

Antigua Condominium
2025 Approved Budget

	A	E	F	G	H	J
1						
2	ANTIGUA CONDOMINIUM					
3	2025 BUDGET					
4	(Approved at Owners Meeting on October 5, 2024)					
5	\$520.00 Monthly Fees					
6	\$355.00 to Operating Fund	2022	2023	2024		2025
7	\$165.00 to Reserve Fund	Actual	Actual	Approved	Actual	Proposed
8		FY	FY	Budget	Thru Jun 30	Budget
9	OPERATING FUND					
10	Condominium Fees	\$404,525	\$424,320	\$421,824	\$210,912	\$443,040
11	Building Fees	\$19,565	\$18,260	\$18,000	\$3,992	\$18,000
12	Interest Income - Insurance	\$0			\$0	
13	Resale Packages	\$595	\$850	\$500	\$650	\$0
14	Internet Reimbursement	\$0			\$0	
15	Maintenance Reimbursement				\$0	
16	Late Fees		-\$1,762	\$600	\$227	\$600
17	Miscellaneous Income	\$167			\$0	
18	TOTAL OPERATING FUND INCOME	\$424,852	\$441,668	\$440,924	\$215,781	\$461,640
19						
20	RESERVE FUND					
21	Reserve Fund Fees	\$280,650	\$193,440	\$195,936	\$97,968	\$205,920
22	Interest Income - Reserve Fund	\$1,663	\$29,062	\$18,000	\$16,967	\$18,000
23	AT&T Cellular Rent	\$49,079	\$46,862	\$48,300	\$24,077	\$25,680
24	Nextedge Rental	\$1,500	\$1,530	\$1,530		\$1,592
25	Insurance Claims				\$0	\$0
26	Additional Assessment - Building	\$0				
27	Drain Backup - Special Assessment				\$0	\$0
28	TOTAL RESERVE FUND INCOME	\$332,892	\$270,893	\$263,766	\$139,012	\$251,192
29						
30	TOTAL OPERATING & RESERVE FUNDS	\$757,744	\$712,562	\$704,690	\$354,793	\$712,832
31						
32	INSURANCE					
33	Master Policy	\$62,050	\$64,769	\$94,250	\$37,635	\$96,735
34	Directors & Officers Liability	\$3,164	\$3,101	\$3,828	\$1,823	\$4,200
35	General Liability	\$2,769	\$2,573	\$14,430	\$1,777	\$16,400
36	Umbrella	\$6,162	\$8,880	\$3,909	\$3,554	\$5,200

Antigua Condominium
2025 Approved Budget

	A	E	F	G	H	J
3	2025 BUDGET					
4	(Approved at Owners Meeting on October 5, 2024)					
5	\$520.00 Monthly Fees					
6	\$355.00 to Operating Fund	2022	2023	2024		2025
7	\$165.00 to Reserve Fund	Actual	Actual	Approved	Actual	Proposed
8		FY	FY	Budget	Thru Jun 30	Budget
37	Fidelity / Crime Policy	\$0				\$0
38	Flood Policy	\$16,199	\$15,854	\$15,000	\$7,410	\$15,000
39	Workmen's Comp	-\$675	-\$314	\$500	\$230	\$609
40	Claim Expense				\$0	\$0
41	Insurance repayment to Reserve Fund	\$31,200	\$29,412	\$0	\$0	\$0
42	TOTAL INSURANCE	\$120,869	\$124,274	\$131,917	\$52,428	\$138,144
43						
44	ADMINISTRATION					
45	Annual Meeting	\$31	\$472	\$600	\$123	\$800
46	Audit / Tax Preparation	\$8,350	\$4,500	\$4,500	\$4,000	\$5,000
47	Bank Service Charges	\$112	\$200		\$173	\$200
48	Internet Service	\$1,200	\$1,200	\$1,200	\$456	\$1,200
49	Intiut / Payroll	\$943	\$1,223	\$1,200	\$1,277	\$1,400
50	Legal	\$870	\$0	\$0	\$0	\$0
51	Office Supplies	\$871	\$460	\$500	\$1,517	\$1,000
52	Credit Card Expense	\$402	\$466	\$200	\$169	\$200
53	Dues & Subscriptions	\$143	\$75	\$375	\$75	\$375
54	Office Computer & Equip	\$0	\$0	\$200	\$0	\$1,000
55	Professional Fees Consulting	\$0			\$0	\$0
56	Office Staff		\$1,727	\$0	\$0	\$0
57	Professional Fees AT&T Antennae		\$3,674	\$3,000	\$0	\$500
58	Professional Fees - Bookkeeping		\$8,840	\$9,200	\$2,858	\$0
59	Professional Fees - Lawyer			\$1,000	\$520	\$1,000
60	Professional Fees - Management Fee				\$0	\$0
61	Postage	\$129	\$188	\$120	\$605	\$200
62	Reconciliation Discrepancies		\$0	\$0	\$0	\$0
63	Website	\$127	\$153	\$155	\$210	\$250
64	Administration - Other	\$362			\$0	\$0
65	TOTAL ADMINISTRATION	\$13,539	\$23,176	\$22,250	\$11,983	\$13,125
66						

Antigua Condominium
2025 Approved Budget

	A	E	F	G	H	J
3	2025 BUDGET					
4	(Approved at Owners Meeting on October 5, 2024)					
5	\$520.00 Monthly Fees					
6	\$355.00 to Operating Fund	2022	2023	2024		2025
7	\$165.00 to Reserve Fund	Actual	Actual	Approved	Actual	Proposed
8		FY	FY	Budget	Thru Jun 30	Budget
67	PAYROLL					
68	Payroll Expense	\$45,845	\$44,679	\$50,000	\$19,319	\$60,000
69	Payroll Taxes	\$5,944	\$3,418	\$5,000	\$1,156	\$8,000
70	Benefits	\$10,833	\$3,114	\$0	\$0	\$0
71	Employee Education	\$1,140	\$0	\$0	\$0	\$0
72	Unemployment Tax	\$552	\$1,322	\$1,600	\$1,188	
73	Payroll -Other				\$0	\$0
74	TOTAL PAYROLL	\$64,314	\$52,533	\$56,600	\$21,663	\$68,000
75						
76	UTILITIES					
77	Electricity	\$38,831	\$33,614	\$50,000	\$18,034	\$55,000
78	Telephone					
79	Cell phone	\$0			\$0	
80	Local Phone	\$3,589	\$2,082	\$2,000	\$1,036	\$2,400
81	Seasonal Security Phone	\$0			\$0	
82	Water	\$11,951	\$12,892	\$12,000	\$5,202	\$12,000
83	TOTAL UTILITIES	\$54,370	\$48,588	\$64,000	\$24,272	\$69,400
84						
85	MAINTENANCE/SUPPLIES					
86	Building	\$80	\$2,372	\$0	\$473	\$0
87	Building Plumbing Expense	\$1,331	\$2,354	\$3,000	\$3,584	\$5,000
88	Building Window Leak Repairs				\$5,947	\$3,000
89	Bulk Pickup / Trash		\$0	\$150	\$0	\$1,400
90	Booster Pump Repair		\$1,169			
91	Common Area Windows and Doors	\$653	\$4,418	\$4,000	\$3,233	\$4,000
92	Custodial Additional Charges	\$2,332	\$2,166	\$500	\$700	\$750
93	Deck		\$2,700			
94	Electrical (Building-Other)	\$58	\$0	\$0	\$0	\$2,000
95	Electrical - Fixtures	\$7,020	\$1,177	\$1,000	\$691	\$500
96	Electrical - Light Checks				\$45	\$180

Antigua Condominium
2025 Approved Budget

	A	E	F	G	H	J
3	2025 BUDGET					
4	(Approved at Owners Meeting on October 5, 2024)					
5	\$520.00 Monthly Fees					
6	\$355.00 to Operating Fund	2022	2023	2024		2025
7	\$165.00 to Reserve Fund	Actual	Actual	Approved	Actual	Proposed
8		FY	FY	Budget	Thru Jun 30	Budget
97	Elevator (repairs & service calls)	\$6,309	\$7,168	\$4,000	\$12,387	\$4,000
98	Equipment Repair	\$1,672	\$0	\$200	\$0	\$0
99	Fences & Gates	\$2,616	\$0	\$500	\$0	\$500
100	Fire System	\$2,921	\$4,096	\$2,000	\$2,986	\$3,000
101	Generator Fuel	\$753	\$177	\$500	\$679	\$1,400
102	Generator - Other		\$0	\$0	\$1,136	\$1,500
103	Geothermal A/C	\$2,385	\$1,055	\$2,000		\$2,000
104	Geothermal Leaks		\$16,551	\$8,000	\$8,493	\$8,000
105	Landscaping	\$790	\$436	\$1,000	\$770	\$1,000
106	Lobby Renovation		\$0	\$0	\$0	\$0
107	Maintenance - Other				\$350	\$500
108	Miscellaneous		\$75	\$75	\$3,561	\$3,500
109	Office Maintenance		\$485	\$100	\$140	\$125
110	Owner Door & Window Paint				\$264	\$250
111	Owner Door and Windows Project					
112	Pool					
113	Pool - Other	\$270	\$339	\$300	\$239	
114	Pool - Chemicals	\$3,756	\$2,896	\$1,500	\$0	\$0
115	Pool - Electrical				\$3,875	\$500
116	Pool - Permits				\$220	\$220
117	Pool - Supplies/Repairs	\$3,028	\$741	\$1,500	\$1,421	\$750
118	Restroom Maintenance		\$202	\$0	\$125	\$0
119	Roof		\$1,817	\$0	\$1,766	\$250
120	Stair Railing Repair	\$985	\$685	\$0	\$0	\$0
121	Supplies - Cleaning	\$471	\$1,241	\$1,000	\$172	\$0
122	Supplies - Gasoline		\$51	\$75	\$0	
123	Supplies - Hardware		\$42	\$75	\$91	
124	Supplies - Misc	\$124	\$0	\$0	\$0	
125	Supplies - Other	\$1,666	\$1,170	\$500	\$428	\$1,000
126	Supplies - Paint Supplies	\$197	\$7	\$1,000	\$52	

Antigua Condominium
2025 Approved Budget

	A	E	F	G	H	J
3	2025 BUDGET					
4	(Approved at Owners Meeting on October 5, 2024)					
5	\$520.00 Monthly Fees					
6	\$355.00 to Operating Fund	2022	2023	2024		2025
7	\$165.00 to Reserve Fund	Actual	Actual	Approved	Actual	Proposed
8		FY	FY	Budget	Thru Jun 30	Budget
127	Supplies - Tools	\$46	\$225	\$100	\$162	
128	Supplies & Equipment		\$0	\$0	\$0	
129	Upgrade		\$0	\$0		\$0
130	TOTAL MAINTENANCE/SUPPLIES	\$39,464	\$55,814	\$33,075	\$53,989	\$45,325
131						
132	SERVICE CONTRACTS					
133	Automatic Door Service Contract					
134	Building Plumbing					
135	Comcast Building	-\$124	\$0	\$0		\$0
136	Custodial Service / Emergency Service	\$69,877	\$68,177	\$80,000	\$22,300	\$26,400
137	Dumpster Maintenance			\$1,000		\$750
138	Elevator - PM & Inspections	\$21,873	\$19,080	\$19,080	\$10,230	\$19,080
139	3 Party Elevator inspection	\$590	\$590	\$600	\$0	\$600
140	Fire Service - PM & Inspections	\$4,575	\$5,113	\$6,500	\$3,070	\$5,900
141	Fire Service - Monitoring	\$350	\$350	\$350	\$350	\$350
142	Fire Service		\$0	\$0		\$0
143	Geothermal AC		\$0	\$0		
144	Geothermal -Pool Heater PM	\$424	\$0	\$450	\$378	\$400
145	Geothermal - PM	\$14,588	\$9,725	\$19,530	\$16,838	\$26,400
146	Generator				\$0	
147	Generator - Replacement		\$0	\$0	\$0	\$0
148	Generator - Monitoring	-\$648	\$600	\$600	\$666	\$666
149	Generator - PM	\$0	\$1,362	\$1,500		\$2,000
150	Management Contract	\$0	\$0	\$0	\$6,565	\$23,400
151	Pool Service				\$6,441	\$7,400
152	Pool Furniture		\$0	\$0		
153	Power Washing				\$4,388	\$5,400
154	Roof	\$1,025	\$0	\$1,100	\$1,765	\$1,100
155	Pest Control	\$794	\$137	\$1,000	\$195	\$500
156	Trash Compactor - PM	\$0	\$0	\$0	\$0	\$1,200

Antigua Condominium
2025 Approved Budget

	A	E	F	G	H	J
3	2025 BUDGET					
4	(Approved at Owners Meeting on October 5, 2024)					
5	\$520.00 Monthly Fees					
6	\$355.00 to Operating Fund	2022	2023	2024		2025
7	\$165.00 to Reserve Fund	Actual	Actual	Approved	Actual	Proposed
8		FY	FY	Budget	Thru Jun 30	Budget
157	Water Booster Pump - PM	\$600	\$600	\$600	\$600	\$600
158	Water Treatment		\$0	\$0	\$0	
159	TOTAL SERVICE CONTRACTS	\$113,924	\$105,733	\$132,310	\$73,785	\$122,146
160						
161	TAXES & LICENSES					
162	Income Tax (Federal & State)		\$33	\$25	\$4,492	\$5,500
163						
164	TOTAL TAXES & LICENSES	\$0	\$33	\$25	\$4,492	\$5,500
165						
166	TOTAL OPERATING EXPENSES	\$406,481	\$410,151	\$440,177	\$242,613	\$461,640
167	NET OPERATING INCOME					\$0
168						
169						
170						
171						
172						
173	Reserve Contribution	\$187,200	\$138,555	\$123,766	\$99,084	\$117,192
174	Reserve Expenses					
175	Bldg Landscaping / Beach					\$20,000
176	Building Electrical Work					
177	Building Plumbing			\$65,000		\$40,000
178	Back Deck	\$73,811				
179	Common Doors / Windows		\$3,267	\$10,000	\$6,533	\$11,000
180	Geothermal System	\$819				
181	Generator - Replacement					
182	Pool Heater					
183	Pool Side Door					
184	Entrance Doors					
185	Fences & Gates					
186	Fire Pumps					

Antigua Condominium
2025 Approved Budget

	A	E	F	G	H	J
3	2025 BUDGET					
4	(Approved at Owners Meeting on October 5, 2024)					
5	\$520.00 Monthly Fees					
6	\$355.00 to Operating Fund	2022	2023	2024		2025
7	\$165.00 to Reserve Fund	Actual	Actual	Approved	Actual	Proposed
8		FY	FY	Budget	Thru Jun 30	Budget
187	Domestic Water Line			\$5,000		
188	Reserve Study					
189	Restroom Renovations					\$20,000
190	Pool furniture	\$142	\$2,532	\$5,000	\$573	\$7,000
191	Parking Lot					
192	Elevators					
193	Trash Dumpsters					\$6,000
194	Life Safety	-\$2,000				
195	Building	\$2,000	\$26,425	\$5,000	\$21,565	
196	Pool				\$8,660	\$30,000
197	Building Signs					
198	Office Renovation		\$1,624			
199	2023 Roof Project		\$94,983	\$0		
200	Building Coating Project		\$3,507		\$2,597	
201	Security System			\$50,000		
202	Other	\$3,427				
203	TOTAL RESERVE EXPENSES	\$78,199	\$132,338	\$140,000	\$39,928	\$134,000
204						
205	TOTAL OPERATING & RESERVES EXPENSES	\$484,679	\$542,489	\$580,177	\$282,541	\$595,640
206						
207	NET INCOME (line 19 less line 169)	\$273,064	\$170,073	\$124,513	\$72,253	\$117,192
208						

Antigua Condominium
2025 Approved Budget

	A	E	F	G	H	J
3	2025 BUDGET					
4	(Approved at Owners Meeting on October 5, 2024)					
5	\$520.00 Monthly Fees					
6	\$355.00 to Operating Fund	2022	2023	2024		2025
7	\$165.00 to Reserve Fund	Actual	Actual	Approved	Actual	Proposed
8		FY	FY	Budget	Thru Jun 30	Budget
209						
210		Special Assessment Coating		2024	2025	Totals
211		Revenue from Assessment		\$564,200	\$564,200	\$1,128,400
212		Deposit from Reserve Account			\$400,000	\$400,000
213		Total Assessment Revenue		\$564,200	\$966,225	\$1,528,400
214		Estimated Coating Cost				\$1,470,087
215		Surplus/Deficit				\$58,313