AGENDA

FLAGSHIP CONDOMINIUM ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Saturday, August 24th, 2024

12:00 p.m.

Zoom Meeting ID: 983 185 2492

Zoom Teleconference: 1 646 558 8656 (NY)

I. Announcement re: Open Meetings Act/Confirmation of Publication of Notice

II. Approval of Minutes of Board Meeting(s) – June 26th, 2024

III. Review of Financial Statements
- A. Budget deviation –June, 2024 Financials
- B. Maintenance Fee Collections – Static Date 7/31/24
- C. Capital Reserve – Income and Expenses
- D. Investments/Reserve Accounts
- E. **Approval of the 2025 Budget/Allocation Agreements**
- F. **FSCOA-FRDC Intercompany Balance Note**

IV. Legal Report (Robert J. Hueston)

V. Property Management Report
- A. Kristy – Property Update
- B. Nicole- Design/Project Update

VI. Reports of Officers

VII. Old Business/New Business

VIII. Questions from general membership in attendance relating to agenda items

IX. Adjournment

FLAGSHIP CONDOMINIUM OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 26, 2024, at 5:00 p.m.
Zoom Phone: 1-646-558-8656; Access: 983-185-2492

ATTENDEES
Board Members: Sharon Wilson, Frances McDonald, Ryan Sherman, Baron Brockington, and Roxanne Passarella
FRDC: Nicole Crawford, Kristy Lelii, and Chris Ibone
Professional Advisor: Robert Hueston, Esq.
Guests: None
This is the complete list of attendees for this Board meeting as recorded by Agatha Stratourides

Sharon Wilson opened the meeting announcing that notice of this meeting has been published in the STAR LEDGER and the ATLANTIC CITY PRESS in accordance with the Open Meetings Act.

Frances McDonald motioned to approve the Board minutes of 03/30/2024; Ryan Sherman seconded the motion.

Financial Report by Chris Ibone
As of 04/30/2024 the Net Operating Deficit/Surplus versus Budget is $809,772. This figure is represented by Revenue of $366,131 plus Payroll and All Expenses of $443,641.
There are 414 timeshare units; there are 8 private condo owners.
Favorable expenses include Property Taxes, Payroll Housekeeping, Payroll Front Desk, Payroll Owner Services, and Utilities.
Unfavorable expenses include Owner Administration, Building, and Plumbing.
Profit and Loss Statement year to date as of 04/30/2024 shows Income from Operations exceeding budget at $514,962 vs. Actual of $1,324,734 with a Variance of $809,772.
Collections as of 04/30/2024 are 2.85% lower than this period last year.
Maintenance fees applied in 2024 were 48.64%. Maintenance fees applied in 2023 were 56.19%.
As planned $4.6 million was sent to third party collections.

Reserve Standing for Interval Rooms as of 04/30/2024:
Y/E Potential Balance is $5,644,216; Target Balance 12/31/2024 per Reserve Study is $4,577,996.
Reserve Standing for Common Area as of 04/30/2024:
Y/E Potential Balance is $3,329,142; Target Balance 12/31/2024 per Reserve Study is $2,046,127.

Morgan Stanley Common Area Account 697-107370-161 Value as of 01/31/2024: $535,273.91
Morgan Stanley Interval Rooms Account 697-052807-161 Value as of 04/30/2024: $910,757.44

Baron Brockington asked when the reserves are reviewed for the common area. Chris Ibone said that the next survey will be done in September. Robert Hueston said that the engineers look at the structural integrity of items within the reserves. A new outline will show what is required. Nicole Crawford said they go through every piece of equipment. If things are too far out, items get prioritized as far as life expectancy of that equipment. Chris Ibone added that all are within guidelines of legislation.

Legal Report by Robert Hueston, Esq.

. There are no pending claims on the Association that would impact financials.

. Voting members numbering 33 chose for the Board to cast their votes on their behalf. The Board chose to cast these votes to highest vote getter at the Annual meeting.

. Chris Ibone brought attention to the Board that election voting trends are going electronic. Using electronic voting can save possibly $35,000 for printing, mailing, copying, etc. Robert Hueston indicated that this can be done by vote without the total membership. Baron Brockington made a motion to transition balloting to electronic; Roxanne Passarella seconded the motion.

Management Report by Nicole Crawford and Kristy Lelii

. Property is operating in full season; last week there were no rooms to rent everything was sold out. Baron Brockington asked what percent of rooms were sold out including owners vs. leisure. Roxanne Passarella will find out.

. There are new vending machines on the first floor and the seventh floor.

. We are planning a Sunset cruise. The last one had a great turnout.

. We are interviewing for a Front Desk manager.

. The tenth floor corridor is done. The Atlantic Avenue side of the building looks great.

. The Fun Zone is open and is getting good reviews.

. Roof repairs are complete; balcony repairs are set for the autumn; high rise side sealing are completed.

. The building has been completed for Wi-Fi.

. The pool deck will have beverages.

. Fran McDonald asked about the ice cream machine; Kristy Lelii said the machine is working now.

. The pool will require to bring their own beach towels.

. Management is asking patrons to leave their room in good condition which will save time in cleaning.

. The Welcome Packet will be better next year.

. Nicole Crawford is asking Board approval for a Garage Engineering Survey. This is immediate to start in September and management will be bidding out for contractors. JBCI will do all precursor work and will need $29,400 to proceed with the documents. The physical construction will come later. Ryan Sherman motioned to release funds not to exceed $29,400 to JBCI to proceed with the documents for the Garage Engineering Survey; Fran McDonald seconded the motion.

. Sharon Wilson pointed out that stucco is falling on the fourth floor and asked if windows were sealed. Nicole Crawford said they were not sealed; Chris Ibone said maybe they were ten years ago. There was a discussion and the Board decided to consider adding the repairs to the reserves.

Report of Officers

. Fran McDonald asked about the status of Kelsey and Kim opening. Roxanne Passarella said they were supposed to open in May, then June, now July. They promised mid-July. We can't push them too hard.

. Fran McDonald asked about the Sunday schedule for the Shuttle. Roxanne Passarella said the schedule will start next week.

. Roxanne Passarella said they are reviewing the budget. Everything has gone up, all costs have gone up and are rising. Garage repairs are going to be costly. Better to do now than when things are in poor condition.

Roxanne Passarella and management have ideas to reduce costs and expenses in every way possible, with ideas such as the following for starters:
. Lower the thread count on bed sheets to 180. ***
. Eliminating Key card related items. **
. Changing guest coffee/kits. *
. Use generic toner and printing supplies. *
. Reducing paper purchasing. ***
. Cutting maintenance positions. ****
. Cutting Front Desk Lead. ****
. Cutting hours for concierge, not needing for 24/7. **
. Cutting contract positions from ten agents to eight. ***
. Cutting back on security. ***
Possible Savings:
*30%+ **20% - 29% ***10% - 20% **** Less than 10%
Although more specific percentages have been calculated for estimating, the implementation will be monitored for feedback and analyzed for adjustments.

. Fran McDonald asked if the Board can consider having on-site Board meetings with Zoom being available. Officers were asked if they would attend on-site. They would, but would Zoom if necessary. Since the pandemic, officers have been using Zoom; it'll be good to bring back on-site attendance.

There being no other old or new business, this meeting of the Board was adjourned on the motion of Baron Brockington, which was seconded by Ryan Sherman at 6:35 p.m.

CERTIFICATION

I hereby certify the foregoing minutes of the COA Board meeting were approved and duly adopted by the Board on

Date: ____________ by: ________________________________
Ryan Sherman, Secretary

The Flagship Condominium Association, Inc.
Financial Summary
As of June 30, 2024

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YTD June 2024 Financial Standing:

Actual 2024 Net Operating Surplus/(Deficit)	($577,197)
Budgeted 2024 Net Operating Surplus/(Deficit)	($425,130)
YTD June 2024 Net Operating Surplus/(Deficit) versus Budget	($152,067)

414 IOA Owned & 8 Condo Owned

Surplus and (Deficit) Versus Budget:

Revenue:	($740,100)	YTD Net Hotel Revenue is favorable, or a surplus to budget of $132,819. The higher demand and ADR trend continues in 2024 and we are able to take advantage of that current market. This hotel figure also includes and additional $49,000 generated from the resort fee on leisure guests to date. YTD Maintenance Fee Income Owner is a ($125,524) deficit YTD. This is also starting to be recorded/budgeted on a monthly basis. YTD Maintenance Fee Income as it relates to Unsolds is currently a deficit of ($1,332), which we are starting to record monthly, with YE True Up. Current collections (2024) are 2.85% behind 2023 as of the static date of 06/12/24. Management is pursuing all debt vigorously, 3rd Party assistance is in place, roughly 4.6m was given. It does seem to be having an impact to the positive on our cash flow, from their weekly collections.
Payroll & All Expenses:	$588,032	Favorable variance in their entirety. Largest savings we are seeing specific to Departments overall are in Maintenance of $38,725, Front Desk of $46,932, and Housekeeping of $216,148.
Net Total:	($152,067)	

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The Flagship Condominium Association, Inc.
Financial Summary
As of June 30, 2024

Expenses of Note:

Bad Debt Expense:	($657,030)	Perhaps the largest driver, however this is also due to some form of timing/method change. YTD Bad Debt Expense or "Allowance for uncollectible fees" is $3,108,426 vs. a budget of $2,451,396, giving us the current deficit of ($657,030) in that line item. The allowance is being adjusted as we go (quarterly or bi-annually) and not all at the end of the year now.
Property Taxes	$98,864	Still saving on actual Property Tax Expense vs. Budget, even though the 2024 Budget was lowered significantly.
Payroll- Housekeeping	$108,866	Housekeeping for the season has found themselves in a much better situation than in previous years. Still saving money against the overall, not using temp. labor, and are finding ourselves for the most part able to handle the occupancy in the season.
Payroll- Front Desk	$36,402	Essentially due to not filling the positions that we have, turnover, and attrition. We are continuously trying to staff anywhere we feel it is needed. It is improving however, we have been able to retain as of late.
Payroll- Owner Services	$40,569	Essentially due to not filling the positions that we have, turnover, and attrition. We are continuously trying to staff anywhere we feel it is needed. The Funzone is complete and operational as we know. We are able to currently fill the positions needed to fill the store and Funzone schedules, as of now without hiring though those positions do exists if needed.
Building	($17,245)	The variance is largely due to the Board Approved initial expense and deep clean of the exterior windows of the building. The total cost was $14,475. We also had contractor costs related to repairing some issues with the fire system/fire inspections. Reduced since when we last spoke.
Furniture	($15,146)	Deficit is due to the second payment made on replacement sofa beds for inventory and stock, as well as the refurbishing/reupholstering of existing furniture to repair.
Utilities	$62,786	Electricity is a $11,577 positive variance, Gas is a $37,856 positive variance, Sewer is a ($4,080) deficit variance, and Water is a surplus to budget of $17,433. Again some adjustments were made for 2024, but these line items fluid and seasonal. I would not expect water to remain the same, we will accrue the expense until we are billed to offset the accrual.

Note:

Flagship Condominium Owners Assocation
Profit and Loss Statement
For the Six Months Ending June 30, 2024

	June			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Maintenance Fees						
Maintenance fees	$1,567,556	$1,598,268	($30,712)	$9,226,805	$9,589,605	($362,800)
Maintenance fees - unsold	10,500	10,833	(333)	63,000	64,998	(1,998)
Condominium fees	53,229	45,478	7,751	319,015	272,868	46,147
Allowance for uncollectible fees	(408,566)	(408,566)	0	(3,108,426)	(2,451,396)	(657,030)
Maintenance Fees net	***1,222,719***	***1,246,013***	***(23,294)***	***6,500,394***	***7,476,075***	***(975,681)***
Other Revenues						
Hotel income	423,624	389,379	34,245	1,715,955	1,517,378	198,577
Parking income	15,343	17,500	(2,157)	64,020	71,000	(6,980)
Convenience store	1,842	3,040	(1,198)	2,663	14,326	(11,663)
Other income	34,163	23,576	10,587	203,664	156,907	46,757
Interest income	10,288	2,350	7,938	22,990	14,100	8,890
Total Revenues	***1,707,979***	***1,681,858***	***18,525***	***8,509,686***	***9,249,786***	***(740,100)***
Expenses						
Management fees	222,146	230,658	8,512	1,298,419	1,271,025	(27,394)
Administration	374,779	395,622	20,843	2,364,109	2,326,964	(37,145)
Security	41,202	48,870	7,668	259,399	290,822	31,423
Pool	12,521	16,453	3,932	66,271	93,902	27,631
Collections	8,610	24,160	15,550	85,589	144,519	58,930
Housekeeping	210,783	226,187	15,404	1,084,290	1,323,923	239,633
Laundry	27,310	32,513	5,203	169,968	192,578	22,610
Customer Care	30,032	30,035	3	187,096	180,210	(6,886)
Front Desk	60,779	82,036	21,257	416,248	489,476	73,228
Guest Relations	14,830	17,927	3,097	100,209	108,062	7,853
Owner Services	12,705	33,665	20,960	171,986	234,890	62,904
Transportation	23,269	23,034	(235)	82,883	93,204	10,321
Maintenance	135,540	165,357	29,817	944,404	1,006,542	62,138
Utilities	70,686	90,885	20,199	524,150	586,936	62,786
Total Expenses	***1,245,192***	***1,417,402***	***172,210***	***7,755,021***	***8,343,053***	***588,032***
Income from Operations	***462,787***	***264,455***	***198,332***	***754,665***	***906,732***	***(152,067)***

Flagship Condominium Owners Assocation
Departmental Statement
General Administration
For the Six Months Ending June 30, 2024

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$9,298	$8,603	($695)	$56,909	$51,620	($5,289)
Bonus	0	0	0	(473)	$0	473
Payroll Taxes	527	865	338	6,637	4,984	(1,653)
Group Insurance	3,061	596	(2,465)	21,459	3,576	(17,883)
Workers Comp	7,534	356	(7,178)	52,772	2,049	(50,723)
Employee Meals	0	0	0	181	0	(181)
Contract Labor	0	400	400	0	2,400	2,400
Staffing Expenses	**20,420**	**10,820**	**(9,600)**	**137,485**	**64,629**	**(72,856)**
Advertising	0	150	150	300	900	600
Cable Television	7,054	7,055	1	41,908	42,330	422
Computer Support	2,225	1,975	(250)	14,746	11,850	(2,896)
Computer Supplies	0	0	0	0	750	750
Charitable Contributions	0	1,750	1,750	0	3,500	3,500
Credit Card Fees	17,415	18,875	1,460	133,511	140,125	6,614
Customer Relations	225	300	75	1,436	1,750	314
Dues and Subscriptions	16	1,000	984	96	1,000	904
Employee Relations	15	600	585	368	3,600	3,232
Legal Fees	1,250	1,350	100	7,500	8,100	600
Licenses and Taxes	1,369	1,000	(369)	1,878	1,500	(378)
Meals and Entertainment	269	0	(269)	838	0	(838)
Property Entertainment	0	600	600	0	1,200	1,200
Postage	80	400	320	746	2,400	1,654
Printing	0	250	250	0	500	500
Professional Fees	0	500	500	0	1,000	1,000
Rental Program	0	2,500	2,500	2,246	7,800	5,554
Equipment Rental	512	0	(512)	8,479	0	(8,479)
Computer Rental	6,300	6,750	450	37,800	40,500	2,700
Use Tax	0	167	167	(107)	1,002	1,109
Office Supplies	0	100	100	1,991	600	(1,391)
Telephone	8,255	7,500	(755)	52,230	45,000	(7,230)
Training and Education	0	0	0	2,600	0	(2,600)
Travel	100	0	(100)	640	0	(640)
Travel Commissions	74	17,509	17,435	61,545	60,102	(1,443)
Accounting/Audit Fees	2,167	2,167	0	13,002	13,002	0
Depreciation	56,852	56,830	(22)	341,114	340,980	(134)
Federal Income Taxes	0	200	200	0	1,200	1,200
Property Tax	139,755	156,000	16,245	837,136	936,000	98,864
General Liability Insurance	110,426	99,274	(11,152)	664,621	595,644	(68,977)
Total Expenses	***374,779***	***395,622***	***20,843***	***2,364,109***	***2,326,964***	***(37,145)***

Flagship Condominium Owners Assocation
Departmental Statement
Security
For the Six Months Ending June 30, 2024

	June			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Expenses						
Salaries	$34,767	$37,150	$2,383	$224,978	$222,900	($2,078)
Bonus	0	0	0	(278)	0	278
Payroll Taxes	3,018	3,733	715	22,037	22,398	361
Group Insurance	1,448	1,950	502	6,582	11,700	5,118
Workers Comp	0	1,454	1,454	0	7,326	7,326
Employee Meals	0	333	333	0	1,998	1,998
Contract Labor	0	2,150	2,150	0	12,900	12,900
Staffing Expenses	**39,233**	**46,770**	**7,537**	**253,319**	**279,222**	**25,903**
Computer Supplies	0	250	250	0	500	500
Employee Relations	74	100	26	421	600	179
Internal Communications	150	150	0	805	900	95
Security	1,599	1,000	(599)	1,973	6,000	4,027
Office Supplies	0	100	100	320	600	280
Supplies	146	250	104	1,267	1,500	233
Telephone	0	0	0	700	0	(700)
Uniforms	0	250	250	594	1,500	906
Total Expenses	***41,202***	***48,870***	***7,668***	***259,399***	***290,822***	***31,423***

Flagship Condominium Owners Assocation
Departmental Statement
Safety / Pool
For the Six Months Ending June 30, 2024

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$6,310	$11,745	$5,435	$40,157	$70,470	$30,313
Payroll Taxes	629	1,180	551	4,205	7,080	2,875
Group Insurance	0	750	750	0	4,500	4,500
Workers Comp	0	445	445	0	2,354	2,354
Employee Meals	0	133	133	0	798	798
Staffing Expenses	**6,939**	**14,253**	**7,314**	**44,362**	**85,202**	**40,840**
Employee Relations	64	0	(64)	357	0	(357)
Repairs and Maintenance	98	0	(98)	98	0	(98)
Supplies	0	150	150	1,114	900	(214)
Uniforms	0	50	50	523	300	(223)
Engineering Supplies	0	0	0	158	0	(158)
Swimming Pool	5,420	2,000	(3,420)	19,659	7,500	(12,159)
Total Expenses	***12,521***	***16,453***	***3,932***	***66,271***	***93,902***	***27,631***

Flagship Condominium Owners Assocation
Departmental Statement
Collections
For the Six Months Ending June 30, 2024

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$5,769	$18,508	$12,739	$54,751	$111,048	$56,297
Bonus	$0	$0	0	$5,397	$0	(5,397)
Commissions	2,199	0	(2,199)	10,443	0	(10,443)
Payroll tax	610	1,860	1,250	5,870	11,160	5,290
Group Insurance	0	1,261	1,261	3,755	7,566	3,811
Workers Comp	0	648	648	0	3,888	3,888
Staffing Expenses	**8,578**	**22,277**	**13,699**	**80,216**	**133,662**	**53,446**
Computer Supplies	0	147	147	0	441	441
Credit Reports	0	50	50	211	300	89
Dues and Subscriptions	32	0	(32)	194	0	(194)
Employee Relations	0	117	117	77	702	625
Internal Communications	0	279	279	0	1,674	1,674
Office Supplies	0	59	59	65	354	289
Service Contracts	0	1,231	1,231	4,826	7,386	2,560
Total Expenses	***8,610***	***24,160***	***15,550***	***85,589***	***144,519***	***58,930***

Flagship Condominium Owners Assocation
Departmental Statement
Housekeeping
For the Six Months Ending June 30, 2024

	June			YTD		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Expenses						
Salaries	$154,292	$151,919	($2,373)	$802,648	$911,514	$108,866
Payroll Taxes	12,916	15,268	2,352	76,417	91,608	15,191
Group Insurance	3,014	7,500	4,486	16,409	45,000	28,591
Employee meals	0	967	967	0	5,802	5,802
Workers Comp	0	5,317	5,317	0	31,903	31,903
Staffing Expenses	**170,222**	**180,971**	**10,749**	**895,474**	**1,085,827**	**190,353**
Amenities	(73)	4,583	4,656	13,161	27,498	14,337
Computer Supplies	0	183	183	0	1,098	1,098
Employee Relations	405	600	195	805	3,600	2,795
Internal Communications	0	700	700	1,727	4,200	2,473
Linen	28,619	16,000	(12,619)	71,384	77,000	5,616
Printing	1,100	50	(1,050)	2,201	300	(1,901)
Office Supplies	0	100	100	742	600	(142)
Supplies	9,512	21,500	11,988	83,443	114,800	31,357
Uniforms	0	500	500	7,365	3,000	(4,365)
Service Contracts	998	1,000	2	5,991	6,000	9
Prior Year Expense	0	0	0	1,997	0	(1,997)
Total Expenses	***210,783***	***226,187***	***15,404***	***1,084,290***	***1,323,923***	***239,633***

Flagship Condominium Owners Assocation
Departmental Statement
Laundry
For the Six Months Ending June 30, 2024

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$23,203	$23,479	$276	$133,810	$140,874	$7,064
Payroll Taxes	2,162	2,360	198	12,939	14,160	1,221
Group Insurance	610	1,285	675	3,997	7,710	3,713
Workers Comp	0	939	939	0	5,634	5,634
Employee Meals	0	200	200	0	1,200	1,200
Staffing Expenses	**25,975**	**28,263**	**2,288**	**150,746**	**169,578**	**18,832**
Supplies	0	3,000	3,000	13,329	15,000	1,671
Uniforms	0	0	0	0	500	500
Laundry Equipment	1,335	1,250	(85)	5,893	7,500	1,607
Total Expenses	***27,310***	***32,513***	***5,203***	***169,968***	***192,578***	***22,610***

Flagship Condominium Owners Assocation
Departmental Statement
Customer Care
For the Six Months Ending June 30, 2024

	June			YTD		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Expenses						
Salaries	$6,813	$4,737	($2,076)	$42,881	$28,422	($14,459)
Bonus	0	0	0	(210)	0	210
Payroll Taxes	447	476	29	4,306	2,856	(1,450)
Group Insurance	832	340	(492)	2,809	2,040	(769)
Workers Comp	0	166	166	0	996	996
Contract Labor	21,435	23,722	2,287	134,391	142,332	7,941
Staffing Expenses	**29,527**	**29,441**	**(86)**	**184,177**	**176,646**	**(7,531)**
Computer Supplies	0	29	29	0	174	174
Dues and Subscriptions	461	489	28	2,768	2,934	166
Employee Relations	0	18	18	62	108	46
Office Supplies	44	29	(15)	89	174	85
Supplies	0	29	29	0	174	174
Total Expenses	***30,032***	***30,035***	***3***	***187,096***	***180,210***	***(6,886)***

Flagship Condominium Owners Assocation
Departmental Statement
Front Desk
For the Six Months Ending June 30, 2024

	June			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Expenses						
Salaries	$53,488	$63,862	$10,374	$346,770	$383,172	$36,402
Payroll Taxes	5,101	6,345	1,244	33,916	38,070	4,154
Group Insurance	1,655	3,800	2,145	13,655	22,800	9,145
Workers Comp	0	2,235	2,235	0	13,410	13,410
Employee Meals	0	575	575	0	3,450	3,450
Staffing Expenses	**60,244**	**76,817**	**16,573**	**394,341**	**460,902**	**66,561**
Computer Supplies	0	500	500	0	3,000	3,000
Customer Relations	0	600	600	6,526	2,700	(3,826)
Dues and Subscriptions	0	0	0	615	0	(615)
Employee Relations	10	400	390	143	2,400	2,257
Internal Communications	0	167	167	0	1,002	1,002
Printing	0	125	125	1,002	250	(752)
Equipment Rental	0	108	108	0	648	648
Repairs and Maintenance	0	110	110	0	220	220
Office Supplies	525	542	17	6,242	3,252	(2,990)
Supplies	0	2,000	2,000	6,916	11,100	4,184
Uniforms	0	667	667	0	4,002	4,002
Customer Satisfaction	0	0	0	463	0	(463)
Total Expenses	***60,779***	***82,036***	***21,257***	***416,248***	***489,476***	***73,228***

Flagship Condominium Owners Assocation
Departmental Statement
Guest Services
For the Six Months Ending June 30, 2024

	June			YTD		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Expenses						
Salaries	$11,989	$14,502	$2,513	$78,198	$87,012	$8,814
Payroll Taxes	1,101	1,385	284	7,715	8,310	595
Group Insurance	1,740	1,050	(690)	11,053	6,300	(4,753)
Workers Comp	0	507	507	0	3,042	3,042
Employee Meals	0	166	166	0	996	996
Staffing Expenses	**14,830**	**17,610**	**2,780**	**96,966**	**105,660**	**8,694**
Employee Relations	0	75	75	0	450	450
Internal Communications	0	167	167	0	1,002	1,002
Supplies	0	75	75	0	450	450
Uniforms	0	0	0	3,243	500	(2,743)
Total Expenses	***14,830***	***17,927***	***3,097***	***100,209***	***108,062***	***7,853***

Flagship Condominium Owners Assocation
Departmental Statement
Owner Services
For the Six Months Ending June 30, 2024

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$8,680	$15,596	$6,916	$53,007	$93,576	$40,569
Payroll Taxes	832	1,567	735	5,226	9,402	4,176
Group Insurance	0	650	650	3,721	3,900	179
Workers Comp	0	546	546	0	3,276	3,276
Contract Labor	0	3,000	3,000	0	18,000	18,000
Staffing Expenses	**9,512**	**21,359**	**11,847**	**61,954**	**128,154**	**66,200**
Computer Supplies	0	333	333	0	1,998	1,998
Dues and Subscriptions	277	0	(277)	1,768	0	(1,768)
Employee Relations	0	308	308	184	1,848	1,664
Hospitality	1,581	5,650	4,069	10,193	31,200	21,007
Internal Communications	147	0	(147)	878	0	(878)
Owner Administration	(2,654)	2,500	5,154	29,694	32,700	3,006
Owner Entertainment	0	275	275	0	1,650	1,650
Postage	3,071	3,100	29	48,520	36,600	(11,920)
Printing	58	0	(58)	17,759	0	(17,759)
Office Supplies	0	40	40	206	240	34
Uniforms	250	100	(150)	366	500	134
Customer Satisfaction	463	0	(463)	464	0	(464)
Total Expenses	***12,705***	***33,665***	***20,960***	***171,986***	***234,890***	***62,904***

Flagship Condominium Owners Assocation
Departmental Statement
Transportation
For the Six Months Ending June 30, 2024

	June			YTD		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Expenses						
Salaries	$3,169	$3,711	$542	$20,600	$22,266	$1,666
Payroll Taxes	304	373	69	2,013	2,238	225
Group Insurance	(4)	245	249	(30)	1,470	1,500
Workers Comp	0	130	130	0	780	780
	----------------	----------------	----------------------	------------------	----------------	------------------
Staffing Expenses	**3,469**	**4,459**	**990**	**22,583**	**26,754**	**4,171**
Guest Transportation	19,800	18,575	(1,225)	60,300	66,450	6,150
	----------------	----------------	----------------------	------------------	----------------	------------------
Total Expenses	***23,269***	***23,034***	***(235)***	***82,883***	***93,204***	***10,321***
	=========	=========	=============	===========	=========	===========

Flagship Condominium Owners Assocation
Departmental Statement
Maintenance
For the Six Months Ending June 30, 2024

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$72,852	$84,483	$11,631	$467,199	$506,898	$39,699
Payroll Taxes	6,760	8,491	1,731	43,654	50,946	7,292
Group Insurance	5,951	5,300	(651)	38,665	31,800	(6,865)
Workers Comp	0	2,957	2,957	0	17,742	17,742
Other Benefits	9,231	10,352	1,121	61,075	62,112	1,037
Employee Meals	0	800	800	0	4,800	4,800
Staffing Expenses	**94,794**	**112,383**	**17,589**	**610,593**	**674,298**	**63,705**
Computer Supplies	0	83	83	191	498	307
Employee Relations	75	125	50	425	750	325
Internal Communications	50	200	150	860	7,800	6,940
Licenses and Taxes	0	0	0	3,812	4,000	188
Equipment Rental	0	0	0	439	0	(439)
Repairs and Maintenance	0	0	0	1,853	0	(1,853)
Office Supplies	0	42	42	531	252	(279)
Supplies	273	883	610	10,007	5,298	(4,709)
Training and Education	0	83	83	0	498	498
Uniforms	145	400	255	759	2,400	1,641
Vehicle Expenses	167	250	83	679	1,500	821
Appliance Repair	0	3,500	3,500	13,527	21,000	7,473
Building	4,646	7,083	2,437	59,743	42,498	(17,245)
Carpentry	747	1,000	253	7,721	6,000	(1,721)
Electrical Equipment	1,252	1,000	(252)	5,687	6,000	313
Elevators	7,369	7,917	548	36,279	47,502	11,223
Engineering Supplies	0	0	0	2,362	0	(2,362)
Flooring	0	500	500	0	3,000	3,000
Furniture	8,693	1,500	(7,193)	24,146	9,000	(15,146)
Grounds and landscaping	0	200	200	385	1,200	815
HVAC Equipment	1,306	4,583	3,277	14,568	27,498	12,930
Laundry Equipment	0	125	125	0	750	750
Light bulbs	168	958	790	2,757	5,748	2,991
Major Maintenance	0	2,500	2,500	4,799	15,000	10,201
Mechanical Equipment	0	417	417	2,070	2,502	432
Painting and Decorating	564	1,667	1,103	6,191	10,002	3,811
Plumbing	308	3,333	3,025	22,972	19,998	(2,974)
Service Contracts	4,246	5,000	754	34,217	30,000	(4,217)
Signs	803	625	(178)	2,162	3,750	1,588
Snow Removal	0	0	0	0	1,000	1,000
Swimming Pool	0	1,500	1,500	4,442	11,800	7,358
Telephone Repairs	0	42	42	1,494	252	(1,242)
Television Repairs	0	2,083	2,083	0	12,498	12,498
Waste Removal	9,574	5,000	(4,574)	66,633	30,000	(36,633)
Water	360	375	15	2,100	2,250	150
Total Expenses	***135,540***	***165,357***	***29,817***	***944,404***	***1,006,542***	***62,138***

Flagship Condominium Owners Assocation
Departmental Statement
Utilities
For the Six Months Ending June 30, 2024

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Power	$47,204	$55,794	$8,590	$292,092	$303,669	$11,577
Gas	6,414	8,757	2,343	90,587	128,443	37,856
Sewer	17,068	16,702	(366)	101,112	97,032	(4,080)
Water	0	9,632	9,632	40,359	57,792	17,433
Total Expenses	***70,686***	***90,885***	***20,199***	***524,150***	***586,936***	***62,786***

B

FOR ALL DISPOSITION CODES
AS OF 07-31-2024

CHARGE DESCRIPTION	UNAPP CASH	UNAPP NON CASH	MAINT FEE	LATE FEE	LATE CHG	TOTALS	
2024 CHARGES	0	0	18603099.29	529865	260130	19401185.29	**2023**
2024 RCVY CHGS	0	0	0	0	0	0	**$18,306,227.74**
2024 APPLIED	25108.75	0	-9365353.87	-119300.66	-14778.62	-9481379.4	
--CASH	14971.46	0	-8930550.68	-89766.72	-12107.95	-9024361.89	
--NON CASH	10137.29	0	-434803.19	-29533.94	-2670.67	-457017.51	
--DISC TRAN	0	0	0	0	0	0	**$9,697,360.91**
--WOFF TRAN	0	0	0	0	0	0	
2024 CREDIT	-666395.78	-28418.33	-65.46	-3349.01	-248.98	-698694.77	
2024 BALANCE	-641287.03	-28418.33	9237679.96	407215.33	245102.4	9221111.12	
2024 WRITEOFF	962.18	59.97	-30209.26	-630	-145	-29962.11	
2024 RCVY DISP	-24047.73	98.71	-153958.26	-2058.6	-360	-180325.88	**52.97%**
2024 ACTIVE BAL	-664372.58	-28259.65	9053512.44	404526.73	244597.4	9010823.13	
			50.34%	**22.52%**	**5.68%**		

24 vs 23

-2.63%

***~4.6m sent to third party collections**

2023 CHARGES	0	0	18325918.5	503180	404795	19246220.5
2023 RCVY CHGS	0	0	0	0	0	0
2023 APPLIED	17810.18	3971.82	-10366394.99	-138936.74	-49118.79	-10544150.52
--CASH	5106.89	-1434.86	-10228542.2	-125246.81	-42860.02	-10404430
--NON CASH	12703.29	5406.68	-137852.79	-13689.93	-6258.77	-139720.52
--DISC TRAN	0	0	0	0	0	0
--WOFF TRAN	0	0	0	0	0	0
2023 CREDIT	-7839.53	-155.93	0	0	0	-7995.46
2023 BALANCE	9970.65	3815.89	7959523.51	364243.26	355676.21	8694074.52
2023 WRITEOFF	3896.55	70	-360498.28	-14945	-7765.01	-379266.74
2023 RCVY DISP	-13867.2	-3885.89	-165429.36	-3165.77	-1460.3	-187838.52
2023 ACTIVE BAL	0	0	7433595.87	346132.49	346450.9	8126969.26
2023 Collections as of 7/31/24:			**56.57%**	**27.61%**	**12.13%**	

Ⓒ (1/2)

Flagship COA
Interval Room Reserve

6/30/2024	
FUNDS:	
MORGAN STANLEY CAPITAL BALANCE	777,910
TD BANK RESERVE BALANCE	18,248
TOTAL AVAILABLE FUNDS	**796,158**
APPROVED FUNDS:	
RENOVATIONS - 2024	0
TOTAL APPROVED FUNDS	**0**
BALANCE AFTER COMPLETION OF APPROVED PROJECTS	**796,158**
TRANSFER IN:	
DUE FROM OPERATING FUND PRIOR TRANSFERS	2,983,146
ANNUAL CONTRIBUTION TRANSFERS- 2024	1,669,065
TOTAL TRANSFERS IN	**4,652,211**
TRANSFERS OUT:	
DUE TO OPERATING - INTEREST	(13,321)
TOTAL TRANSFERS OUT	(13,321)
POTENTIAL BALANCE @ YEAR END	**$5,435,048**
TARGET BALANCE @ 12/31/2024 PER RESERVE STUDY	**$4,577,996**

Ⓒ(2/12)

FLAGSHIP CONDOMINIUM ASSOCIATION
INTERVAL ROOMS RESERVE ACCOUNT

60 NORTH MAINE AVENUE
ATLANTIC CITY, NJ 08401

OPEN PROJECTS

PROJECT YEAR	PROJECT CODE	DESCRIPTION	AMOUNT APPROVED	EXPENSE APPROVED FUNDS:	REMAINING BALANCE		OPEN
2024	xx-xxx		$0	$0	$0	#	$0
		2024 TOTAL:	**$0**	**$0**	**$0**	#	**$0**
		GRAND TOTAL:	**$0**	**$0**	**$0**		**$0**

D(1/2)

Flagship COA
Common Area Reserve

06-30-2024	
FUNDS	
MORGAN STANLEY CAPITAL BALANCE	$535,369
TD BANK RESERVE BALANCE	1,900,539
TOTAL AVAILABLE FUNDS:	**2,435,907**
APPROVED FUNDS (Not Completed)	
2021 RENOVATIONS	(113,387)
2022 RENOVATIONS	(516,994)
2023 RENOVATIONS	(43,038)
2024 RENOVATIONS	0
TOTAL APPROVED FUNDS:	**(673,419)**
BALANCE (AFTER ALL JOBS ARE COMPLETED)	**1,762,489**
TRANSFER IN	
RESERVE PAYMENTS IN 2023	643,792
RESERVE PAYMENTS IN 2024	994,657
TOTAL TRANSFERS IN:	**1,638,449**
TRANSFERS OUT	
DUE TO OPERATING - ANNUAL INTEREST	-
WIFI FINANCE PAYMENTS- 2024	(47,243)
TOTAL TRANSFERS OUT:	**(47,243)**
POTENTIAL BALANCE @ YEAR END:	**$3,353,695**
TARGET BALANCE @ 12/31/2024 PER RESERVE STUDY	**$2,046,127**

60 North Maine Avenue • Atlantic City, NJ 08401
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8/21/2024 1:05 PM

①(2|2)

FLAGSHIP CONDOMINIUM ASSOCIATION
RESERVE STANDING COMMON AREA ANALYSIS

60 NORTH MAINE AVENUE
ATLANTIC CITY, NJ 08401

PROJECT YEAR	JOB#	DESCRIPTION	APPROVED	TOTAL SPEND	BALANCE		OPEN
2021	21-010	BALCANY RESURFACE	52,272.50	31,543.94	20,728.56	#	(20,728.56)
2021	21-011	8TH FLOOR PLANTER PROJECT	60,000.00	20,791.88	39,208.12	#	(39,208.12)
2021	21-005	PHASE 2 ROOF ANCHOR SYSTEM	80,000.00	26,549.63	53,450.37	#	(53,450.37)
		2021 TOTAL:	**$234,272.50**	**$120,055.50**	**$114,217.00**		**($113,387.05)**
2022	22-018	SIMPLEX PHASE 1	551,562.00	34,567.80	516,994.20	#	(516,994.20)
		2022 TOTAL:	**$1,324,562.00**	**$830,743.28**	**$493,818.72**		**($516,994.20)**
2023	22-025	BUILDING LOCK SYSTEM	135,000.00	135,731.19	(731.19)	#	0.00
2023	23-004	FUNZONE	38,000.00	34,607.69	3,392.31	#	(3,392.31)
2023	23-007	CORRIDOR RENO (22')	87,418.16	50,791.77	36,626.39	#	(36,626.39)
2023	23-008	HIGH RISE WINDOW SEALANT	67,000.00	66,107.50	892.50	#	0.00
2023	23-009	FRONT FAÇADE LOW RISE ENGINEER SURVEY	17,500.00	14,481.19	3,018.81	#	(3,018.81)
		2023 TOTAL:	**$344,918.16**	**$301,719.34**	**$43,198.82**		**($43,037.51)**
2024	24-002	GARAGE ASSESSMENT	15,000.00	16,231.25	(1,231.25)	#	0.00
2024	24-003	LOW-RISE BLOCK TILE/FAÇADE	96,000.00	106,189.91	(10,189.91)	#	0.00
2024	24-005	EMERGENCY ROOF REPAIR	80,000.00	80,492.49	(492.49)	#	0.00
2024	24-010	ERCO CELING TILE REPAIR	9,600.00	9,542.94	57.06	#	0.00
		2024 TOTAL:	**$200,600.00**	**$212,456.59**	**($11,856.59)**		**$0.00**
	GRAND TOTAL:		**$2,241,352.66**	**$1,603,701.52**	**$637,651.14**		**($673,418.76)**

Morgan Stanley

CLIENT STATEMENT | For the Period June 1-30, 2024

E (see pg 7 of 10)

STATEMENT FOR:
THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O CHRISTOPHER IBONE &
JEAN GAPINSKI

Beginning Total Value (as of 6/1/24)	**$879,305.79**
Ending Total Value (as of 6/30/24)	**$777,910.10**
Includes Accrued Interest	

Your Financial Advisor Team
FLYNN/YELLOVICH
732-244-9200

Your Branch
1433 HOOPER AVE
TOMS RIVER, NJ 08753
Telephone: 732-244-9200; Alt. Phone: 800-676-0996; Fax: 732-505-4737

Morgan Stanley Smith Barney LLC. Member SIPC.

#BWNJGWM

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O CHRISTOPHER IBONE &
JEAN GAPINSKI
60 NORTH MAINE AVE
ATLANTIC CITY NJ 08401-5518

Client Service Center (24 Hours a Day; 7 Days a Week): 800-869-3326
Access Your Account Online: www.morganstanley.com/online

Expanded Disclosures

Expanded Disclosures, which apply to all statements we send to you, are provided with your first statement and thereafter twice a year.

Questions?

Questions regarding your account may be directed to us by using the contact information on the statement cover page.

Errors and Inquiries

Be sure to review your statement promptly, and immediately address any concerns regarding entries that you do not understand or believe were made in error by contacting us by using the contact information on your statement cover page. Oral communications regarding any inaccuracy or discrepancy in this statement should be re-confirmed in writing to further protect your rights, including rights under the Securities Investor Protection Act (SIPA). Your statement will be deemed correct unless we receive a written inquiry of a suspected error. See your account documentation for special rules regarding your rights and responsibilities with respect to erroneous electronic fund transfers, including a description of the transfers covered. For concerns or complaints, contact us.

Senior Investor Helpline

Senior Investor clients or those acting on their behalf have a convenient way to communicate with our Firm by calling us at (800) 280-4534 Monday-Friday 9am-7pm Eastern Time.

Account Valuation

Account values are computed by adding (1) the market value of all priced positions, (2) valuations utilizing industry service providers and/or outside custodians for other positions, and (3) adding any credit or subtracting any debit to your closing Cash, Money Market Funds and/or Deposit balance. Cash, Deposits and Money Market Funds are displayed on a settlement date basis, and other positions are displayed in your account on a trade date basis. The values of fixed income positions in summary displays include accrued interest in the totals. In the “Holdings” section, fixed income market value and accrued interest are also displayed in separate columns. Accrued interest is the interest earned but not yet paid on the bond since its last interest payment. In most cases, it is calculated from the date of the last coupon payment (or “dated date”) through the closing date of the statement. Foreign Currency Deposits are reflected in U.S. dollars as of the statement end date. The Annual Percentage Yield (APY) for deposits represents the applicable rate in effect for your deposits at the statement ending date. This APY may be different than the APY that was in effect during the statement period. For current Bank Deposit or Money Market Fund yields, go to www.morganstanley.com/wealth-investmentstrategies/ratemonitor.html.

Additional Retirement Account Information

Tax-qualified account contributions are subject to IRS eligibility rules and regulations. The Contributions and Distributions information in this statement reflects information for a particular account, without reference to any other account, and is based on information provided by you. The deductibility of an individual contribution depends upon your Modified Adjusted Gross Income and coverage by a retirement plan at work. Check with your tax advisor to verify how much you can contribute, if the contribution will be tax deductible, and if special rules apply. The information included in this statement is not intended to constitute tax, legal or accounting advice. Contact us if any of this information is incorrect.

Availability of Free Credit Balances and Financial Statements

Under the customer protection rules of the SEC [17 CFR §240.15c3-3], we may use funds comprising free credit balances carried for customer accounts here, provided that these funds are payable to customers on demand (i.e., are free of a lien or right of set-off in our favor or on behalf of some third party to whom you have given control). A financial statement of this organization is available for your personal inspection at its offices, or a copy will be mailed to you upon your written request.

Gain/(Loss) Information

Gain/(Loss) is provided for informational purposes. It is not a substitute for Internal Revenue Service (IRS) Form 1099 (on which we report cost basis for covered securities) or any other IRS tax form, and should not be used for tax preparation. Unrealized Gain/(Loss) provided on this statement is an estimate. Contact your own independent legal or tax advisor to determine the appropriate use of the Gain/(Loss) information on this statement. For more information, contact us.

Tax Reporting

Under Federal income tax law, we are required to report gross proceeds of sales (including short sales) on Form 1099-B by March 15 of the year following the calendar year of the transaction for reportable (i.e., non-retirement) accounts. For sales of certain securities acquired on or after January 1, 2011 (or applicable date for the type of security) we are also required to report cost basis and holding period. Under IRS regulations, if you have not provided us with a certification of either U.S. or foreign status on applicable Form W-9 or W-8, your accounts may be subject to either 24% back-up withholding or 30% nonresident alien withholding on payments made to your accounts.

Investment Objectives

The following is an explanation of the investment objective alternatives applicable to your account(s): Income - for investors seeking regular income with low to moderate risk to principal; Capital Appreciation - for investors seeking capital appreciation with moderate to high risk to principal; Aggressive Income - for investors seeking higher returns either as growth or as income with greater risk to principal; Speculation - for investors seeking high profits or quick returns with considerable possibility of losing most or all of their investment.

Listed Options

Information with respect to commissions and other charges related to the execution of options transactions has been included in confirmations of such transactions previously furnished to you and such information will be made available to you promptly at your request. Promptly advise us of any material change in your investment objectives or financial situation.

Important Information if You are a Margin Customer(not available for certain retirement accounts)

If you have margin privileges, you may borrow money from us in exchange for pledging assets in your accounts as collateral. The amount you may borrow is based on the value of eligible securities in your margin accounts. If a security has eligible shares the number of shares pledged as collateral is indicated below the position. If you have a margin account, as permitted by law, we may use certain securities in your account for, among other things, settling short sales or lending the securities for short sales, for which we may receive compensation.

Margin Interest Charges

We calculate interest charges on margin loans as follows: (1) multiply the applicable margin interest rate by the daily close of business net settled debit balance, and (2) divide by 360 (days). Margin interest accrues daily throughout the month and is added to your debit balance at month-end. The month-end interest charge is the sum of the daily accrued interest calculations for the month. We add the accrued interest to your debit balance and start a new calculation each time the applicable interest rate changes and at the close of every statement month. For interest rate information, log into your account online and select your account with a Margin agreement to view more information.

Information Regarding Special Memorandum Account

If you have a Margin Account, this is a combined statement of your Margin Account and Special Memorandum Account maintained for you under Section 220.5 of Regulation T issued by the Board of Governors of the Federal Reserve System. The permanent record of the Special Memorandum Account as required by Regulation T is available for your inspection at your request.

Money Market Fund (MMF) Pricing

You could lose money in MMFs. Although MMFs classified as government funds (i.e., MMFs that invest 99.5% of total assets in cash and/or securities backed by the U.S. government) and retail funds (i.e., MMFs open to natural person investors only) seek to preserve value at $1.00 per share, they cannot guarantee they will do so. The price of other MMFs will fluctuate and when you sell shares they may be worth more or less than originally paid. MMFs may impose a fee upon sale or

CONTINUED

Expanded Disclosures (CONTINUED)

temporarily suspend sales if liquidity falls below required minimums. During suspensions, shares would not be available for purchases, withdrawals, check writing or ATM debits. A MMF investment is not insured or guaranteed by the Federal Deposit Insurance Corporation or other government agency.

Notice Regarding Global Investment Manager Analysis

The Global Investment Manager Analysis team conducts analysis on various mutual funds and exchange-traded funds for clients holding those funds in certain investment advisory programs. If you have invested in any of these funds in another type of account, such as a brokerage account, you will not receive the same materials and status updates on the funds as we provide to investment advisory clients (including instructions on selling fund shares).

Pricing of Securities

The prices of securities are derived from various sources, and do not necessarily represent the prices at which those securities could have been bought or sold. Although we attempt to use reliable sources of information, we can offer no assurance as to their accuracy, reliability or completeness. Prices are as of the date shown only and are not an offer by us or our affiliates to purchase or sell any instrument or enter into any transaction or a commitment by us or them to make such an offer. Prices of securities not actively traded may not be available, and are indicated by N/A (not available). For additional information on how we price securities, contact us.

Important Information About Auction Rate Securities

For certain Auction Rate Securities there is no or limited liquidity. Therefore, the price(s) for these Auction Rate Securities are indicated by N/A (not available). There can be no assurance that a successful auction will occur or that a secondary market exists or will develop for a particular security.

Structured Investments Risks and Considerations

Structured Investments (Structured Products) are complex products and are subject to special risks, which may include, but are not limited to: loss of initial investment; issuer credit risk and price volatility resulting from actual or anticipated changes to issuer's and/or guarantor's credit ratings/spreads; limited or no appreciation and limits on participation in any appreciation of underlying asset(s); risks associated with the underlying asset(s); no periodic payments; call prior to maturity; early redemption fees for market linked deposits; lower interest rates and/or yield compared to conventional debt with comparable maturity; unique tax implications; limited or no secondary market; and conflicts of interest due to affiliation, compensation or other factors which could adversely affect market value or payout to investors. Investors also should consider the concentration risk of owning the related security and their total exposure to any underlying asset. Structured Investments, which may appear in various product categories and are identified on the Position Description Details line as "Asset Class: Struct Inv," may not perform in a manner consistent with the product category where they appear, and therefore may not satisfy portfolio asset allocation needs for that category. When displayed, the accrued interest, annual income and yield for structured investments with a contingent income feature (e.g., Range Accrual Notes/Contingent Income Notes) are estimates and assume specified accrual conditions are met during the relevant observation period and payment in full of all contingent interest. Actual accrued interest, annual income and yield will be dependent upon the performance of the underlying asset(s) and may be significantly lower than estimates shown. For more information on the risks and conflicts of interest related to Structured Investments, log in to Morgan Stanley Online at www.morganstanley.com/structuredproductsrisksandconflicts. For information on risks specific to your Structured Investments, contact us.

Security Measures

This statement features several embedded security elements to safeguard its authenticity. One is a unique blue security rectangle, printed in heat-sensitive ink on the back of every page. When exposed to warmth, the color will disappear, and then reappear.

SIPC Protection

We are a member of Securities Investor Protection Corporation (SIPC), which protects securities of its customers up to $500,000 (including $250,000 for claims for cash). An explanatory brochure is available upon request or at www.sipc.org. Losses due to market fluctuation are not protected by SIPC and assets not held with us may not be covered by SIPC protection. To obtain information about SIPC, including an explanatory SIPC brochure, contact SIPC at 1-202-371-8300 or visit www.sipc.org.

Certain Assets Not Held Here

You may purchase certain assets through us that may be held at another financial institution. Assets not held with us may not be covered by SIPC protection. We may include information about certain assets on this statement solely as a service to you and are not responsible for information provided by external sources. Generally, any financial institution that holds securities is responsible for year-end reporting (e.g., Forms 1099) and separate periodic statements, which may vary from our information due to different reporting periods. In the case of networked mutual funds, we perform all year-end tax reporting.

Total Income

Total income, as used in the income summaries, represents dividends and/or interest on securities we receive on your behalf and credit to your account(s) during the calendar year. We report dividend distributions and taxable bond interest credited to your account to the IRS. The totals we report may differ from those indicated as "This Year" figures on the last statement for the calendar year. Only information on Forms 1099 should be used for tax reporting. In the case of Corporations, Real Estate Investment Trusts (REITs), Master Limited Partnerships, Regulated Investment Companies and Unit Investment Trusts, some sponsors may reclassify the distribution to a different tax type for year-end reporting.

Transaction Dates and Conditions

Transactions display trade date and settlement date. Transactions are included on this statement on trade date basis (excluding BDP and MMFs). Trades that have not settled as of statement month end will also be displayed in the "Unsettled Purchases/Sales Activity" section. Upon written request, we will give you the date and time of a transaction and the name of the other party to a transaction. We and/or our affiliates may accept benefits that constitute payment for order flow. Details regarding these benefits and the source and amount of any other remuneration received or to be received by us in connection with any transaction will be furnished upon written request.

Tax and Legal Disclosure

We do not provide legal or tax advice. Please consult your own tax advisor.

Revised 11/2022

Account Summary

Active Assets Account
697-052807-161

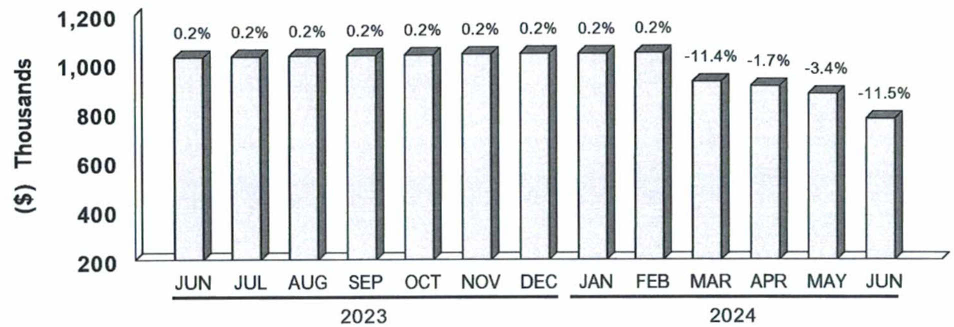
THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O CHRISTOPHER IBONE &
Nickname: Replacement Fund - Interval Rooms

CHANGE IN VALUE OF YOUR ACCOUNT (includes accrued interest)

	This Period (6/1/24-6/30/24)	This Year (1/1/24-6/30/24)
TOTAL BEGINNING VALUE	**$879,305.79**	**$1,041,204.30**
Credits	—	—
Debits	(103,582.00)	(276,616.00)
Security Transfers	—	—
Net Credits/Debits/Transfers	**$(103,582.00)**	**$(276,616.00)**
Change in Value	**2,186.31**	**13,321.80**
TOTAL ENDING VALUE	**$777,910.10**	**$777,910.10**

MARKET VALUE OVER TIME

The below chart displays the most recent thirteen months of Market Value.

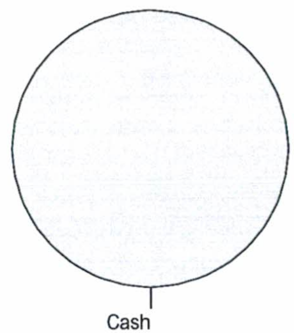


The percentages above represent the change in dollar value from the prior period. They do not represent account investment performance, as they do not consider the impact of contributions and withdrawals, nor other factors that may have affected performance calculations. No percentage will be displayed when the previous month reflected no value.

ASSET ALLOCATION (includes accrued interest)

	Market Value	Percentage
Cash	$777,910.10	100.00
TOTAL VALUE	**$777,910.10**	**100.00%**

FDIC rules apply and Bank Deposits are eligible for FDIC insurance but are not covered by SIPC. Cash and securities (including MMFs) are eligible for SIPC coverage. See Expanded Disclosures.
Values may include assets externally held, as a courtesy, and may not be covered by SIPC. Foreign Exchange (FX) is neither FDIC nor SIPC insured. For additional information, refer to the corresponding section of this statement.



This asset allocation represents holdings on a trade date basis, and projected settled Cash/BDP and MMF balances. These classifications do not constitute a recommendation and may differ from the classification of instruments for regulatory or tax purposes.

Account Summary

Active Assets Account
697-052807-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O CHRISTOPHER IBONE &
Nickname: Replacement Fund - Interval Rooms

BALANCE SHEET (^ includes accrued interest)

	Last Period (as of 5/31/24)	This Period (as of 6/30/24)
Cash, BDP, MMFs	$336,773.83	$233,204.10
Savings and Time Deposits	542,531.96	544,706.00
Total Assets	**$879,305.79**	**$777,910.10**
Total Liabilities (outstanding balance)	—	—
TOTAL VALUE	**$879,305.79**	**$777,910.10**

CASH FLOW

	This Period (6/1/24-6/30/24)	This Year (1/1/24-6/30/24)
OPENING CASH, BDP, MMFs	**$336,773.83**	**$509,554.80**
Purchases	(2,174.04)	(13,056.50)
Income and Distributions	2,186.31	13,321.80
Total Investment Related Activity	**$12.27**	**$265.30**
Electronic Transfers-Debits	(103,582.00)	(276,616.00)
Total Cash Related Activity	**$(103,582.00)**	**$(276,616.00)**
Total Card/Check Activity	—	—
CLOSING CASH, BDP, MMFs	**$233,204.10**	**$233,204.10**

INCOME AND DISTRIBUTION SUMMARY

	This Period (6/1/24-6/30/24)	This Year (1/1/24-6/30/24)
Interest	$2,186.31	$13,321.80
Income And Distributions	**$2,186.31**	**$13,321.80**
Tax-Exempt Income	—	—
TOTAL INCOME AND DISTRIBUTIONS	**$2,186.31**	**$13,321.80**

Taxable and tax exempt income classifications are based on the characteristics of the underlying securities and not the taxable status of the account.

GAIN/(LOSS) SUMMARY

	Realized This Period (6/1/24-6/30/24)	Realized This Year (1/1/24-6/30/24)	Unrealized Inception to Date (as of 6/30/24)
TOTAL GAIN/(LOSS)	—	—	—

This Summary is for informational purposes only and should not be used for tax preparation. Refer to the Expanded Disclosures or go to www.morganstanley.com/wealth/disclosures/disclosures.asp.

Account Detail

Active Assets Account
697-052807-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O CHRISTOPHER IBONE &
Nickname: Replacement Fund - Interval Rooms

Brokerage Account

Investment Objectives (in order of priority): Income, Capital Appreciation, Aggressive Income, Speculation
Inform us if your investment objectives, as defined in the Expanded Disclosures, change.

HOLDINGS

This section reflects positions purchased/sold on a trade date basis. "Market Value" and "Unrealized Gain/(Loss)" may not reflect the value that could be obtained in the market. Your actual investment return may differ from the unrealized gain/(loss) displayed. Fixed Income securities are sorted by maturity or pre-refunding date, and alphabetically within date. Estimated Annual Income a) is calculated on a pre-tax basis, b) does not include any reduction for applicable non-US withholding taxes, c) may include return of principal or capital gains which could overstate such estimates, and d) for holdings that have a defined maturity date within the next 12 months, is reflected only through maturity date. Actual income or yield may be lower or higher than the estimates. Current Yield is an estimate for informational purposes only. It reflects the income generated by an investment, and is calculated by dividing the total estimated annual income by the current market value of the entire position. It does not reflect changes in its price. Structured Investments, identified on the Position Description Details line as "Asset Class: Struct Inv," may appear in various statement product categories. When displayed, the accrued interest, annual income and current yield for those with a contingent income feature (e.g., Range Accrual Notes or Contingent Income Notes) are estimates and assume specified accrual conditions are met during the relevant period and payment in full of all contingent interest. For Floating Rate Securities, the accrued interest, annual income and current yield are estimates based on the current floating coupon rate and may not reflect historic rates within the accrual period. For more information on how we price securities, go to www.morganstanley.com/wealth/disclosures/disclosures.asp.

CASH, BANK DEPOSIT PROGRAM AND MONEY MARKET FUNDS

Cash, Bank Deposit Program, and Money Market Funds are generally displayed on a settlement date basis. You have the right to instruct us to liquidate your bank deposit balance(s) or shares of any money market fund balance(s) at any time and have the proceeds of such liquidation remitted to you. Estimated Annual Income, Accrued Interest, and APY% will only be displayed for fully settled positions. Under the Bank Deposit Program, free credit balances held in an account(s) at Morgan Stanley Smith Barney LLC are automatically deposited into an interest-bearing deposit account(s), at Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association, each a national bank, FDIC member and an affiliate of Morgan Stanley. Under certain circumstances, deposits may be held at other FDIC insured Program Banks. For more information regarding the Bank Deposit Program and the Program Banks, go to https://www.morganstanley.com/content/dam/msdotcom/en/wealth-disclosures/pdfs/BDP_disclosure.pdf

Description	Market Value	7-Day Current Yield %	Est Ann Income	APY %
MORGAN STANLEY BANK N.A.	**$233,204.10**	—	$116.60	0.050

	Percentage of Holdings	Market Value	Est Ann Income
CASH, BDP, AND MMFs	**29.98%**	**$233,204.10**	**$116.60**

Account Detail

Active Assets Account
697-052807-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O CHRISTOPHER IBONE &
Nickname: Replacement Fund - Interval Rooms

SAVINGS AND TIME DEPOSITS

USD Savings and Foreign Currency Deposits are eligible for FDIC insurance up to applicable USD equivalent limits. Deposits are not SIPC insured. For more information about FDIC insurance, visit www.fdic.gov. Deposit and Withdrawal activity for Savings and Time Deposits holdings will appear in the CASH FLOW ACTIVITY BY DATE or in the PURCHASES, DIVIDENDS REINVESTMENTS, and SALES AND REDEMPTIONS section of the statement.

USD SAVINGS AND TIME DEPOSITS

Estimated Annual Income, Accrued Interest, and APY% will only be displayed for fully settled positions. Excessive withdrawals from Savings Deposit accounts that are in excess of applicable limits within a given month are subject to fees. All Savings Deposits are held at Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association, both FDIC members and affiliates of Morgan Stanley Smith Barney LLC.

USD SAVINGS DEPOSITS

Description	Value	Est Ann Income	APY %
MSBNA PREFERRED SAVINGS- QC *Asset Class: Cash*	**$272,353.00**	$13,617.65	5.00
MSPBNA PREFERRED SAVINGS- QC *Asset Class: Cash*	**272,353.00**	13,617.65	5.00

	Percentage of Holdings	Value	Est Ann Income Accrued Interest
SAVINGS AND TIME DEPOSITS	**70.02%**	**$544,706.00**	**$27,235.30**

	Percentage of Holdings	Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
TOTAL VALUE	**100.00%**	—	**$777,910.10**	**N/A**	**$27,351.90** —	**3.52%**

Unrealized Gain/(Loss) totals only reflect positions that have both cost basis and market value information available. Cash, MMF, Deposits and positions stating 'Please Provide' or 'Pending Corporate Actions' are not included.

ALLOCATION OF ASSETS

	Cash	Equities	Fixed Income & Preferred Securities	Alternatives	Structured Investments	Other
Cash, BDP, MMFs	$233,204.10	—	—	—	—	—
Savings and Time Deposits	544,706.00	—	—	—	—	—
TOTAL ALLOCATION OF ASSETS	**$777,910.10**	—	—	—	—	—

Account Detail

Active Assets Account
697-052807-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O CHRISTOPHER IBONE &
Nickname: Replacement Fund - Interval Rooms

ACTIVITY

CASH FLOW ACTIVITY BY DATE

Activity Date	Settlement Date	Activity Type	Description	Comments	Quantity	Price	Credits/(Debits)
6/13		Online Transfer	FUNDS PAID	TD Bk FCOA Res XX-0310 CONFIRMATION # 225181476			$(11,723.00)
6/20		Online Transfer	FUNDS PAID	TD Bk FCOA Res XX-0310 CONFIRMATION # 225618710			(81,202.00)
6/20		Online Transfer	FUNDS PAID	Flagship TD Bk XX-7480 CONFIRMATION # 225618734			(10,657.00)
6/28		Interest Income	MSPBNA PREFERRED SAVINGS- QC	(Period 06/01-06/30) CUSIP: 99YA78GU6			1,087.02
6/28		Interest Income	MSBNA PREFERRED SAVINGS- QC	(Period 06/01-06/30) CUSIP: 99YA78EB0			1,087.02
6/28		Interest Income	MORGAN STANLEY BANK N.A.	(Period 06/01-06/30)			12.27
6/28	6/28	Auto Bank Product Deposit	MSBNA PREFERRED SAVINGS- QC				(1,087.02)
6/28	6/28	Auto Bank Product Deposit	MSPBNA PREFERRED SAVINGS- QC				(1,087.02)
NET CREDITS/(DEBITS)							**$(103,569.73)**

MONEY MARKET FUND (MMF) AND BANK DEPOSIT PROGRAM ACTIVITY

Activity Date	Activity Type	Description	Credits/(Debits)
6/14	Automatic Redemption	BANK DEPOSIT PROGRAM	$(11,723.00)
6/21	Automatic Redemption	BANK DEPOSIT PROGRAM	(91,859.00)
6/28	Automatic Investment	BANK DEPOSIT PROGRAM	12.27
NET ACTIVITY FOR PERIOD			**$(103,569.73)**

MESSAGES

Senior Investor Helpline

For any inquiries or potential concerns, senior investors or someone acting on their behalf may contact our Firm by calling (800) 280-4534.

Notice of T+1 Settlement Cycle Transition

Effective May 28, 2024, Securities and Exchange Commission (SEC) rules will require that most U.S. securities transactions settle on or before the next business day following the trade date (a settlement date of T+1).

Generally, the settlement date is when an investor must pay for the security purchased or deliver the security sold in negotiable form. Please note, final tax lot selection will be subject to the shortened T+1 settlement timeline and must be submitted by 4:00 p.m. ET on the settlement date.

For additional details about T+1 settlement and eligible securities, please visit the Depository Trust & Clearing Corporation (DTCC) website at www.dtcc.com/ust1. You can also view the full text of the final rules on the SEC website at www.sec.gov.

FINRA BrokerCheck

FINRA has established the public disclosure program, known as BrokerCheck, to provide certain information regarding the disciplinary history of FINRA members and their associated persons. The BrokerCheck Hotline Number is 1-800-289-9999. The FINRA website address is www.finra.org. An investor brochure that includes information describing FINRA BrokerCheck may be obtained from FINRA.

Account Detail

Active Assets Account
697-052807-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O CHRISTOPHER IBONE &
Nickname: Replacement Fund - Interval Rooms

Tips on Protecting Yourself from Fraudulent Account Activity

The protection of client data is of the utmost importance to us. Scams are on the rise, and they have become more sophisticated. Please remember to never share your personal information including account verification codes, account numbers, passwords or social security numbers with anyone you do not personally know.

Please be cautious opening attachments, clicking on links, or allowing external access to your computer. Scammers will be aggressive and create a sense of urgency. Scammers will promise unbelievable returns using crypto currency investing or sweepstakes/lottery. Scammers will use social media apps to build trust and then make sudden requests for money due to a hardship or emergency.

If you have any questions regarding scams or believe that you are a victim of a scam, please contact us or call 888-454-3965 to report online fraud or security concerns.

Retirement Rollover Guide

If you are considering rolling over your retirement assets, please review our Rollover Guide which can be found at https://www.morganstanleyclientserv.com/publiccontent/msoc/pdf/RolloverGuide.pdf for important information regarding your options and the factors that you should consider before you make your rollover decision.

Best Practices for Protecting Yourself and Your Investments

When investing at any financial institution or with a financial professional, it is important to keep the following best practices in mind:

- Be clear about your investment goals and the amount of risk you are comfortable taking.
- Before making any investments, be sure to ask questions about the potential investment, including the potential risks associated with them. Request information such as the prospectus, offering documents, or research information and carefully review them.
- Be cautious of investment opportunities that offer an unusually high rate of return but are described as low-risk or guaranteed.
- Be cautious of investment opportunities that are not offered directly through the institution you are investing with, such as real estate, start-up businesses, etc. as most financial institutions, like Morgan Stanley prohibit these types of recommendations.
- Read and retain your account statements, confirmations, and any other information you receive about your investment transactions including the firm's client relationship summary (CRS). The CRS can be located on the websites of all SEC registered investment advisors and broker-dealers who work with retail investors.
- Immediately contact a member of the management team if you recognize any type of a discrepancy on your account statement. For example;
  - A security or money transaction you did not authorize
  - An investment you purchased that you do not see on your account statement
  - An item on your account statement that you do not understand
- When sending funds to your financial institution, be sure the funds are being sent directly to the financial institution you are investing with and not to a 3rd party institution.

Last but not least, never share your account passwords with anyone.

New Fiduciary Rule for Retirement Plans and Accounts

A new Department of Labor rule, redefining who is an investment advice fiduciary under the Employee Retirement Income Security Act of 1974 (ERISA) and the Internal Revenue Code of 1986 (Code), will be effective September 23, 2024. Please visit www.morganstanley.com/disclosures/dol at that time for updated information on Morgan Stanley's role as an ERISA/Code fiduciary with respect to your retirement plans, welfare benefit plans, individual retirement accounts, and/or Coverdell education savings accounts.

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Morgan Stanley

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CLIENT STATEMENT | For the Period June 1-30, 2024

STATEMENT FOR:
THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O JEAN GAPINSKI &
CHRISTOPHER IBONE

Beginning Total Value (as of 6/1/24)	**$535,346.83**
Ending Total Value (as of 6/30/24)	**$535,368.76**
Includes Accrued Interest	

Your Financial Advisor Team
FLYNN/YELLOVICH
732-244-9200

Your Branch
1433 HOOPER AVE
TOMS RIVER, NJ 08753
Telephone: 732-244-9200; Alt. Phone: 800-676-0996; Fax: 732-505-4737

#BWNJGWM

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O JEAN GAPINSKI &
CHRISTOPHER IBONE
60 NORTH MAINE AVE
ATLANTIC CITY NJ 08401-5518

Client Service Center (24 Hours a Day; 7 Days a Week): 800-869-3326
Access Your Account Online: www.morganstanley.com/online

Expanded Disclosures

Expanded Disclosures, which apply to all statements we send to you, are provided with your first statement and thereafter twice a year.

Questions?

Questions regarding your account may be directed to us by using the contact information on the statement cover page.

Errors and Inquiries

Be sure to review your statement promptly, and immediately address any concerns regarding entries that you do not understand or believe were made in error by contacting us by using the contact information on your statement cover page. Oral communications regarding any inaccuracy or discrepancy in this statement should be re-confirmed in writing to further protect your rights, including rights under the Securities Investor Protection Act (SIPA). Your statement will be deemed correct unless we receive a written inquiry of a suspected error. See your account documentation for special rules regarding your rights and responsibilities with respect to erroneous electronic fund transfers, including a description of the transfers covered. For concerns or complaints, contact us.

Senior Investor Helpline

Senior Investor clients or those acting on their behalf have a convenient way to communicate with our Firm by calling us at (800) 280-4534 Monday-Friday 9am-7pm Eastern Time.

Account Valuation

Account values are computed by adding (1) the market value of all priced positions, (2) valuations utilizing industry service providers and/or outside custodians for other positions, and (3) adding any credit or subtracting any debit to your closing Cash, Money Market Funds and/or Deposit balance. Cash, Deposits and Money Market Funds are displayed on a settlement date basis, and other positions are displayed in your account on a trade date basis. The values of fixed income positions in summary displays include accrued interest in the totals. In the "Holdings" section, fixed income market value and accrued interest are also displayed in separate columns. Accrued interest is the interest earned but not yet paid on the bond since its last interest payment. In most cases, it is calculated from the date of the last coupon payment (or "dated date") through the closing date of the statement. Foreign Currency Deposits are reflected in U.S. dollars as of the statement end date. The Annual Percentage Yield (APY) for deposits represents the applicable rate in effect for your deposits at the statement ending date. This APY may be different than the APY that was in effect during the statement period. For current Bank Deposit or Money Market Fund yields, go to www.morganstanley.com/wealth-investmentstrategies/ratemonitor.html.

Additional Retirement Account Information

Tax-qualified account contributions are subject to IRS eligibility rules and regulations. The Contributions and Distributions information in this statement reflects information for a particular account, without reference to any other account, and is based on information provided by you. The deductibility of an individual contribution depends upon your Modified Adjusted Gross Income and coverage by a retirement plan at work. Check with your tax advisor to verify how much you can contribute, if the contribution will be tax deductible, and if special rules apply. The information included in this statement is not intended to constitute tax, legal or accounting advice. Contact us if any of this information is incorrect.

Availability of Free Credit Balances and Financial Statements

Under the customer protection rules of the SEC [17 CFR §240.15c3-3], we may use funds comprising free credit balances carried for customer accounts here, provided that these funds are payable to customers on demand (i.e., are free of a lien or right of set-off in our favor or on behalf of some third party to whom you have given control). A financial statement of this organization is available for your personal inspection at its offices, or a copy will be mailed to you upon your written request.

Gain/(Loss) Information

Gain/(Loss) is provided for informational purposes. It is not a substitute for Internal Revenue Service (IRS) Form 1099 (on which we report cost basis for covered securities) or any other IRS tax form, and should not be used for tax preparation. Unrealized Gain/(Loss) provided on this statement is an estimate. Contact your own independent legal or tax advisor to determine the appropriate use of the Gain/(Loss) information on this statement. For more information, contact us.

Tax Reporting

Under Federal income tax law, we are required to report gross proceeds of sales (including short sales) on Form 1099-B by March 15 of the year following the calendar year of the transaction for reportable (i.e., non-retirement) accounts. For sales of certain securities acquired on or after January 1, 2011 (or applicable date for the type of security) we are also required to report cost basis and holding period. Under IRS regulations, if you have not provided us with a certification of either U.S. or foreign status on applicable Form W-9 or W-8, your accounts may be subject to either 24% back-up withholding or 30% nonresident alien withholding on payments made to your accounts.

Investment Objectives

The following is an explanation of the investment objective alternatives applicable to your account(s): Income - for investors seeking regular income with low to moderate risk to principal; Capital Appreciation - for investors seeking capital appreciation with moderate to high risk to principal; Aggressive Income - for investors seeking higher returns either as growth or as income with greater risk to principal; Speculation - for investors seeking high profits or quick returns with considerable possibility of losing most or all of their investment.

Listed Options

Information with respect to commissions and other charges related to the execution of options transactions has been included in confirmations of such transactions previously furnished to you and such information will be made available to you promptly at your request. Promptly advise us of any material change in your investment objectives or financial situation.

Important Information if You are a Margin Customer(not available for certain retirement accounts)

If you have margin privileges, you may borrow money from us in exchange for pledging assets in your accounts as collateral. The amount you may borrow is based on the value of eligible securities in your margin accounts. If a security has eligible shares the number of shares pledged as collateral is indicated below the position. If you have a margin account, as permitted by law, we may use certain securities in your account for, among other things, settling short sales or lending the securities for short sales, for which we may receive compensation.

Margin Interest Charges

We calculate interest charges on margin loans as follows: (1) multiply the applicable margin interest rate by the daily close of business net settled debit balance, and (2) divide by 360 (days). Margin interest accrues daily throughout the month and is added to your debit balance at month-end. The month-end interest charge is the sum of the daily accrued interest calculations for the month. We add the accrued interest to your debit balance and start a new calculation each time the applicable interest rate changes and at the close of every statement month. For interest rate information, log into your account online and select your account with a Margin agreement to view more information.

Information Regarding Special Memorandum Account

If you have a Margin Account, this is a combined statement of your Margin Account and Special Memorandum Account maintained for you under Section 220.5 of Regulation T issued by the Board of Governors of the Federal Reserve System. The permanent record of the Special Memorandum Account as required by Regulation T is available for your inspection at your request.

Money Market Fund (MMF) Pricing

You could lose money in MMFs. Although MMFs classified as government funds (i.e., MMFs that invest 99.5% of total assets in cash and/or securities backed by the U.S. government) and retail funds (i.e., MMFs open to natural person investors only) seek to preserve value at $1.00 per share, they cannot guarantee they will do so. The price of other MMFs will fluctuate and when you sell shares they may be worth more or less than originally paid. MMFs may impose a fee upon sale or

CONTINUED

Expanded Disclosures (CONTINUED)

temporarily suspend sales if liquidity falls below required minimums. During suspensions, shares would not be available for purchases, withdrawals, check writing or ATM debits. A MMF investment is not insured or guaranteed by the Federal Deposit Insurance Corporation or other government agency.

Notice Regarding Global Investment Manager Analysis

The Global Investment Manager Analysis team conducts analysis on various mutual funds and exchange-traded funds for clients holding those funds in certain investment advisory programs. If you have invested in any of these funds in another type of account, such as a brokerage account, you will not receive the same materials and status updates on the funds as we provide to investment advisory clients (including instructions on selling fund shares).

Pricing of Securities

The prices of securities are derived from various sources, and do not necessarily represent the prices at which those securities could have been bought or sold. Although we attempt to use reliable sources of information, we can offer no assurance as to their accuracy, reliability or completeness. Prices are as of the date shown only and are not an offer by us or our affiliates to purchase or sell any instrument or enter into any transaction or a commitment by us or them to make such an offer. Prices of securities not actively traded may not be available, and are indicated by N/A (not available). For additional information on how we price securities, contact us.

Important Information About Auction Rate Securities

For certain Auction Rate Securities there is no or limited liquidity. Therefore, the price(s) for these Auction Rate Securities are indicated by N/A (not available). There can be no assurance that a successful auction will occur or that a secondary market exists or will develop for a particular security.

Structured Investments Risks and Considerations

Structured Investments (Structured Products) are complex products and are subject to special risks, which may include, but are not limited to: loss of initial investment; issuer credit risk and price volatility resulting from actual or anticipated changes to issuer's and/or guarantor's credit ratings/spreads; limited or no appreciation and limits on participation in any appreciation of underlying asset(s); risks associated with the underlying asset(s); no periodic payments; call prior to maturity; early redemption fees for market linked deposits; lower interest rates and/or yield compared to conventional debt with comparable maturity; unique tax implications; limited or no secondary market; and conflicts of interest due to affiliation, compensation or other factors which could adversely affect market value or payout to investors. Investors also should consider the concentration risk of owning the related security and their total exposure to any underlying asset. Structured Investments, which may appear in various product categories and are identified on the Position Description Details line as "Asset Class: Struct Inv," may not perform in a manner consistent with the product category where they appear, and therefore may not satisfy portfolio asset allocation needs for that category. When displayed, the accrued interest, annual income and yield for structured investments with a contingent income feature (e.g., Range Accrual Notes/Contingent Income Notes) are estimates and assume specified accrual conditions are met during the relevant observation period and payment in full of all contingent interest. Actual accrued interest, annual income and yield will be dependent upon the performance of the underlying asset(s) and may be significantly lower than estimates shown. For more information on the risks and conflicts of interest related to Structured Investments, log in to Morgan Stanley Online at www.morganstanley.com/structuredproductsrisksandconflicts. For information on risks specific to your Structured Investments, contact us.

Security Measures

This statement features several embedded security elements to safeguard its authenticity. One is a unique blue security rectangle, printed in heat-sensitive ink on the back of every page. When exposed to warmth, the color will disappear, and then reappear.

SIPC Protection

We are a member of Securities Investor Protection Corporation (SIPC), which protects securities of its customers up to $500,000 (including $250,000 for claims for cash). An explanatory brochure is available upon request or at www.sipc.org. Losses due to market fluctuation are not protected by SIPC and assets not held with us may not be covered by SIPC protection. To obtain information about SIPC, including an explanatory SIPC brochure, contact SIPC at 1-202-371-8300 or visit www.sipc.org.

Certain Assets Not Held Here

You may purchase certain assets through us that may be held at another financial institution. Assets not held with us may not be covered by SIPC protection. We may include information about certain assets on this statement solely as a service to you and are not responsible for information provided by external sources. Generally, any financial institution that holds securities is responsible for year-end reporting (e.g., Forms 1099) and separate periodic statements, which may vary from our information due to different reporting periods. In the case of networked mutual funds, we perform all year-end tax reporting.

Total Income

Total income, as used in the income summaries, represents dividends and/or interest on securities we receive on your behalf and credit to your account(s) during the calendar year. We report dividend distributions and taxable bond interest credited to your account to the IRS. The totals we report may differ from those indicated as "This Year" figures on the last statement for the calendar year. Only information on Forms 1099 should be used for tax reporting. In the case of Corporations, Real Estate Investment Trusts (REITs), Master Limited Partnerships, Regulated Investment Companies and Unit Investment Trusts, some sponsors may reclassify the distribution to a different tax type for year-end reporting.

Transaction Dates and Conditions

Transactions display trade date and settlement date. Transactions are included on this statement on trade date basis (excluding BDP and MMFs). Trades that have not settled as of statement month end will also be displayed in the "Unsettled Purchases/Sales Activity" section. Upon written request, we will give you the date and time of a transaction and the name of the other party to a transaction. We and/or our affiliates may accept benefits that constitute payment for order flow. Details regarding these benefits and the source and amount of any other remuneration received or to be received by us in connection with any transaction will be furnished upon written request.

Tax and Legal Disclosure

We do not provide legal or tax advice. Please consult your own tax advisor.

Revised 11/2022

Account Summary

Active Assets Account
697-107370-161

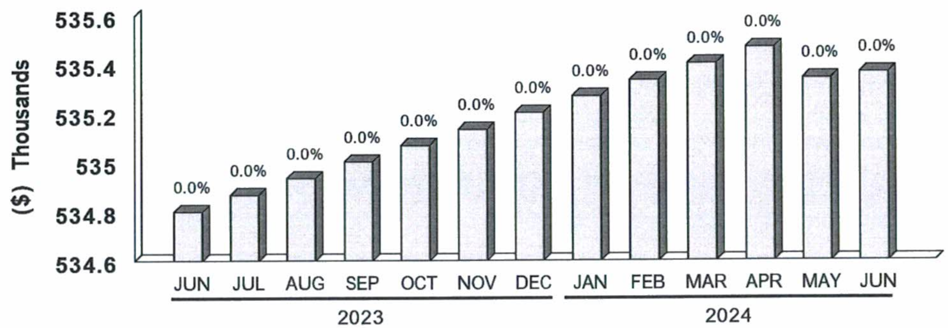
THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O JEAN GAPINSKI &
Nickname: Replacement Fund - Common Area

CHANGE IN VALUE OF YOUR ACCOUNT (includes accrued interest)

	This Period (6/1/24-6/30/24)	This Year (1/1/24-6/30/24)
TOTAL BEGINNING VALUE	**$535,346.83**	**$535,205.96**
Credits	—	—
Debits	—	(150.00)
Security Transfers	—	—
Net Credits/Debits/Transfers	**—**	**$(150.00)**
Change in Value	**21.93**	**312.80**
TOTAL ENDING VALUE	**$535,368.76**	**$535,368.76**

MARKET VALUE OVER TIME

The below chart displays the most recent thirteen months of Market Value.

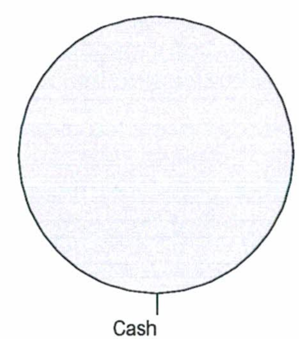


The percentages above represent the change in dollar value from the prior period. They do not represent account investment performance, as they do not consider the impact of contributions and withdrawals, nor other factors that may have affected performance calculations. No percentage will be displayed when the previous month reflected no value.

ASSET ALLOCATION (includes accrued interest)

	Market Value	Percentage
Cash	$535,368.76	100.00
TOTAL VALUE	**$535,368.76**	**100.00%**

FDIC rules apply and Bank Deposits are eligible for FDIC insurance but are not covered by SIPC. Cash and securities (including MMFs) are eligible for SIPC coverage. See Expanded Disclosures.
Values may include assets externally held, as a courtesy, and may not be covered by SIPC. Foreign Exchange (FX) is neither FDIC nor SIPC insured. For additional information, refer to the corresponding section of this statement.



This asset allocation represents holdings on a trade date basis, and projected settled Cash/BDP and MMF balances. These classifications do not constitute a recommendation and may differ from the classification of instruments for regulatory or tax purposes.

Account Summary

Active Assets Account
697-107370-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O JEAN GAPINSKI &
Nickname: Replacement Fund - Common Area

BALANCE SHEET (^ includes accrued interest)

	Last Period (as of 5/31/24)	This Period (as of 6/30/24)
Cash, BDP, MMFs	$535,346.83	$535,368.76
Total Assets	**$535,346.83**	**$535,368.76**
Total Liabilities (outstanding balance)	—	—
TOTAL VALUE	**$535,346.83**	**$535,368.76**

CASH FLOW

	This Period (6/1/24-6/30/24)	This Year (1/1/24-6/30/24)
OPENING CASH, BDP, MMFs	**$535,346.83**	**$535,205.96**
Income and Distributions	21.93	312.80
Total Investment Related Activity	**$21.93**	**$312.80**
Other Debits	—	(150.00)
Total Cash Related Activity	—	**$(150.00)**
Total Card/Check Activity	—	—
CLOSING CASH, BDP, MMFs	**$535,368.76**	**$535,368.76**

INCOME AND DISTRIBUTION SUMMARY

	This Period (6/1/24-6/30/24)	This Year (1/1/24-6/30/24)
Interest	$21.93	$312.80
Income And Distributions	**$21.93**	**$312.80**
Tax-Exempt Income	—	—
TOTAL INCOME AND DISTRIBUTIONS	**$21.93**	**$312.80**

Taxable and tax exempt income classifications are based on the characteristics of the underlying securities and not the taxable status of the account.

GAIN/(LOSS) SUMMARY

	Realized This Period (6/1/24-6/30/24)	Realized This Year (1/1/24-6/30/24)	Unrealized Inception to Date (as of 6/30/24)
TOTAL GAIN/(LOSS)	—	—	—

This Summary is for informational purposes only and should not be used for tax preparation. Refer to the Expanded Disclosures or go to www.morganstanley.com/wealth/disclosures/disclosures.asp.

Account Detail

Active Assets Account
697-107370-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O JEAN GAPINSKI &
Nickname: Replacement Fund - Common Area

Brokerage Account

Investment Objectives (in order of priority): Income, Aggressive Income, Capital Appreciation, Speculation

Inform us if your investment objectives, as defined in the Expanded Disclosures, change.

HOLDINGS

This section reflects positions purchased/sold on a trade date basis. "Market Value" and "Unrealized Gain/(Loss)" may not reflect the value that could be obtained in the market. Your actual investment return may differ from the unrealized gain/(loss) displayed. Fixed Income securities are sorted by maturity or pre-refunding date, and alphabetically within date. Estimated Annual Income a) is calculated on a pre-tax basis, b) does not include any reduction for applicable non-US withholding taxes, c) may include return of principal or capital gains which could overstate such estimates, and d) for holdings that have a defined maturity date within the next 12 months, is reflected only through maturity date. Actual income or yield may be lower or higher than the estimates. Current Yield is an estimate for informational purposes only. It reflects the income generated by an investment, and is calculated by dividing the total estimated annual income by the current market value of the entire position. It does not reflect changes in its price. Structured Investments, identified on the Position Description Details line as "Asset Class: Struct Inv," may appear in various statement product categories. When displayed, the accrued interest, annual income and current yield for those with a contingent income feature (e.g., Range Accrual Notes or Contingent Income Notes) are estimates and assume specified accrual conditions are met during the relevant period and payment in full of all contingent interest. For Floating Rate Securities, the accrued interest, annual income and current yield are estimates based on the current floating coupon rate and may not reflect historic rates within the accrual period. For more information on how we price securities, go to www.morganstanley.com/wealth/disclosures/disclosures.asp.

CASH, BANK DEPOSIT PROGRAM AND MONEY MARKET FUNDS

Cash, Bank Deposit Program, and Money Market Funds are generally displayed on a settlement date basis. You have the right to instruct us to liquidate your bank deposit balance(s) or shares of any money market fund balance(s) at any time and have the proceeds of such liquidation remitted to you. Estimated Annual Income, Accrued Interest, and APY% will only be displayed for fully settled positions. Under the Bank Deposit Program, free credit balances held in an account(s) at Morgan Stanley Smith Barney LLC are automatically deposited into an interest-bearing deposit account(s), at Morgan Stanley Bank, N.A. and/or Morgan Stanley Private Bank, National Association, each a national bank, FDIC member and an affiliate of Morgan Stanley. Under certain circumstances, deposits may be held at other FDIC insured Program Banks. For more information regarding the Bank Deposit Program and the Program Banks, go to https://www.morganstanley.com/content/dam/msdotcom/en/wealth-disclosures/pdfs/BDP_disclosure.pdf

Description	Market Value	7-Day Current Yield %	Est Ann Income	APY %
MORGAN STANLEY PRIVATE BANK NA	**$535,368.76**	—	$267.68	0.050

	Percentage of Holdings	Market Value	Est Ann Income
CASH, BDP, AND MMFs	**100.00%**	**$535,368.76**	**$267.68**

	Percentage of Holdings	Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
TOTAL VALUE	**100.00%**	—	**$535,368.76**	**N/A**	**$267.68** —	**0.05%**

Unrealized Gain/(Loss) totals only reflect positions that have both cost basis and market value information available. Cash, MMF, Deposits and positions stating 'Please Provide' or 'Pending Corporate Actions' are not included.

Account Detail

Active Assets Account
697-107370-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O JEAN GAPINSKI &
Nickname: Replacement Fund - Common Area

ALLOCATION OF ASSETS

	Cash	Equities	Fixed Income & Preferred Securities	Alternatives	Structured Investments	Other
Cash, BDP, MMFs	$535,368.76	—	—	—	—	—
TOTAL ALLOCATION OF ASSETS	**$535,368.76**	**—**	**—**	**—**	**—**	**—**

ACTIVITY

INVESTMENT RELATED ACTIVITY

TAXABLE INCOME AND DISTRIBUTIONS

Activity Date	Activity Type	Description	Comments	Credits/(Debits)
6/28	Interest Income	MORGAN STANLEY PRIVATE BANK NA	(Period 06/01-06/30)	$21.93
TOTAL TAXABLE INCOME AND DISTRIBUTIONS				**$21.93**
TOTAL INTEREST				$21.93

MONEY MARKET FUND (MMF) AND BANK DEPOSIT PROGRAM ACTIVITY

Activity Date	Activity Type	Description	Credits/(Debits)
6/28	Automatic Investment	BANK DEPOSIT PROGRAM	$21.93

MESSAGES

Senior Investor Helpline

For any inquiries or potential concerns, senior investors or someone acting on their behalf may contact our Firm by calling (800) 280-4534.

Notice of T+1 Settlement Cycle Transition

Effective May 28, 2024, Securities and Exchange Commission (SEC) rules will require that most U.S. securities transactions settle on or before the next business day following the trade date (a settlement date of T+1).

Generally, the settlement date is when an investor must pay for the security purchased or deliver the security sold in negotiable form. Please note, final tax lot selection will be subject to the shortened T+1 settlement timeline and must be submitted by 4:00 p.m. ET on the settlement date.

For additional details about T+1 settlement and eligible securities, please visit the Depository Trust & Clearing Corporation (DTCC) website at www.dtcc.com/ust1. You can also view the full text of the final rules on the SEC website at www.sec.gov.

FINRA BrokerCheck

FINRA has established the public disclosure program, known as BrokerCheck, to provide certain information regarding the disciplinary history of FINRA members and their associated persons. The BrokerCheck Hotline Number is 1-800-289-9999. The FINRA website address is www.finra.org. An investor brochure that includes information describing FINRA BrokerCheck may be obtained from FINRA.

Tips on Protecting Yourself from Fraudulent Account Activity

The protection of client data is of the utmost importance to us. Scams are on the rise, and they have become more sophisticated. Please remember to never share your personal information including account verification codes, account numbers, passwords or social security numbers with anyone you do not personally know.

Please be cautious opening attachments, clicking on links, or allowing external access to your computer. Scammers will be aggressive and create a sense of urgency. Scammers will promise unbelievable returns using crypto currency investing or sweepstakes/lottery. Scammers will use social media apps to build trust and then make sudden requests for money due to a hardship or emergency.

If you have any questions regarding scams or believe that you are a victim of a scam, please contact us or call 888-454-3965 to report online fraud or security concerns.

Account Detail

Active Assets Account
697-107370-161

THE FLAGSHIP CONDOMINIUM ASSOC INC
C/O JEAN GAPINSKI &
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Retirement Rollover Guide

If you are considering rolling over your retirement assets, please review our Rollover Guide which can be found at https://www.morganstanleyclientserv.com/publiccontent/msoc/pdf/RolloverGuide.pdf for important information regarding your options and the factors that you should consider before you make your rollover decision.

Best Practices for Protecting Yourself and Your Investments

When investing at any financial institution or with a financial professional, it is important to keep the following best practices in mind:

- Be clear about your investment goals and the amount of risk you are comfortable taking.
- Before making any investments, be sure to ask questions about the potential investment, including the potential risks associated with them. Request information such as the prospectus, offering documents, or research information and carefully review them.
- Be cautious of investment opportunities that offer an unusually high rate of return but are described as low-risk or guaranteed.
- Be cautious of investment opportunities that are not offered directly through the institution you are investing with, such as real estate, start-up businesses, etc. as most financial institutions, like Morgan Stanley prohibit these types of recommendations.
- Read and retain your account statements, confirmations, and any other information you receive about your investment transactions including the firm's client relationship summary (CRS). The CRS can be located on the websites of all SEC registered investment advisors and broker-dealers who work with retail investors.
- Immediately contact a member of the management team if you recognize any type of a discrepancy on your account statement. For example;
  - A security or money transaction you did not authorize
  - An investment you purchased that you do not see on your account statement
  - An item on your account statement that you do not understand
- When sending funds to your financial institution, be sure the funds are being sent directly to the financial institution you are investing with and not to a 3rd party institution.

Last but not least, never share your account passwords with anyone.

New Fiduciary Rule for Retirement Plans and Accounts

A new Department of Labor rule, redefining who is an investment advice fiduciary under the Employee Retirement Income Security Act of 1974 (ERISA) and the Internal Revenue Code of 1986 (Code), will be effective September 23, 2024. Please visit www.morganstanley.com/disclosures/dol at that time for updated information on Morgan Stanley's role as an ERISA/Code fiduciary with respect to your retirement plans, welfare benefit plans, individual retirement accounts, and/or Coverdell education savings accounts.

PROMISSORY NOTE

1. **THE PARTIES**. This Standard Promissory Note ("Note") made on December 31, 2023, is by and between:

   Borrower: Flagship Resort Development Corp (FRDC), and

   Lender: Flagship Condominium Owners Association (FSCOA)

   This Note is given in accordance with accounting standards as required by The Note Holder's auditors. The Principal Amount is based on the Audited Trial Balance due from the Sponsor (FRDC) as of 12/31/23 that represents in substantial portion of prior year maintenance fees owed by the Sponsor/Developer relating to Unsold Intervals, and some small portion of Miscellaneous Expenses.

2. **LOAN TERMS**. The Lender agrees to lend the Borrower under the following terms:

   a. **Principal Amount**: $2,150,000
   b. **Interest Rate**: 0%
   c. **Terms**: $18,000 per month or as cash is available to not exceed 120 months

   Hereinafter known as the "Borrowed Money."
   If a law, which applies to this Note sets required interest or other loan charges in connection with this loan, then any such loan charge or interest shall be added to the Principal Amount to satisfy the unpaid balance of the Note.

3. **PAYMENTS**. The full balance of the Borrowed Money, including all accrued interest and any other fees or penalties, is due and payable by December 31, 2033

   INSTALLMENTS. Borrower shall pay installment each month equal to $18,000 with the first (1st) payment due on January 1, 2024 and the remaining payments to be paid monthly with any remaining balance payable on December 31, 2033.

   Hereinafter known as the "Repayment Period."

4. **PAYMENT IS DUE**. If FRDC has low cash available, payments may be delayed and paid at a later date as long as balance is paid in full by terms provided. Even if, at a time when the Note is in default, the Note Holder does not require payment immediately, the Note Holder will still have the right to do so later without waiving its rights under the Note.

5. **SECURITY**. This Note shall be unsecured.

6. **OBLIGATION**. Each entity or person that signs this Note is fully and personally obligated to keep all the promises made in this Note, including the promise to pay the full amount owed. Any entity or person who takes over these obligations is also obligated to keep all the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or entity or against all of those obligated hereunder together.

7. **ENTIRE AGREEMENT**. This Note contains all the terms agreed to by the parties relating to its subject matter. This Note replaces all previous discussions, understandings, and oral agreements.

The Borrower and Lender agree to the terms and conditions and shall be bound until the Borrower repays the Borrowed Money in full.

Lender Signature: ______________________________ Date: ____________

Print Name: ______________________________

Borrower Signature: ______________________________ Date: ____________

Print Name: ______________________________