

ANTIGUA ACCOUNTS REPORT SEPT 30, 2025				
BANK ACCOUNTS				INTEREST RATE
BOC SAV/Reserve	\$8,780.25			
T-Bills	\$837,330.81			
PNC MM/Reserve	\$155,767.54			
PNC Sp Assess/Reserve	\$351,799.64	\$1,353,678.24	<Total Reserve Funds	
PNC SAV/Operating	\$9,481.68			
BOC CK/Operating	\$114,435.57	\$123,917.25	<Total Operating Funds	
TOTAL	\$1,477,595.49	\$1,477,595.49		

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	4/26/25	\$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 ASSESSEMENT 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	
					\$351,799.64	

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			\$8,780.25	
Interest	11/30/2025			\$8,780.25	
Interest	12/31/2025			\$8,780.25	2025 Ending Balance

T-bills	Sorted by Maturity Date		Date Total
	10/07/25	\$80,000.00	
		\$40,000.00	
		\$80,000.00	\$200,000.00
	10/13/25	\$135,000.00	
		\$135,000.00	
		\$40,000.00	
		\$40,000.00	
		\$50,000.00	\$400,000.00
	10/21/25	\$50,000.00	
		\$30,000.00	
		\$80,000.00	\$160,000.00
	10/28/25	\$80,000.00	\$80,000.00
			<u>\$840,000.00</u>

Balance Sheet

ANTIGUA CONDO ASSOCIATION

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
BOC - Checking - 1399	32,139.46
Petty Cash	100.00
PNC OpAcct - 2372	9,481.68
Reserve Funds	
BOC Savings - 2762	8,780.25
PNC CapAcct - 6102	154,467.54
PNC - SpecAssessMM - 5067	425,435.68
Total for Reserve Funds	\$588,683.47
Total for Bank Accounts	\$630,404.61
Accounts Receivable	
Assessments Receivable	-342,766.27
Total for Accounts Receivable	-\$342,766.27
Other Current Assets	
Accounts Receivable - Other	0.00
Prepaid Expenses	2,150.03
Prepaid Insurance	113,837.78
Undeposited Funds	3,080.72
US TBILL 01	0.00
US TBILL 02	0.00
US TBILL 03	49,842.11
US TBILL 04	79,748.62
US TBILL 05	79,740.22
US TBILL 06	79,746.13
US TBILL 07	29,905.73
US TBILL 08	49,842.89
US TBILL 09	39,870.11
US TBILL 10	39,873.69
US TBILL 11	39,873.69
US TBILL 12	79,740.22
US TBILL 13	134,573.70
US TBILL 14	134,573.70
Total for Other Current Assets	\$956,399.34
Total for Current Assets	\$1,244,037.68
Fixed Assets	

Balance Sheet
ANTIGUA CONDO ASSOCIATION
As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
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Other Assets	
Due from Operating	0.00
Lease Receivable	234,262.88
Prepaid Income Taxes	17,909.00
Total for Other Assets	\$252,171.88
Total for Assets	\$1,496,209.56
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,433.95
Total for Accounts Payable	\$8,433.95
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	0.00
Payroll Liabilities	2,132.76
Prepaid Assessment	0.00
Prepaid Special Assessments	0.00
Total for Other Current Liabilities	\$684,105.82
Total for Current Liabilities	\$692,539.77
Long-term Liabilities	
Deferred Rental Revenue	199,760.33
Total for Long-term Liabilities	\$199,760.33
Total for Liabilities	\$892,300.10
Equity	
Capital Replacement	350,376.00
Opening Bal Equity	0.00
Special Assessment Equity	0.00
Retained Earnings	120,872.05
Net Income	132,661.41
Total for Equity	\$603,909.46
Total for Liabilities and Equity	\$1,496,209.56
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Profit and Loss
 ANTIGUA CONDO ASSOCIATION
 January 1-September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Income	
AT&T/Cellular Rent	37,257.25
Building Fees	22,400.00
Condominium Fees	332,280.00
Interest Income	
Interest - US T Bills	27,752.92
Reserve Accounts	4,431.32
Total for Interest Income	\$32,184.24
Late Fees	2,690.47
Nextedge Rental	1,591.81
Reserve Fees	154,440.00
Special Assessments	566,425.60
Total for Income	\$1,149,269.37
Total for Income	\$1,149,269.37
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Cost of Goods Sold	
Gross Profit	\$1,149,269.37
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Expenses	
Administration	
Audit - Tax Preparation	0.00
Bank Service Charges	127.06
Credit Card Expense	411.07
Dues & Subscription	\$340.00
DCMA Dues	75.00
Website Expenses	188.42
Total for Dues & Subscription	\$603.42
Internet Service	924.20
Meeting Expense	992.00
Office Computer & Equipment	406.35
Office Supplies	1,574.08
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
Total for Administration	\$14,160.89

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

DISTRIBUTION ACCOUNT	TOTAL
Insurance	
INSURANCE	
Directors & Officers Liability	3,072.90
Excess Liability	4,169.84
Flood Insurance	9,879.36
General Liability	14,436.59
Insurance Workmans Comp	515.00
Master Policy	61,972.52
Total for INSURANCE	\$94,046.21
Total for Insurance	\$94,046.21
Maintenance	
Building	314.80
Building Plumbing Expense	12,958.38
Building/window leak repairs	450.00
Bulk Pickup/Trash	385.00
Common Area Doors / Windows	2,324.20
Custodial Additional Charges	0.00
Electrical (Building)	\$2,108.84
Fixtures	777.00
Heater	225.00
Light Checks	132.00
Total for Electrical (Building)	\$3,242.84
Elevator	
Repairs	7,601.70
Total for Elevator	\$7,601.70
Fences & Gates	140.00
Fire System	
Repairs	5,056.18
Total for Fire System	\$5,056.18
Generator	
Generator Fuel	92.28
Total for Generator	\$92.28
Geothermal A/C	
Geothermal leaks	7,141.76
Total for Geothermal A/C	\$7,141.76
Landscaping	1,265.84
Miscellaneous	405.00
Owner Door and Window Paint	655.05

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

DISTRIBUTION ACCOUNT	TOTAL
Pool	
Permits	220.00
Supplies / Repairs	3,224.86
Total for Pool	\$3,444.86
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
Total for Maintenance	\$82,307.11
PAYROLL	
EMPLOYEE GIFT	200.00
Payroll Processing Fee	384.90
Payroll Taxes	2,959.16
Payroll Wage Expense	30,250.00
Total for PAYROLL	\$33,794.06
Rent Expenses	1,500.00
Service Contract	
3rd Party Elevator Inspections	590.00
Custodial Service	16,000.00
Daily Dumpster & Pool Work	12,600.00
Elevator PM & Inspections	14,310.00
Fire Service Monitoring	349.80
Fire Service - PM & Inspections	3,100.00
Generator - Monitoring	636.00
Geothermal /AC	
Geothermal - Pool Heater	796.00
Total for Geothermal /AC	\$796.00
Geothermal PM	18,862.50
Management Contract	17,550.00
Pest Control	3,912.00
Pool Service Contract	6,200.00
Powerwash walkways	5,025.00
Roof	1,000.00
Trash Chute PM	1,584.70
Water Booster Pump - PM	600.00
Total for Service Contract	\$103,116.00

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

DISTRIBUTION ACCOUNT	TOTAL
Taxes & Licenses	
Income Tax (Federal & State)	430.00
Total for Taxes & Licenses	\$430.00
Utilities	
Electric	41,338.61
Telephone	\$0.00
Local Phone	1,625.16
Total for Telephone	\$1,625.16
Water	8,620.00
Total for Utilities	\$51,583.77
Total for Expenses	\$380,938.04
Net Operating Income	\$768,331.33
Other Income	
Other Expenses	
Capital Improvements	
2024 Building coating project	391,535.36
Camera/Security System	10,636.39
Common doors and windows	8,576.22
Elevators	2,089.00
Geothermal System	31,995.00
OFFICE RENOVATIONS	12,032.38
Pool Furniture	14,777.00
Reserve Contribution	154,440.00
Reserve Study	2,450.00
Restroom Renovations	3,216.67
Trash Dumpsters	3,921.90
Total for Capital Improvements	\$635,669.92
Total for Other Expenses	\$635,669.92
Net Other Income	-\$635,669.92
Net Income	\$132,661.41

ANTIGUA CONDO ASSOCIATION

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

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Income				
AT&T/Cellular Rent	37,257.25	19,260.00	17,997.25	193.44 %
Building Fees	22,400.00	13,500.00	8,900.00	165.93 %
Condominium Fees	332,280.00	332,280.00	0.00	100.00 %
Insurance Claims		0.00	0.00	
Interest Income				
Interest - US T Bills	27,752.92	0.00	27,752.92	
Reserve Accounts	4,431.32	13,500.00	-9,068.68	32.82 %
Total Interest Income	32,184.24	13,500.00	18,684.24	238.40 %
Late Fees	2,690.47	450.00	2,240.47	597.88 %
Nextedge Rental	1,591.81	1,194.03	397.78	133.31 %
Resale Packages		0.00	0.00	
Reserve Fees	154,440.00	154,440.00	0.00	100.00 %
Special Assessments	566,425.60	0.00	566,425.60	
Drain - Back Up		0.00	0.00	
Total Special Assessments	566,425.60	0.00	566,425.60	
Total Income	1,149,269.37	534,624.03	614,645.34	214.97 %
Total Income	\$1,149,269.37	\$534,624.03	\$614,645.34	214.97 %
GROSS PROFIT	\$1,149,269.37	\$534,624.03	\$614,645.34	214.97 %
Expenses				
Administration				
Audit - Tax Preparation	0.00	3,750.03	-3,750.03	0.00 %
Bank Service Charges	127.06	150.03	-22.97	84.69 %
Credit Card Expense	411.07	150.03	261.04	273.99 %
Dues & Subscription	340.00	281.25	58.75	120.89 %
DCMA Dues	75.00	0.00	75.00	
Intuit / Payroll		1,050.03	-1,050.03	
Website Expenses	188.42	187.47	0.95	100.51 %
Total Dues & Subscription	603.42	1,518.75	-915.33	39.73 %
Internet Service	924.20	900.00	24.20	102.69 %
Meeting Expense	992.00	600.03	391.97	165.33 %
Office Computer & Equipment	406.35	749.97	-343.62	54.18 %
Office Supplies	1,574.08	749.97	824.11	209.89 %
Postage	164.18	150.03	14.15	109.43 %
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	375.03	924.97	346.64 %
Total Consulting	1,300.00	375.03	924.97	346.64 %
Lawyer	6,158.53	749.97	5,408.56	821.17 %

ANTIGUA CONDO ASSOCIATION

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

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Professional Fees	8,958.53	1,125.00	7,833.53	796.31 %
Total Administration	14,160.89	9,843.84	4,317.05	143.86 %
Insurance				
INSURANCE				
Claim Expense - Generator		0.00	0.00	
Directors & Officers Liability	3,072.90	3,150.00	-77.10	97.55 %
Excess Liability	4,169.84	0.00	4,169.84	
Fidelity Bond Coverage		0.00	0.00	
Flood Insurance	9,879.36	11,250.00	-1,370.64	87.82 %
General Liability	14,436.59	12,300.03	2,136.56	117.37 %
Insurance Workmans Comp	515.00	456.75	58.25	112.75 %
Master Policy	61,972.52	72,551.25	-10,578.73	85.42 %
Umbrella		3,899.97	-3,899.97	
Total INSURANCE	94,046.21	103,608.00	-9,561.79	90.77 %
Total Insurance	94,046.21	103,608.00	-9,561.79	90.77 %
Maintenance		375.03	-375.03	
Building	314.80	0.00	314.80	
Building Plumbing Expense	12,958.38	3,750.03	9,208.35	345.55 %
Building/window leak repairs	450.00	2,250.00	-1,800.00	20.00 %
Bulk Pickup/Trash	385.00	1,050.03	-665.03	36.67 %
Common Area Doors / Windows	2,324.20	2,999.97	-675.77	77.47 %
Custodial Additional Charges	0.00	562.50	-562.50	0.00 %
Electrical (Building)	2,108.84	1,500.03	608.81	140.59 %
Fixtures	777.00	375.03	401.97	207.18 %
Heater	225.00	0.00	225.00	
Light Checks	132.00	135.00	-3.00	97.78 %
Total Electrical (Building)	3,242.84	2,010.06	1,232.78	161.33 %
Elevator				
Repairs	7,601.70	2,999.97	4,601.73	253.39 %
Total Elevator	7,601.70	2,999.97	4,601.73	253.39 %
Equipment Repair		0.00	0.00	
Fences & Gates	140.00	375.03	-235.03	37.33 %
Fire System		2,250.00	-2,250.00	
Repairs	5,056.18	0.00	5,056.18	
Total Fire System	5,056.18	2,250.00	2,806.18	224.72 %
Generator		1,125.00	-1,125.00	
Generator Fuel	92.28	1,050.03	-957.75	8.79 %
Total Generator	92.28	2,175.03	-2,082.75	4.24 %
Geothermal A/C		1,500.03	-1,500.03	
Geothermal leaks	7,141.76	6,000.03	1,141.73	119.03 %
Total Geothermal A/C	7,141.76	7,500.06	-358.30	95.22 %
Landscaping	1,265.84	749.97	515.87	168.79 %

ANTIGUA CONDO ASSOCIATION

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

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Miscellaneous	405.00	2,625.03	-2,220.03	15.43 %
Office maintenance		93.78	-93.78	
Owner Door and Window Paint	655.05	187.47	467.58	349.42 %
Pool				
Chemicals		0.00	0.00	
Electrical		375.03	-375.03	
Permits	220.00	164.97	55.03	133.36 %
Supplies / Repairs	3,224.86	562.50	2,662.36	573.31 %
Total Pool	3,444.86	1,102.50	2,342.36	312.46 %
Restroom Maintenance	420.00	0.00	420.00	
Roof		187.47	-187.47	
Snow Removal & Salting	2,605.00	0.00	2,605.00	
Stair Railing Repair		0.00	0.00	
Supplies	175.85	749.97	-574.12	23.45 %
Cleaning	444.54	0.00	444.54	
Hardware	57.56	0.00	57.56	
Total Supplies	677.95	749.97	-72.02	90.40 %
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	
Total Maintenance	82,307.11	33,993.90	48,313.21	242.12 %
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	384.90	0.00	384.90	
Payroll Taxes	2,959.16	6,000.03	-3,040.87	49.32 %
Payroll Wage Expense	30,250.00	45,000.00	-14,750.00	67.22 %
Total PAYROLL	33,794.06	51,000.03	-17,205.97	66.26 %
Rent Expenses	1,500.00	0.00	1,500.00	
Service Contract				
3rd Party Elevator Inspections	590.00	450.00	140.00	131.11 %
Comcast -Building		0.00	0.00	
Custodial Service	16,000.00	19,800.00	-3,800.00	80.81 %
Daily Dumpster & Pool Work	12,600.00	0.00	12,600.00	
Dumpster Maintenance		562.50	-562.50	
Elevator PM & Inspections	14,310.00	14,310.00	0.00	100.00 %
Fire Service - PM & Inspections	3,100.00	4,425.03	-1,325.03	70.06 %
Fire Service Monitoring	349.80	262.53	87.27	133.24 %
Generator - Monitoring	636.00	499.50	136.50	127.33 %
Generator PM		1,500.03	-1,500.03	

ANTIGUA CONDO ASSOCIATION

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

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Geothermal /AC				
Geothermal - Pool Heater	796.00	299.97	496.03	265.36 %
Total Geothermal /AC	796.00	299.97	496.03	265.36 %
Geothermal PM	18,862.50	19,800.00	-937.50	95.27 %
Management Contract	17,550.00	17,550.00	0.00	100.00 %
Pest Control	3,912.00	375.03	3,536.97	1,043.12 %
Pool Service Contract	6,200.00	5,550.03	649.97	111.71 %
Powerwash walkways	5,025.00	4,050.00	975.00	124.07 %
Roof	1,000.00	825.03	174.97	121.21 %
Trash Chute PM	1,584.70	900.00	684.70	176.08 %
Water Booster Pump - PM	600.00	450.00	150.00	133.33 %
Total Service Contract	103,116.00	91,609.65	11,506.35	112.56 %
Taxes & Licenses				
Income Tax (Federal & State)	430.00	4,124.97	-3,694.97	10.42 %
Total Taxes & Licenses	430.00	4,124.97	-3,694.97	10.42 %
Utilities				
Electric	41,338.61	41,249.97	88.64	100.21 %
Telephone	0.00		0.00	
Local Phone	1,625.16	1,800.00	-174.84	90.29 %
Total Telephone	1,625.16	1,800.00	-174.84	90.29 %
Water	8,620.00	9,000.00	-380.00	95.78 %
Total Utilities	51,583.77	52,049.97	-466.20	99.10 %
Total Expenses	\$380,938.04	\$346,230.36	\$34,707.68	110.02 %
NET OPERATING INCOME	\$768,331.33	\$188,393.67	\$579,937.66	407.83 %
Other Expenses				
Ask My Accountant		0.00	0.00	
Capital Improvements				
2024 Building coating project	391,535.36	0.00	391,535.36	
Bldg Landscaping/ Beach		15,000.03	-15,000.03	
Building Plumbing		29,999.97	-29,999.97	
Camera/Security System	10,636.39	0.00	10,636.39	
Common doors and windows	8,576.22	8,250.03	326.19	103.95 %
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		22,500.00	-22,500.00	
Pool Furniture	14,777.00	5,249.97	9,527.03	281.47 %
Reserve Contribution	154,440.00	0.00	154,440.00	
Reserve Study	2,450.00	0.00	2,450.00	
Restroom Renovations	3,216.67	15,000.03	-11,783.36	21.44 %
Trash Dumpsters	3,921.90	4,500.00	-578.10	87.15 %
Total Capital Improvements	635,669.92	100,500.03	535,169.89	632.51 %

ANTIGUA CONDO ASSOCIATION

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

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Other Expenses	\$635,669.92	\$100,500.03	\$535,169.89	632.51 %
NET OTHER INCOME	\$ -635,669.92	\$ -100,500.03	\$ -535,169.89	632.51 %
NET INCOME	\$132,661.41	\$87,893.64	\$44,767.77	150.93 %

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

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
BOC - Checking - 1399						
78795						
09/02/2025	Bill Payment (Check)	ACH	Delmarva Power		Reconciled	-5,079.78
09/02/2025	Bill Payment (Check)	ACH	Delmarva Power			-5,079.78
78841						
09/03/2025	Expense		Gusto	GUSTO FEE 046273 6semk5ob49v	Reconciled	-55.12
09/03/2025	Expense		Gusto	GUSTO FEE 046273 6semk5ob49v		55.12
78842						
09/03/2025	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725	Reconciled	-165.00
09/03/2025	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725		165.00
78843						
09/03/2025	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725	Reconciled	-780.00
09/03/2025	Expense		Accurate Termite and Pest Control	ACCURATE TERMITE ACH 302-875-2725		780.00
78851						
09/04/2025	Bill Payment (Check)		5 Star Plumbing		Reconciled	-2,709.63
09/04/2025	Bill Payment (Check)		5 Star Plumbing			-2,709.63
78852						
09/04/2025	Bill Payment (Check)		Resort to Us		Reconciled	-2,160.00
09/04/2025	Bill Payment (Check)		Resort to Us			-2,160.00
78853						
09/04/2025	Bill Payment (Check)		Atlantic Refrigeration		Reconciled	-1,275.00
09/04/2025	Bill Payment (Check)		Atlantic Refrigeration			-1,275.00
78854						
09/04/2025	Bill Payment (Check)		Coastal Construction, LLC		Reconciled	-3,150.00
09/04/2025	Bill Payment (Check)		Coastal Construction, LLC			-3,150.00
78855						
09/04/2025	Bill Payment (Check)		Mike Kennan		Reconciled	-45.56
09/04/2025	Bill Payment (Check)		Mike Kennan			-45.56
78856						
09/04/2025	Bill Payment (Check)		Robert Mayer		Reconciled	-400.00
09/04/2025	Bill Payment (Check)		Robert Mayer			-400.00
78857						
09/04/2025	Bill Payment (Check)		RJ Lock & Security		Reconciled	-563.28
09/04/2025	Bill Payment (Check)		RJ Lock & Security			-563.28
78858						
09/04/2025	Bill Payment (Check)		Atlantic Pool Management		Reconciled	-1,650.00
09/04/2025	Bill Payment (Check)		Atlantic Pool Management			-1,650.00
78859						
09/04/2025	Bill Payment (Check)		RJ Lock & Security		Reconciled	-160.00
09/04/2025	Bill Payment (Check)		RJ Lock & Security			-160.00
78860						
09/04/2025	Bill Payment (Check)		Shore Management		Reconciled	-1,960.00
09/04/2025	Bill Payment (Check)		Shore Management			-1,960.00
78861						
09/04/2025	Bill Payment (Check)		Coastal Construction, LLC		Reconciled	-175.00
09/04/2025	Bill Payment (Check)		Coastal Construction, LLC			-175.00
79068						
09/06/2025	Bill Payment (Check)		Verizon	00001279566960Y	Reconciled	-201.87
09/06/2025	Bill Payment (Check)		Verizon			-201.87
78976						
09/10/2025	Expense		Internal Revenue Service	IRS USATAXPYMT XXXXXXXX3250943	Reconciled	-2,350.00
09/10/2025	Expense		Internal Revenue Service	IRS USATAXPYMT XXXXXXXX3250943	Uncleared	2,350.00
78975						
09/11/2025	Expense		Home Depot	HOME DEPOT PAYMENT XXXXXXXX5841222	Reconciled	-30.00
09/11/2025	Expense		Home Depot	HOME DEPOT PAYMENT XXXXXXXX5841222		30.00
79050						
09/15/2025	Check		Antigua Condominium	Special Assessment July 31 - September 12 Transfer	Reconciled	-288,058.54
09/15/2025	Check		Antigua Condominium	Special Assessment July 31 - September 12 Transfer	Reconciled	288,058.54

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

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
79051						
09/15/2025	Bill Payment (Check)		Shore Management		Reconciled	-1,960.00
09/15/2025	Bill Payment (Check)		Shore Management			-1,960.00
79052						
09/15/2025	Bill Payment (Check)		ASC Advanced Solutions Company		Reconciled	-3,345.33
09/15/2025	Bill Payment (Check)		ASC Advanced Solutions Company			-3,345.33
79053						
09/15/2025	Bill Payment (Check)		5 Star Plumbing		Reconciled	-4,363.13
09/15/2025	Bill Payment (Check)		5 Star Plumbing			-4,363.13
79054						
09/15/2025	Bill Payment (Check)		Atlantic Refrigeration		Reconciled	-6,287.50
09/15/2025	Bill Payment (Check)		Atlantic Refrigeration			-6,287.50
79055						
09/15/2025	Bill Payment (Check)		Jeff Atkins		Reconciled	-31.77
09/15/2025	Bill Payment (Check)		Jeff Atkins			-31.77
79059						
09/15/2025	Bill Payment (Check)		Mid-Atlantic Waste Systems		Reconciled	-259.02
09/15/2025	Bill Payment (Check)		Mid-Atlantic Waste Systems			-259.02
79060						
09/15/2025	Bill Payment (Check)		Coastal Construction, LLC		Reconciled	-850.00
09/15/2025	Bill Payment (Check)		Coastal Construction, LLC			-850.00
79061						
09/15/2025	Bill Payment (Check)		Atlantic Refrigeration		Reconciled	-247.50
09/15/2025	Bill Payment (Check)		Atlantic Refrigeration			-247.50
79062						
09/15/2025	Bill Payment (Check)		Stanley Access Tech LLC		Cleared	-798.78
09/15/2025	Bill Payment (Check)		Stanley Access Tech LLC			-798.78
79295						
09/22/2025	Bill Payment (Check)	2068	ASSURANT		Reconciled	-14,819.00
09/22/2025	Bill Payment (Check)	2068	ASSURANT			-14,819.00
79296						
09/27/2025	Bill Payment (Check)	ACH	Comcast		Reconciled	-86.44
09/27/2025	Bill Payment (Check)	ACH	Comcast			-86.44
79298						
09/29/2025	Bill Payment (Check)		ROMMEL'S ACE		Uncleared	-77.38
09/29/2025	Bill Payment (Check)		ROMMEL'S ACE			-77.38
79299						
09/29/2025	Bill Payment (Check)		RYT Plumbing Inc.		Uncleared	-225.00
09/29/2025	Bill Payment (Check)		RYT Plumbing Inc.			-225.00
79300						
09/29/2025	Bill Payment (Check)		Resort to Us		Uncleared	-2,177.00
09/29/2025	Bill Payment (Check)		Resort to Us			-2,177.00
79301						
09/29/2025	Bill Payment (Check)		Coastal Construction, LLC		Uncleared	-3,050.00
09/29/2025	Bill Payment (Check)		Coastal Construction, LLC			-3,050.00
79302						
09/29/2025	Bill Payment (Check)		Robert Mayer		Uncleared	-110.30
09/29/2025	Bill Payment (Check)		Robert Mayer			-110.30
79303						
09/29/2025	Bill Payment (Check)		Ayres, Jenkins, Gordy & Almand, P.A.		Uncleared	-1,820.00
09/29/2025	Bill Payment (Check)		Ayres, Jenkins, Gordy & Almand, P.A.			-1,820.00
79304						
09/29/2025	Bill Payment (Check)		Maloney Telecom, Inc.		Uncleared	-24.75
09/29/2025	Bill Payment (Check)		Maloney Telecom, Inc.			-24.75
79314						
09/29/2025	Check		Antigua Condominium	Special Assessment September 12 - Sept 25 Transfer	Uncleared	-73,636.04
09/29/2025	Check		Antigua Condominium	Special Assessment September 12 - Sept 25 Transfer	Uncleared	73,636.04
78788						
09/30/2025	Expense		Town of Ocean City	TOWN OF OCEAN CI UT BILL XXXXXXXX0053704	Reconciled	-5,856.70
09/30/2025	Expense		Town of Ocean City	TOWN OF OCEAN CI UT BILL XXXXXXXX0053704		5,856.70

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

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
PNC OpAcct - 2372						
78949						
09/02/2025	Bill Payment (Check)	To print	Antigua Condominium		Reconciled	-17,160.00
09/02/2025	Bill Payment (Check)	To print	Antigua Condominium			-17,160.00
79709						
09/02/2025	Expense		PNC		Reconciled	-107.71
09/02/2025	Expense		PNC			107.71
79710						
09/02/2025	Expense		PNC		Reconciled	-32.61
09/02/2025	Expense		PNC			32.61
79711						
09/02/2025	Expense		PNC		Reconciled	-11.70
09/02/2025	Expense		PNC			11.70
PNC CapAcct - 6102						
78807						
09/01/2025	Check	1163	KCI Technologies	Service agreement	Uncleared	-1,300.00
09/01/2025	Check	1163	KCI Technologies	Service agreement		1,300.00
78980						
09/02/2025	Expense		Service Charge		Reconciled	-2.86
09/02/2025	Expense		Service Charge			2.86
79294						
09/21/2025	Check	1158	ETC	Voided	Reconciled	0.00
09/21/2025	Check	1158	ETC	Inv#25-44095 ETC Aug 1 - Aug 28 Invoice		0.00
PNC - SpecAssessMM - 5067						
79058						
09/11/2025	Bill Payment (Check)	120	Maloney Telecom, Inc.		Reconciled	-714.00
09/11/2025	Bill Payment (Check)	120	Maloney Telecom, Inc.			-714.00
79293						
09/21/2025	Bill Payment (Check)	121	ETC		Reconciled	-814.00
09/21/2025	Bill Payment (Check)	121	ETC			-814.00