,509.57	\$9,789.52	748.50 %
Insurance					\$0.00	\$0.00	\$0.00	0.00%
INSURANCE					\$0.00	\$0.00	\$0.00	0.00%
Directors & Officers Liability	398.67	418.75	-20.08	95.20 %	\$398.67	\$418.75	\$ -20.08	95.20 %
Excess Liability	702.42		702.42		\$702.42	\$0.00	\$702.42	0.00%
Flood Insurance		1,250.00	-1,250.00		\$0.00	\$1,250.00	\$ -1,250.00	0.00%
General Liability	3,064.67	3,216.67	-152.00	95.27 %	\$3,064.67	\$3,216.67	\$ -152.00	95.27 %
Insurance Workmans Comp		42.92	-42.92		\$0.00	\$42.92	\$ -42.92	0.00%
Master Policy	6,656.92	6,953.33	-296.41	95.74 %	\$6,656.92	\$6,953.33	\$ -296.41	95.74 %
Umbrella		737.50	-737.50		\$0.00	\$737.50	\$ -737.50	0.00%
Total INSURANCE	10,822.68	12,619.17	-1,796.49	85.76 %	\$10,822.68	\$12,619.17	\$ -1,796.49	85.76 %
Total Insurance	10,822.68	12,619.17	-1,796.49	85.76 %	\$10,822.68	\$12,619.17	\$ -1,796.49	85.76 %
Maintenance					\$0.00	\$0.00	\$0.00	0.00%
Building	1,000.00	166.67	833.33	599.99 %	\$1,000.00	\$166.67	\$833.33	599.99 %
Building Contingency		708.33	-708.33		\$0.00	\$708.33	\$ -708.33	0.00%
Building Plumbing Expense		583.33	-583.33		\$0.00	\$583.33	\$ -583.33	0.00%
Bulk Pickup/Trash	150.00	41.67	108.33	359.97 %	\$150.00	\$41.67	\$108.33	359.97 %
Common Area Doors / Windows	2,550.00	208.33	2,341.67	1,224.02 %	\$2,550.00	\$208.33	\$2,341.67	1,224.02 %

ANTIGUA CONDO ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	JAN 2026				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Deck		116.67	-116.67		\$0.00	\$116.67	\$ -116.67	0.00%
Electrical (Building)		166.67	-166.67		\$0.00	\$166.67	\$ -166.67	0.00%
Fixtures		83.33	-83.33		\$0.00	\$83.33	\$ -83.33	0.00%
Heater		20.83	-20.83		\$0.00	\$20.83	\$ -20.83	0.00%
Light Checks	18.00	15.00	3.00	120.00 %	\$18.00	\$15.00	\$3.00	120.00 %
Total Electrical (Building)	18.00	285.83	-267.83	6.30 %	\$18.00	\$285.83	\$ -267.83	6.30 %
Elevator		1,416.67	-1,416.67		\$0.00	\$1,416.67	\$ -1,416.67	0.00%
Equipment	48.64		48.64		\$48.64	\$0.00	\$48.64	0.00%
Equipment Repair	12.00		12.00		\$12.00	\$0.00	\$12.00	0.00%
Fences & Gates		16.67	-16.67		\$0.00	\$16.67	\$ -16.67	0.00%
Fire System		416.67	-416.67		\$0.00	\$416.67	\$ -416.67	0.00%
Generator					\$0.00	\$0.00	\$0.00	0.00%
Generator Fuel		32.92	-32.92		\$0.00	\$32.92	\$ -32.92	0.00%
Total Generator		32.92	-32.92		\$0.00	\$32.92	\$ -32.92	0.00%
Geothermal A/C	6,287.50		6,287.50		\$6,287.50	\$0.00	\$6,287.50	0.00%
Geothermal leaks		666.67	-666.67		\$0.00	\$666.67	\$ -666.67	0.00%
Total Geothermal A/C	6,287.50	666.67	5,620.83	943.12 %	\$6,287.50	\$666.67	\$5,620.83	943.12 %
Landscaping		100.00	-100.00		\$0.00	\$100.00	\$ -100.00	0.00%
Miscellaneous		208.33	-208.33		\$0.00	\$208.33	\$ -208.33	0.00%
Office maintenance	49.50		49.50		\$49.50	\$0.00	\$49.50	0.00%
Owner Door and Window Paint		12.50	-12.50		\$0.00	\$12.50	\$ -12.50	0.00%
Pool					\$0.00	\$0.00	\$0.00	0.00%
Electrical		41.67	-41.67		\$0.00	\$41.67	\$ -41.67	0.00%
Permits		18.33	-18.33		\$0.00	\$18.33	\$ -18.33	0.00%
Supplies / Repairs		250.00	-250.00		\$0.00	\$250.00	\$ -250.00	0.00%
Total Pool		310.00	-310.00		\$0.00	\$310.00	\$ -310.00	0.00%
Snow Removal & Salting	900.00	83.33	816.67	1,080.04 %	\$900.00	\$83.33	\$816.67	1,080.04 %
Supplies		83.33	-83.33		\$0.00	\$83.33	\$ -83.33	0.00%
Cleaning		41.67	-41.67		\$0.00	\$41.67	\$ -41.67	0.00%
Total Supplies		125.00	-125.00		\$0.00	\$125.00	\$ -125.00	0.00%
Trash Dumpster Repairs		41.67	-41.67		\$0.00	\$41.67	\$ -41.67	0.00%
Unit 108 Sewer Line Mitigation	673.12		673.12		\$673.12	\$0.00	\$673.12	0.00%
Unit 402 Water Leak	4,399.51		4,399.51		\$4,399.51	\$0.00	\$4,399.51	0.00%
Total Maintenance	16,088.27	5,541.26	10,547.01	290.34 %	\$16,088.27	\$5,541.26	\$10,547.01	290.34 %
PAYROLL					\$0.00	\$0.00	\$0.00	0.00%
Payroll Processing Fee	64.66	58.33	6.33	110.85 %	\$64.66	\$58.33	\$6.33	110.85 %
Payroll Taxes	252.95	500.00	-247.05	50.59 %	\$252.95	\$500.00	\$ -247.05	50.59 %
Payroll Wage Expense	2,190.00	4,166.67	-1,976.67	52.56 %	\$2,190.00	\$4,166.67	\$ -1,976.67	52.56 %
Total PAYROLL	2,507.61	4,725.00	-2,217.39	53.07 %	\$2,507.61	\$4,725.00	\$ -2,217.39	53.07 %
Service Contract					\$0.00	\$0.00	\$0.00	0.00%
3rd Party Elevator Inspections		50.00	-50.00		\$0.00	\$50.00	\$ -50.00	0.00%
Custodial Service	2,000.00	2,200.00	-200.00	90.91 %	\$2,000.00	\$2,200.00	\$ -200.00	90.91 %
Daily Dumpster & Pool Work		1,500.00	-1,500.00		\$0.00	\$1,500.00	\$ -1,500.00	0.00%
Elevator PM & Inspections		1,590.00	-1,590.00		\$0.00	\$1,590.00	\$ -1,590.00	0.00%
Fire Service - PM & Inspections		491.67	-491.67		\$0.00	\$491.67	\$ -491.67	0.00%
Fire Service Monitoring	349.80	29.17	320.63	1,199.18 %	\$349.80	\$29.17	\$320.63	1,199.18 %
Generator - Monitoring		66.67	-66.67		\$0.00	\$66.67	\$ -66.67	0.00%
Generator PM		208.33	-208.33		\$0.00	\$208.33	\$ -208.33	0.00%
Geothermal /AC					\$0.00	\$0.00	\$0.00	0.00%
Geothermal - Pool Heater		66.67	-66.67		\$0.00	\$66.67	\$ -66.67	0.00%
Total Geothermal /AC		66.67	-66.67		\$0.00	\$66.67	\$ -66.67	0.00%
Geothermal PM		2,200.00	-2,200.00		\$0.00	\$2,200.00	\$ -2,200.00	0.00%
Management Contract	1,950.00	2,083.33	-133.33	93.60 %	\$1,950.00	\$2,083.33	\$ -133.33	93.60 %

ANTIGUA CONDO ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	JAN 2026				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Pest Control	945.00	625.00	320.00	151.20 %	\$945.00	\$625.00	\$320.00	151.20 %
Pool Service Contract		666.67	-666.67		\$0.00	\$666.67	\$ -666.67	0.00%
Powerwash walkways		450.00	-450.00		\$0.00	\$450.00	\$ -450.00	0.00%
Roof		170.83	-170.83		\$0.00	\$170.83	\$ -170.83	0.00%
Trash Compactor - PM		100.00	-100.00		\$0.00	\$100.00	\$ -100.00	0.00%
Water Booster Pump - PM		50.00	-50.00		\$0.00	\$50.00	\$ -50.00	0.00%
Total Service Contract	5,244.80	12,548.34	-7,303.54	41.80 %	\$5,244.80	\$12,548.34	\$ -7,303.54	41.80 %
Taxes & Licenses					\$0.00	\$0.00	\$0.00	0.00%
Income Tax (Federal & State)		833.33	-833.33		\$0.00	\$833.33	\$ -833.33	0.00%
Total Taxes & Licenses		833.33	-833.33		\$0.00	\$833.33	\$ -833.33	0.00%
Utilities					\$0.00	\$0.00	\$0.00	0.00%
Electric		4,583.33	-4,583.33		\$0.00	\$4,583.33	\$ -4,583.33	0.00%
Telephone					\$0.00	\$0.00	\$0.00	0.00%
Local Phone	207.00	200.00	7.00	103.50 %	\$207.00	\$200.00	\$7.00	103.50 %
Total Telephone	207.00	200.00	7.00	103.50 %	\$207.00	\$200.00	\$7.00	103.50 %
Water		1,000.00	-1,000.00		\$0.00	\$1,000.00	\$ -1,000.00	0.00%
Total Utilities	207.00	5,783.33	-5,576.33	3.58 %	\$207.00	\$5,783.33	\$ -5,576.33	3.58 %
Total Expenses	\$46,169.45	\$43,560.00	\$2,609.45	105.99 %	\$46,169.45	\$43,560.00	\$2,609.45	105.99 %
NET OPERATING INCOME	\$274,736.22	\$43,764.17	\$230,972.05	627.77 %	\$274,736.22	\$43,764.17	\$230,972.05	627.77 %
Other Expenses								
Capital Improvements					\$0.00	\$0.00	\$0.00	0.00%
2024 Building coating project	168,166.68		168,166.68		\$168,166.68	\$0.00	\$168,166.68	0.00%
Common doors and windows	7,617.50		7,617.50		\$7,617.50	\$0.00	\$7,617.50	0.00%
Reserve Contribution		43,764.17	-43,764.17		\$0.00	\$43,764.17	\$ -43,764.17	0.00%
Total Capital Improvements	175,784.18	43,764.17	132,020.01	401.66 %	\$175,784.18	\$43,764.17	\$132,020.01	401.66 %
Total Other Expenses	\$175,784.18	\$43,764.17	\$132,020.01	401.66 %	\$175,784.18	\$43,764.17	\$132,020.01	401.66 %
NET OTHER INCOME	\$ -175,784.18	\$ -43,764.17	\$ -132,020.01	401.66 %	\$ -175,784.18	\$ -43,764.17	\$ -132,020.01	401.66 %
NET INCOME	\$98,952.04	\$0.00	\$98,952.04	0.00%	\$98,952.04	\$0.00	\$98,952.04	0.00%

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
BOC - Checking - 1399						
81274						
01/05/2026	Expense		Gusto	GUSTO FEE 804826 6semk749apl	Reconciled	-64.66
01/05/2026	Expense		Gusto	GUSTO FEE 804826 6semk749apl		64.66
81275						
01/05/2026	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725	Reconciled	-165.00
01/05/2026	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725		165.00
81276						
01/05/2026	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725	Reconciled	-780.00
01/05/2026	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725		780.00
81620						
01/06/2026	Expense		GO DADDY	GO DADDY.COM INC WEB ORDER XXXXXX3394	Reconciled	-216.12
01/06/2026	Expense		GO DADDY	GO DADDY.COM INC WEB ORDER XXXXXX3394		216.12
81366						
01/08/2026	Bill Payment (Check)		Resort to Us		Reconciled	-7,115.00
01/08/2026	Bill Payment (Check)		Resort to Us			-7,115.00
81367						
01/08/2026	Bill Payment (Check)		Coastal Construction, LLC		Uncleared	-875.00
01/08/2026	Bill Payment (Check)		Coastal Construction, LLC			-875.00
81368						
01/08/2026	Bill Payment (Check)		Shore Management		Reconciled	-1,960.00
01/08/2026	Bill Payment (Check)		Shore Management			-1,960.00
81369						
01/08/2026	Bill Payment (Check)		ROMMEL'S ACE (deleted)		Reconciled	-2.47
01/08/2026	Bill Payment (Check)		ROMMEL'S ACE (deleted)			-2.47
81370						
01/08/2026	Bill Payment (Check)		Mike Falkner		Uncleared	-59.22
01/08/2026	Bill Payment (Check)		Mike Falkner			-59.22
81384						
01/08/2026	Check		Antigua Condominium	Special Assessment Dec 12 - Jan 7 Transfer	Reconciled	-
01/08/2026	Check		Antigua Condominium	Special Assessment Dec 12 - Jan 7 Transfer	Reconciled	143,130.66
81415						
01/14/2026	Bill Payment (Check)	ach	Coastal Construction, LLC		Reconciled	-275.00
01/14/2026	Bill Payment (Check)	ach	Coastal Construction, LLC			-275.00
81720						
01/14/2026	Bill Payment (Check)	ach	Coastal Construction, LLC		Reconciled	-600.00
01/14/2026	Bill Payment (Check)	ach	Coastal Construction, LLC			-600.00
81748						
01/15/2026	Expense		Antigua Condominium	ANTIGUA CONDOMIN ONLINE PMT CKFXXXXX6599POS	Reconciled	-17,160.00
01/15/2026	Expense		Antigua Condominium	ANTIGUA CONDOMIN ONLINE PMT CKFXXXXX6599POS	Cleared	17,160.00
81659						
01/16/2026	Expense		Randy Ditch	Voided	Reconciled	0.00
01/16/2026	Expense		Randy Ditch			0.00
81621						
01/20/2026	Expense		GO DADDY	GO DADDY.COM INC WEB ORDER XXXXXX4214	Reconciled	-23.89
01/20/2026	Expense		GO DADDY	GO DADDY.COM INC WEB ORDER XXXXXX4214		23.89
81622						
01/20/2026	Expense		Verizon	VERIZON PAYMENTREC XXXXXXXX80001	Reconciled	-207.00
01/20/2026	Expense		Verizon	VERIZON PAYMENTREC XXXXXXXX80001		207.00

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
81623						
01/21/2026	Expense		Lockbox processing fee	LOCKBOX PROCESSING FEE	Reconciled	-100.00
01/21/2026	Expense		Lockbox processing fee	LOCKBOX PROCESSING FEE		100.00
81671						
01/28/2026	Bill Payment (Check)	To print	Resort to Us		Uncleared	-4,057.00
01/28/2026	Bill Payment (Check)	To print	Resort to Us			-4,057.00
81747						
01/29/2026	Expense		Comcast	COMCAST-XFINITY CABLE SVCS 9835809	Reconciled	-89.62
01/29/2026	Expense		Comcast	COMCAST-XFINITY CABLE SVCS 9835809		89.62

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
PNC CapAcct - 6102						
81751						
01/02/2026	Expense		Service Charge		Cleared	-3.52
01/02/2026	Expense		Service Charge			3.52
81604						
01/23/2026	Check	1168	CLARK & SONS, INC	SOUL DEPOSIT - 2 ROSSIP DOORS	Cleared	-7,617.50
01/23/2026	Check	1168	CLARK & SONS, INC	SOUL DEPOSIT - 2 ROSSIP DOORS		7,617.50
81619						
01/23/2026	Bill Payment (Check)	1169	ASC Advanced Solutions Company	701-810 mitigation	Cleared	-4,399.51
01/23/2026	Bill Payment (Check)	1169	ASC Advanced Solutions Company			-4,399.51
PNC - SpecAssessMM - 5067						
81607						
01/23/2026	Bill Payment (Check)	129	ETC		Reconciled	-9,110.33
01/23/2026	Bill Payment (Check)	129	ETC			-9,110.33
81608						
01/23/2026	Check	130	Ev-Air-Tight LLC	PAYMENT #6	Reconciled	-158,041.35
01/23/2026	Check	130	Ev-Air-Tight LLC	PAYMENT #6		158,041.35
81667						
01/23/2026	Bill Payment (Check)	128	Charles Brown Glass Co		Reconciled	-2,550.00
01/23/2026	Bill Payment (Check)	128	Charles Brown Glass Co			-2,550.00
81746						
01/23/2026	Check	131	Coastal Construction, LLC	Inv#233, 237, 254, 277, 262, 273	Reconciled	-1,015.00
01/23/2026	Check	131	Coastal Construction, LLC	Inv#233, 237, 254, 277, 262, 273		1,015.00