AGENDA

FLAGSHIP CONDOMINIUM ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Wednesday, August 22nd, 2026

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 24th, 2026

III. Review of Financial Statements
- A. Budget deviation –June, 2026 Financials (Internal)
- B. Maintenance Fee Collections – Static Date 7/31/26
- C. Capital Reserve – Income and Expenses
- D. Investments/Reserve Accounts

IV. Legal Report (Robert J. Hueston)

V. Property Management Report
- A. Kristy – Property Update
- B. Other- Design/Project Update
    - i. **12 HVAC Units (For Rooms)- Sassmoore 45k**

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 24, 2026 at 5:00 p.m.
Zoom Phone: 1-646-558-8656; Access: 983-185-2492

ATTENDEES
Board Members: Sharon Wilson, Frances McDonald, Baron Brockington, Roxanne Passarella, Sabrina Presby, and Ryan Sherman
FRDC: Chris Ibone, Nicole Crawford, Kristi Lelii
Professional Advisor: Robert Hueston, Esq.
Guests: Lewis Strumpf, Rosemary Strumpf, Darlene Booker, Linda Booker, Regina Burnett
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 minutes of 03/28/2026; Baron Brockington seconded the motion.

Meeting Summary – Reported by Chris Ibone

Quick recap

The board meeting held on June 24th focused on reviewing financial performance and operational updates for the property. Christopher presented interim financials as of April 30th, 2026, showing a net operating surplus of $311,629 versus budget, with year-to-date surplus reaching $346,123 despite a deficit of $34,494 for April. The financial report highlighted savings across multiple departments including administration ($51,072), housekeeping ($71,082), and owner services ($26,306), while noting increased bad debt expense of $94,678 due to method changes. The board approved casting proxies for the annual meeting election, with approximately 25 proxies received for the two highest vote-getters. Property management updates included progress on room renovations affecting 36 rooms across nine floors, with completion expected before July 1st, and extended summer hours for the 60 restaurant and Kelsey and Kim's establishment. Legal matters were discussed regarding a delinquent unit owner oweing approximately $34,000 in condo fees who has stopped making required $4,000 monthly payments since April. Building and maintenance updates included completed fire system upgrades, building envelope assessment, and roof replacement finished in late April, with future projects planned for fall 2026 and 2027.

Next steps

Christopher

- Send the final audit reports to the board once they are received from Forvis.
- Follow up with the owner who has not paid the $4,000/month catch-up payments since April and coordinate with Bob's firm for lien filing and further legal action.
- Investigate and discuss with Bob and others the possibility of allowing individual unit owners to participate in the leisure rental activities, as raised by Agatha.
- Cast the proxies received for the board election for the two highest vote-getters (Sharon Wilson and Baron Brockington).
- Add the votes from Donnell Powell and another owner to the election tally.
- Email a copy of the bylaws to Antoinette Wyatt upon receiving her email address.
- Ensure that the information about running for the board is clear and accessible on the website and in future communications.
- Look into the issue of marketing calls appearing as spam or with individual names, as raised by Charlene.

Christy

- Ensure the remaining two floors of the 36 affected rooms are completed before July 1st, and the final two floors before August.
- Extend the hours of "60" to Monday through Thursday, 7:30 AM to 3:00 PM, starting in July, and offer breakfast sandwiches and other items.
- Extend Kelsey and Kim's hours to be open 6 days a week (closed only on Tuesdays) and open until 11 PM on Fridays and Saturdays, starting in July.
- Organize the summer activities: "Christmas in July" cruise, seafood boil in August, and end-of-season cruise in September.

- Provide a blender to Darlene Booker in room 1006.Address Gail MacLean's room maintenance issue (room 3204) and arrange for her to be moved if necessary.
- Follow up with the marketing department (Angie DiCillo) regarding Gustina Swygert's call and ensure she is contacted.
- Continue searching for an instructor for early morning water aerobics.

Maintenance

- Build and install a new filter system for the swimming pool to address the fogging issue.

Mark Connolly

- Clarify with staff that owners can allow family members to use their week without the owner needing to check them in personally.

Nikki

- Meet with the engineers next week to review the building envelope assessment and plan projects for fall and 2027.
- Plan and execute exterior work projects in fall 2027 based on the building envelope assessment.

Chris (Collections)

- Work with Preston (owner in a wheelchair) to set up a payment arrangement for his delinquent maintenance fees.

Collaboration

- Maintenance: Remind housekeeping to clean the pool area, including picking up trash, especially before the 9 AM opening.

Summary

Financial Report and Operations Update

The board meeting began with introductions and technical setup, followed by Christopher presenting the financial report as of April 30, 2026. The presentation showed a year-to-date net operating surplus of $346,123, with notable savings in administrative, housekeeping, and owner services departments. The board discussed collection rates, with current collections at 42.35% compared to 45.66% for the same period in 2025, and reviewed common area reserve funds totaling $42,004 in TD Bank. A question was raised about pool maintenance issues, with Christopher explaining they are addressing fogging problems by installing a new filter system.

Interval Fund and Property Updates

Christopher reported that the interval room reserve fund has a balance of $262,839 with no outstanding projects planned for 2026, leaving a potential net end balance of $5,203,286. The board approved a motion to cast proxies for the two highest vote-getters in the upcoming election. Robert updated on a delinquent condo fee collection matter involving approximately $34,000, where the owner failed to make agreed $4,000 monthly payments since April, and legal action including lien filing is being pursued. Kristi provided updates on property management, including the renovation progress of 36 rooms across nine floors expected to be completed by July or August, and extended hours for the 60 venue and Kelsey's restaurant.

Facility Operations and Updates Meeting

The meeting discussed facility operations and updates. Nikki reported that fire upgrades and building envelope work were completed, with the OSA document finished at 600 pages and roof work completed in April. The team reviewed the performance of Airbnb rooms, with Christopher noting they generate higher revenue than Booking.com despite higher fees, though the housekeeping fees help offset costs. The group also discussed upcoming summer events including a Christmas-themed cruise in July and a seafood boil planned for August, while Fran mentioned they are still seeking someone to teach water aerobics in the early morning.

Property Maintenance and Rental Issues

The meeting covered several topics including property maintenance issues, rental programs, and facility concerns. Regina inquired about 36 rooms affected by pipe bursts in August 2024, which required renovation. Agatha raised concerns about her unit not being rented through the leisure program despite previous success, leading to a discussion about rental priorities and management fees. The group also addressed pool area conditions, with participants noting water quality issues and trash problems that management is working to resolve with a new filtration system.

Comments from Guests

. Regina Burnett asked how 36 rooms for August 24 are affected. Nikki Crawford indicated that they will be renovated.
. Darlene Booker asked for a blender. Nikki said that a blender is not standard equipment, but can be ordered.
. Agatha Stratourides questioned the scheme of assigning leisure guests to for units in the rental pool. Chris Ibone nd Robert Hueston will discuss this.
. Another guest commented that the pool water was greenish and murky. Roxanne Passarella said that the pool is drained and refilled every day.

There being no other old or new business, this meeting of the Board was adjourned on the motion of Roxanne Passarella and was seconded by Ryan Sherman at 06:22 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, 2026

A(1/2)

A

YTD June 2026 Financial Standing:

Actual 2026 Net Operating Surplus/(Deficit)	$620,952
Budgeted 2026 Net Operating Surplus/(Deficit)	$86,978
YTD June 2026 Net Operating Surplus/(Deficit) versus Budget	$533,974

423 IOA Owned & 8 Condo Owned

Surplus and (Deficit) Versus Budget:

Revenue:	($748,812)	YTD Net Hotel Revenue is favorable, or a surplus to budget of $74,750. A decent start considering we are just hitting the season with the main Summer still to come. July was another fantastic month. An additional $83,839 has been generated from the Leisure Guest Resort Fee year to date. YTD Maintenance Fee Income Owner is a ($492,262) deficit YTD. This is also starting to be recorded/budgeted on a monthly basis. YTD Maintenance Fee Income as it relates to Unsolds is even to budget, YE true will happen 12/26'. Current collections (2026) are 3.32% behind 2025 as of the static date of 7/31/26. Management is pursuing all debt vigorously, 3rd Party assistance is in place, for accounts over 30+ days deliquent. This directly contributes to the Bad Debt Expense/Allowance calculations, as well as cash flow.
Payroll & All Expenses:	$233,820	Favorable variance in their entirety. Largest savings we are seeing specific to Departments overall are in Admin of $112,117, Housekeeping of $97,446, and Owner Services of $32,143. This is as largely a direct effort to control all of our controllables, especially in the off-season and in response to lower occupancy in that season. There is not as much disparity as we significantly lowered the 2026 budgets in response to actuals and projected from the years. Still saving overall.
Reserve Expenditures:	$1,048,966	Please note that Reserve Expenditures are now being recorded as expensed, a different methodology than in the past. Actual RFR Expenditures are $448,892 vs. $1,497,858 budgeted.
Net Total:	$533,974	

Expenses of Note:

Bad Debt Expense:	($277,991)	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 $4,227,991 vs. a budget of $3,950,000, giving us the current deficit of ($277,991) 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. Roughly 39.5% of Actual MF Revenue. Increases in Bad Debt will have to follow a certain

A (2/2)

The Flagship Condominium Association, Inc.
Financial Summary
As of June 30, 2026

		percentage of budgeted billings, based on uncollectible percentage.
Combined Insurance:	$86,033	In past years insurance premiums, particularly property has gone up over 140%. We expect it to remain relatively flat for 2025/26, however the budget may be a bit too high. This was kept flat in 2026 We are seeing a savings in annual premiums in 2026 and 2027 will be lowered based on actual/projections.
Property Taxes	$21,698	Still saving on actual Property Tax Expense vs. Budget, even though the 2026 Budget was lowered again. Property Taxes are remaining steady or even lowering year over year. We saw no major increase in 2026 rate wise.
Payroll- Housekeeping	$97,130	As a result of deepdives into expenses and being able to manage our staff in the off-season. The season is upon us and J1 students and seasonals are already here. We hope the savings remains on the fiscal year. Greatly reduced the amount of OT, try to only use if absolutely needed.
Linen/Supplies- Hskp	($6,667)	Savings, turned to a deficit, but I believe this is timing and will level out by the end of the year. Purchases include towels, and all bedding materials.
Payroll- Owner Services	$15,657	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 seasonally. Now that we are going into Summer this might vary as the schedules increase in usage, but I would expect to see still savings at the end of the year.
Payroll- Maintenance	$63,544	Re-working the scope and organization of the department itself to maintain adequate service at lesser cost. Also vigilantly monitoring and only allowing approved OT. We also have a carpenter position that has been in this budget which exists but is not filled due to unforeseen circumstance. There is potential for this in 2027.
Building- Maint	($7,778)	Additional repairs necessary due to winter season pipe repairs, fire related items, door replacements, boiler repairs, etc... to ensure proper compliance and functionality of the building systems.
Waste Removal	$12,599	Currently saving on Waste Removal expenses generally based on Waste Management costs. Our Tonnage and usage have decreased from our dumpsters, hence a current savings in this line item.
Utilities	($68,363)	Electricity is a ($16,107) deficit variance, Gas is a ($14,247) deficit variance, Sewer is a $2,389 surplus variance, and Water is a deficit to budget of ($40,398). Again some adjustments were made for 2026, but these line items fluid and seasonal. Adjusted in 2027 to increasing rates.
		Note:

Flagship Condominium Owners Assocation
Profit and Loss Statement
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance	
Maintenance Fees							
Maintenance fees	$1,779,475	$1,864,042	($84,567)	$10,691,988	$11,184,250	($492,262)	
Maintenance fees - unsold	7,125	7,125	0	42,750	42,750	0	
Condominium fees	8,373	8,372	1	50,238	50,234	4	
Condominium fees developer	43,720	54,163	(10,443)	262,320	324,978	(62,658)	
Allowance for uncollectible fees	(750,000)	(658,333)	(91,667)	(4,227,991)	(3,950,000)	(277,991)	39.5%
Maintenance Fees net	***1,088,693***	***1,275,369***	***(186,676)***	***6,819,305***	***7,652,213***	***(832,908)***	
Other Revenues							
Late fee revenue	10,973	15,000	(4,027)	102,023	110,000	(7,977)	
Hotel income	483,703	446,226	37,477	1,688,594	1,613,844	74,750	
Parking income	19,249	15,000	4,249	65,083	50,000	15,083	
Convenience store	3,328	5,000	(1,672)	15,687	23,563	(7,876)	
Other income	20,797	15,000	5,797	84,716	74,000	10,716	
Interest income	0	100	(100)	0	600	(600)	
Total Revenues	***1,626,743***	***1,771,695***	***5,697***	***8,775,408***	***9,524,220***	***(748,812)***	
Expenses							
Management fees	268,337	264,828	(3,509)	1,448,055	1,442,204	(5,851)	
Administration	362,473	401,813	39,340	2,251,457	2,363,574	112,117	
Security	33,305	47,996	14,691	234,432	273,816	39,384	
Pool	13,739	16,360	2,621	91,260	87,922	(3,338)	
Collections	11,647	12,518	871	68,476	75,449	6,973	
Housekeeping	199,654	205,313	5,659	972,319	1,069,765	97,446	
Laundry	26,522	29,161	2,639	167,878	177,629	9,751	
Customer Care	26,562	30,747	4,185	177,311	185,609	8,298	
Front Desk	61,285	64,740	3,455	385,524	393,057	7,533	
Guest Relations	13,551	16,698	3,147	97,058	99,950	2,892	
Owner Services	9,347	17,310	7,963	109,505	141,648	32,143	
Transportation	24,930	18,575	(6,355)	67,760	66,450	(1,310)	
Maintenance	176,277	163,256	(13,021)	999,374	995,519	(3,855)	
Utilities	103,873	100,632	(3,241)	635,155	566,792	(68,363)	
Total Expenses	***1,331,502***	***1,389,947***	***58,445***	***7,705,564***	***7,939,384***	***233,820***	
Income from Operations	***295,241***	***381,748***	***(86,507)***	***1,069,844***	***1,584,836***	***(514,992)***	
Reserve	56,402	249,643	193,241	448,892	1,497,858	1,048,966	
Net Income / (Loss)	***238,839***	***132,105***	***106,734***	***620,952***	***86,978***	***533,974***	

Flagship Condominium Owners Assocation
Departmental Statement
General Administration
For the Six Months Ending June 30, 2026

	June			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Expenses						
Salaries	$11,690	$9,044	($2,646)	$94,959	$54,635	($40,324)
Bonus	0	0	0	1,000	0	(1,000)
Payroll Taxes	895	823	(72)	7,911	4,971	(2,940)
Group Insurance	867	2,625	1,758	5,869	15,750	9,881
Workers Comp	8,526	8,000	(526)	43,222	48,000	4,778
Other Benefits	4,308	1,250	(3,058)	16,193	7,500	(8,693)
401K Match	5,756	3,000	(2,756)	23,244	18,000	(5,244)
Staffing Expenses	**32,042**	**24,742**	**(7,300)**	**192,398**	**148,856**	**(43,542)**
Cable Television	2,409	11,000	8,591	59,147	66,000	6,853
Computer Support	1,937	2,500	563	13,029	15,000	1,971
Computer Supplies	463	0	(463)	463	0	(463)
Charitable Contributions	0	0	0	7,500	0	(7,500)
Bank and Credit Card Fees	26,435	20,000	(6,435)	162,138	150,000	(12,138)
Customer Relations	239	220	(19)	1,070	1,320	250
Dues and Subscriptions	162	100	(62)	1,363	600	(763)
Employee Relations	0	200	200	2,937	1,200	(1,737)
Legal Fees	1,347	1,350	3	17,543	8,100	(9,443)
Licenses and Taxes	1,449	0	(1,449)	2,649	1,500	(1,149)
Meals and Entertainment	0	0	0	34	0	(34)
Postage	168	200	32	1,404	1,200	(204)
Printing	0	250	250	0	500	500
Rental Program	0	0	0	1,202	1,250	48
Equipment Rental	1,922	1,500	(422)	16,656	9,000	(7,656)
Rent	3,566	3,850	284	21,396	23,100	1,704
Repairs and Maintenance	226	0	(226)	227	0	(227)
Use Tax	0	50	50	(1,398)	300	1,698
Office Supplies	84	50	(34)	1,589	300	(1,289)
Supplies	925	50	(875)	6,736	300	(6,436)
Telephone	4,490	6,667	2,177	27,283	39,998	12,715
Travel Commissions	25,937	26,500	563	91,019	79,550	(11,469)
Accounting/Audit Fees	2,167	2,167	0	13,002	13,002	0
Service Contracts	6,306	6,250	(56)	37,777	37,500	(277)
Cash Over/Short	(3)	0	3	(9)	0	9
Depreciation	18,150	46,667	28,517	194,518	279,998	85,480
State Tax	2,514	0	(2,514)	2,515	0	(2,515)
Property Tax	133,782	137,500	3,718	803,302	825,000	21,698
General Liability Insurance	95,756	110,000	14,244	573,967	660,000	86,033
Total Expenses	***362,473***	***401,813***	***39,340***	***2,251,457***	***2,363,574***	***112,117***

Flagship Condominium Owners Assocation
Departmental Statement
Security
For the Six Months Ending June 30, 2026

	June			YTD		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Expenses						
Salaries	$27,416	$39,806	$12,390	$192,901	$226,190	$33,289
Bonus	1,155	1,162	7	5,796	6,972	1,176
Payroll Taxes	2,399	3,503	1,104	17,518	19,904	2,386
Group Insurance	2,293	1,750	(543)	14,700	10,500	(4,200)
Staffing Expenses	**33,263**	**46,221**	**12,958**	**230,915**	**263,566**	**32,651**
Computer Supplies	0	100	100	75	200	125
Employee Relations	0	50	50	0	300	300
Internal Communications	0	150	150	0	900	900
Security	0	1,000	1,000	3,114	6,000	2,886
Office Supplies	0	50	50	0	300	300
Supplies	0	200	200	8	1,200	1,192
Telephone	42	75	33	325	450	125
Uniforms	0	150	150	(5)	900	905
Total Expenses	***33,305***	***47,996***	***14,691***	***234,432***	***273,816***	***39,384***

Flagship Condominium Owners Assocation
Departmental Statement
Safety / Pool
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$6,916	$11,835	$4,919	$53,319	$61,704	$8,385
Payroll Taxes	618	1,183	565	4,919	6,170	1,251
Staffing Expenses	**7,534**	**13,018**	**5,484**	**58,238**	**67,874**	**9,636**
Employee Relations	0	25	25	0	150	150
Recruiting	583	0	(583)	1,745	0	(1,745)
Supplies	0	267	267	0	1,598	1,598
Uniforms	0	50	50	0	300	300
Swimming Pool	5,622	3,000	(2,622)	31,277	18,000	(13,277)
Total Expenses	***13,739***	***16,360***	***2,621***	***91,260***	***87,922***	***(3,338)***

Flagship Condominium Owners Assocation
Departmental Statement
Collections
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$5,434	$7,420	$1,986	$34,334	$44,826	$10,492
Bonus	2,046	1,173	(873)	9,238	7,038	(2,200)
Commissions	3,295	2,932	(363)	19,153	17,592	(1,561)
Payroll tax	780	816	36	5,008	4,931	(77)
Staffing Expenses	**11,555**	**12,341**	**786**	**67,733**	**74,387**	**6,654**
Credit Reports	0	15	15	0	90	90
Dues and Subscriptions	75	88	13	447	528	81
Employee Relations	0	37	37	0	222	222
Office Supplies	17	37	20	296	222	(74)
Total Expenses	***11,647***	***12,518***	***871***	***68,476***	***75,449***	***6,973***

Flagship Condominium Owners Assocation
Departmental Statement
Housekeeping
For the Six Months Ending June 30, 2026

	June			YTD		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Expenses						
Salaries	$112,623	$156,618	$43,995	$697,104	$790,982	$93,878
Payroll Taxes	9,456	14,096	4,640	63,652	71,189	7,537
Group Insurance	5,060	3,400	(1,660)	24,685	20,400	(4,285)
Staffing Expenses	**127,139**	**174,114**	**46,975**	**785,441**	**882,571**	**97,130**
Amenities	0	2,083	2,083	0	12,498	12,498
Computer Supplies	960	83	(877)	960	498	(462)
Employee Relations	0	50	50	0	300	300
Internal Communications	0	417	417	0	2,502	2,502
Linen	41,660	10,833	(30,827)	71,665	64,998	(6,667)
Printing	0	50	50	0	300	300
Recruiting	0	0	0	168	0	(168)
Office Supplies	0	100	100	694	600	(94)
Supplies	29,895	17,083	(12,812)	111,366	102,498	(8,868)
Uniforms	0	500	500	2,025	3,000	975
Total Expenses	**_199,654_**	**_205,313_**	**_5,659_**	**_972,319_**	**_1,069,765_**	**_97,446_**

Flagship Condominium Owners Assocation
Departmental Statement
Laundry
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$18,868	$22,375	$3,507	$130,999	$136,232	$5,233
Payroll Taxes	1,670	2,036	366	11,878	12,397	519
Group Insurance	840	750	(90)	4,975	4,500	(475)
Staffing Expenses	**21,378**	**25,161**	**3,783**	**147,852**	**153,129**	**5,277**
Supplies	2,928	2,500	(428)	13,293	15,000	1,707
Uniforms	0	0	0	0	500	500
Laundry Equipment	2,216	1,500	(716)	6,733	9,000	2,267
Total Expenses	***26,522***	***29,161***	***2,639***	***167,878***	***177,629***	***9,751***

Flagship Condominium Owners Assocation
Departmental Statement
Customer Care
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$2,777	$6,874	$4,097	$24,853	$41,966	$17,113
Bonus	0	440	440	1,877	2,640	763
Payroll Taxes	235	349	114	2,466	2,128	(338)
Group Insurance	836	467	(369)	4,731	2,802	(1,929)
Contract Labor	22,449	22,479	30	139,019	134,874	(4,145)
Staffing Expenses	**26,297**	**30,609**	**4,312**	**172,946**	**184,410**	**11,464**
Dues and Subscriptions	0	98	98	4,100	959	(3,141)
Employee Relations	0	18	18	0	108	108
Office Supplies	265	22	(243)	265	132	(133)
Total Expenses	***26,562***	***30,747***	***4,185***	***177,311***	***185,609***	***8,298***

Flagship Condominium Owners Assocation
Departmental Statement
Front Desk
For the Six Months Ending June 30, 2026

	June			YTD		
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**
Expenses						
Salaries	$47,516	$54,724	$7,208	$311,320	$333,351	$22,031
Payroll Taxes	4,282	4,925	643	28,522	30,000	1,478
Group Insurance	1,660	1,542	(118)	23,029	9,252	(13,777)
Staffing Expenses	**53,458**	**61,191**	**7,733**	**362,871**	**372,603**	**9,732**
Computer Supplies	0	167	167	2,239	1,002	(1,237)
Customer Relations	120	250	130	772	1,500	728
Employee Relations	0	50	50	0	300	300
Internal Communications	0	100	100	0	600	600
Printing	6,675	188	(6,487)	7,850	1,128	(6,722)
Recruiting	439	0	(439)	1,852	0	(1,852)
Repairs and Maintenance	0	110	110	0	220	220
Office Supplies	561	667	106	4,894	4,002	(892)
Supplies	32	1,600	1,568	1,467	9,200	7,733
Uniforms	0	417	417	2,979	2,502	(477)
Cash Over/Short	0	0	0	600	0	(600)
Total Expenses	***61,285***	***64,740***	***3,455***	***385,524***	***393,057***	***7,533***

Flagship Condominium Owners Assocation
Departmental Statement
Guest Services
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$10,198	$12,901	$2,703	$76,218	$78,796	$2,578
Payroll Taxes	866	1,122	256	6,636	6,854	218
Group Insurance	2,487	2,000	(487)	14,204	12,000	(2,204)
Staffing Expenses	**13,551**	**16,023**	**2,472**	**97,058**	**97,650**	**592**
Employee Relations	0	25	25	0	150	150
Internal Communications	0	500	500	0	500	500
Supplies	0	150	150	0	900	900
Uniforms	0	0	0	0	750	750
Total Expenses	***13,551***	***16,698***	***3,147***	***97,058***	***99,950***	***2,892***

Flagship Condominium Owners Assocation
Departmental Statement
Owner Services
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$6,149	$9,581	$3,432	$44,795	$58,933	$14,138
Payroll Taxes	556	939	383	4,256	5,775	1,519
Staffing Expenses	**6,705**	**10,520**	**3,815**	**49,051**	**64,708**	**15,657**
Computer Supplies	0	300	300	0	600	600
Dues and Subscriptions	400	300	(100)	2,436	1,800	(636)
Employee Relations	0	50	50	0	300	300
Hospitality	2,099	3,650	1,551	16,740	18,700	1,960
Owner Administration	0	1,000	1,000	19,709	29,000	9,291
Owner Entertainment	0	275	275	998	1,650	652
Postage	0	1,000	1,000	19,707	23,600	3,893
Recruiting	59	0	(59)	412	0	(412)
Office Supplies	0	40	40	0	240	240
Telephone	84	125	41	452	750	298
Uniforms	0	50	50	0	300	300
Total Expenses	***9,347***	***17,310***	***7,963***	***109,505***	***141,648***	***32,143***

Flagship Condominium Owners Assocation
Departmental Statement
Transportation
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Guest Transportation	24,930	18,575	(6,355)	67,760	66,450	(1,310)
Total Expenses	***24,930***	***18,575***	***(6,355)***	***67,760***	***66,450***	***(1,310)***

Flagship Condominium Owners Assocation
Departmental Statement
Maintenance
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Salaries	$55,994	$74,651	$18,657	$424,693	$456,583	$31,890
Payroll Taxes	4,860	6,980	2,120	38,227	42,690	4,463
Group Insurance	5,671	8,000	2,329	28,617	48,000	19,383
Other Benefits	14,859	13,417	(1,442)	72,694	80,502	7,808
Staffing Expenses	**81,384**	**103,048**	**21,664**	**564,231**	**627,775**	**63,544**
Computer Supplies	0	59	59	0	350	350
Employee Relations	4,500	0	(4,500)	4,669	0	(4,669)
Internal Communications	67	50	(17)	67	300	233
Licenses and Taxes	0	200	200	2,307	3,400	1,093
Recruiting	0	0	0	12,829	4,000	(8,829)
Equipment Rental	0	0	0	388	0	(388)
Office Supplies	0	0	0	37	0	(37)
Supplies	6,030	7,500	1,470	48,788	45,000	(3,788)
Telephone	42	65	23	226	390	164
Uniforms	0	300	300	1,289	1,800	511
Vehicle Expenses	73	208	135	8,754	1,248	(7,506)
Appliance Repair	(139)	1,668	1,807	8,208	10,004	1,796
Building	1,019	6,250	5,231	45,278	37,500	(7,778)
Carpentry	0	500	500	0	3,000	3,000
Curtains and draperies	0	0	0	558	0	(558)
Electrical Equipment	715	1,000	285	6,294	6,000	(294)
Elevators	18,711	10,416	(8,295)	57,782	62,500	4,718
Flooring	20,713	0	(20,713)	50,677	0	(50,677)
Furniture	14,121	2,500	(11,621)	18,242	15,000	(3,242)
Grounds and landscaping	319	200	(119)	695	1,500	805
HVAC Equipment	0	3,125	3,125	25,792	18,750	(7,042)
Light bulbs	0	167	167	555	1,002	447
Major Maintenance	0	2,500	2,500	0	15,000	15,000
Mechanical Equipment	0	167	167	869	1,002	133
Painting and Decorating	2,451	833	(1,618)	13,162	4,998	(8,164)
Plumbing	4,711	3,750	(961)	24,172	22,500	(1,672)
Service Contracts	8,127	6,667	(1,460)	37,970	40,002	2,032
Signs	0	208	208	586	1,248	662
Swimming Pool	0	0	0	1,420	0	(1,420)
Telephone Repairs	0	83	83	0	498	498
Television Repairs	1,866	417	(1,449)	7,312	2,502	(4,810)
Waste Removal	11,187	11,000	(187)	53,401	66,000	12,599
Water Treatment	380	375	(5)	2,816	2,250	(566)
Total Expenses	***176,277***	***163,256***	***(13,021)***	***999,374***	***995,519***	***(3,855)***

Flagship Condominium Owners Assocation
Departmental Statement
Utilities
For the Six Months Ending June 30, 2026

	June Actual	June Budget	June Variance	YTD Actual	YTD Budget	YTD Variance
Expenses						
Power	$66,618	$65,000	($1,618)	$311,107	$295,000	($16,107)
Gas	9,664	10,000	336	132,247	118,000	(14,247)
Sewer	15,295	16,000	705	93,611	96,000	2,389
Water	12,296	9,632	(2,664)	98,190	57,792	(40,398)
Total Expenses	***103,873***	***100,632***	***(3,241)***	***635,155***	***566,792***	***(68,363)***

B

FOR CLIENT (FLARES)
FOR ALL DISPOSITION CODES
AS OF 07-31-2026

CHARGE DESCRIPTION	UNAPP CASH	UNAPP NON CASH	MAINT FEE	LATE FEE	LATE CHG	TOTALS	MAINT FEE
2026 CHARGES	0.00	0.00	21,329,504.99	441,315.00	243,740.00	22,019,637.99	20405633.29
2026 RCVY CHGS	0.00	0.00	0.00	0.00	0.00	0.00	0
2026 APPLIED	8,241.17	0.00	-9,292,598.19	-88,006.14	-9,992.48	-9,386,671.63	-9569108.61
--CASH	8,241.17	-137.51	-8,339,623.72	-56,271.18	-8,477.50	-8,400,584.73	-8339985.56
--NON CASH	0.00	137.51	-952,974.47	-31,734.96	-1,514.98	-986,086.90	-1229123.05
--DISC TRAN	0.00	0.00	0.00	0.00	0.00	0.00	0
--WOFF TRAN	0.00	0.00	0.00	0.00	0.00	0.00	0
2026 CREDIT	-657,441.21	-12,581.25	0.00	0.00	0.00	-670,022.46	0
2026 BALANCE	-649,200.04	-12,581.25	12,036,906.80	353,308.86	233,747.52	11,962,943.90	10836524.68
2026 WRITEOFF	5,248.42	2,942.43	-98,334.07	-2,590.05	-775.00	-93,508.27	-48380.91
2026 RCVY DISP	-4,213.92	0.00	-97,278.83	-770.01	-330.00	-102,592.77	-125669.21
2026 ACTIVE BAL	-648,165.54	-9,638.82	11,841,293.90	349,948.80	232,642.52	11,766,842.86	10662474.56
2026 Collections as of 7/31/26:			**43.57%**	**19.94%**	**4.10%**		**46.89%**
CY							**26 vs 25**
			***90 days to 5 years sent to third party collections**				**-3.32%**

CHARGE DESCRIPTION	UNAPP CASH	UNAPP NON CASH	MAINT FEE	LATE FEE	LATE CHG	TOTALS
2025 CHARGES	0.00	0.00	20,414,862.19	446,687.57	321,960.00	21,192,716.76
2025 RCVY CHGS	0.00	0.00	0.00	0.00	0.00	0.00
2025 APPLIED	18,897.96	0.00	-10,117,770.76	-114,777.80	-20,778.93	-10,242,811.73
--CASH	20,055.59	-3,998.34	-8,651,688.37	-60,715.78	-17,500.43	-8,722,151.53
--NON CASH	-1,157.63	3,998.34	-1,466,082.39	-54,062.02	-3,278.50	-1,520,660.20
--DISC TRAN	0.00	0.00	0.00	0.00	0.00	0.00
--WOFF TRAN	0.00	0.00	0.00	0.00	0.00	0.00
2025 CREDIT	-9,208.17	-5,911.40	0.00	0.00	0.00	-15,119.57
2025 BALANCE	9,689.79	-5,911.40	10,297,091.43	331,909.77	301,181.07	10,934,785.46
2025 WRITEOFF	8,528.47	5,906.39	-146,466.01	-4,532.56	-3,545.00	-140,133.71
2025 RCVY DISP	-18,218.26	5.01	-142,363.79	-1,925.01	-602.52	-163,136.37
2025 ACTIVE BAL	0.00	0.00	10,008,261.63	325,452.20	297,033.55	10,631,515.38
2025 Collections as of 7/31/26:			**49.56%**	**25.70%**	**6.45%**	
PY						

C(1/2)

Flagship COA
Interval Room Reserve

6/30/2026	
FUNDS:	
MORGAN STANLEY CAPITAL BALANCE	-
TD BANK RESERVE BALANCE	262,839
TOTAL AVAILABLE FUNDS	**262,839**
APPROVED FUNDS:	
RENOVATIONS - 2026	0
TOTAL APPROVED FUNDS	**0**
BALANCE AFTER COMPLETION OF APPROVED PROJECTS	**262,839**
Due from Operating Fund	
BALANCE TO FUND IN 2026	-
DUE FROM OPERATING FUND PER B/S	**4,942,991**
TRANSFERS OUT:	
DUE TO OPERATING - INTEREST	0
TOTAL TRANSFERS OUT:	0
NET BALANCE END OF 2026	**$5,205,830**

60 North Maine Avenue • Atlantic City, NJ 08401
Phone: 609-347-3524, ext. 4573 • Fax: 609-348-3570

FLAGSHIP CONDOMINIUM ASSOCIATION
INTERVAL ROOMS RESERVE ACCOUNT

60 NORTH MAINE AVENUE
ATLANTIC CITY, NJ 08401

OPEN PROJECTS

C(2/2)

PROJECT YEAR	PROJECT CODE	DESCRIPTION	AMOUNT APPROVED	EXPENSE APPROVED FUNDS:	REMAINING BALANCE	OPEN
2026	xx-xxx	HVAC Units	$48,000	$45,476	$2,524	$0
		2026 TOTAL:	**$48,000**	**$45,476**	**$2,524**	**$0**
		GRAND TOTAL:	**$48,000**	**$45,476**	**$2,524**	**$0**

D(1/2)

Flagship COA
Common Area Reserve

06-30-2026	
FUNDS	
MORGAN STANLEY CAPITAL BALANCE	$0
TD BANK RESERVE BALANCE	38,420
TOTAL AVAILABLE FUNDS:	**38,420**
APPROVED FUNDS (Not Completed)	
2022 RENOVATIONS	(103,369)
2025 RENOVATIONS	(359,651)
2026 RENOVATIONS	0
TOTAL APPROVED FUNDS:	**(463,020)**
BALANCE (AFTER ALL JOBS ARE COMPLETED)	**(424,599)**
Due from Operating Fund	
BALANCE TO FUND IN 2026	**463,020**
DUE FROM OPERATING FUND PER B/S	**2,018,968**
TRANSFERS OUT	
WIFI FINANCE PAYMENTS- 2026	(47,243)
TOTAL TRANSFERS OUT:	**(47,243)**
NET BALANCE END OF 2026	**$2,010,146**

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8/17/2026 9:11 AM

D(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
2022	22-018	SIMPLEX PHASE 1 (f)	551,562.00	448,193.40	103,368.60	#	(103,368.60)
		2022 TOTAL:	$1,324,562.00	$1,244,368.88	$80,193.12		($103,368.60)
2025	24-012	GARAGE IMMEDIATE REPAIR-RESULT OF ASESSMENT	503,950.00	503,950.00	0.00	#	0.00
2025	25-xxxx	JOHNSON/SIMPLEX CONTROL PANEL (f)	462,400.00	102,748.88	359,651.12	#	(359,651.12)
		2025 TOTAL:	$966,350.00	$606,698.88	$359,651.12		($359,651.12)
2026	26-xxxx	JCBI ENGINEERING- FS ENVELOPE ASSESSMENT	60,000.00	64,700.00	(4,700.00)	#	0.00
2026	26-xxxx	TOP ROOF- APEX ROOFING (#3)	96,850.00	103,266.30	(6,416.30)	#	0.00
		2026 TOTAL:	$156,850.00	$167,966.30	($11,116.30)		$0.00
		GRAND TOTAL:	$3,160,280.16	$2,723,011.60	$437,268.56		($463,019.72)

QUOTATION

SASS-MOORE SERVICE CORPORATION

906 N. EVERGREEN AVE., WOODBURY, N.J. 08096-3556
TELEPHONE (856) 853-0110 / FAX (856) 853-8440 WWW.SASSMOORE.COM

To: **Nicole C.** Flagship / HVAC 60 N. Maine Ave Atlantic City, NJ, 08401 Phone: 908-910-9108	Date: 7/8/26 **Project:** HVAC equip / blowers Area: Flagship	Proposal # MJC-070826 **Terms:** To Follow **Freight:** FOB Factory **PPD [ ] COLL. [ ]** e-mail:

We take pleasure in submitting our prices for the following items, subject to SMSC's and the Manufacturer's standard conditions of sale.

Line	Description	Unit Price	Amount
	<u>Existing unit:</u>		
	/		
	ColdPoint replacement chassis to match existing voltage & capacity		
	(6) ColdPoint 15k BTU replacement chassis	S3,150.00	S18,900.00
	(6) ColdPoint 20k BTU replacement chassis	S3,720.00	S22,320.00
	1 Yr parts warranty and 5 yr compressor parts warranty.		
	-Freight not included.		
	-50% credit card / check deposit required.		
	-Start up labor, installation labor or labor of any kind is not included.		
	-This is a proposal only. Do not pay from this, please wait for an invoice to be sent.		
	IMPORTANT! Shipments that arrive directly from the manufacturer must be checked for any visible and concealed damage and if any is found or suspected, must be reported to the trucking company when received (or trucking company's requirements if concealed damage). Sass-Moore Service and Sass, Moore and Associates are not responsible for shipping damage, even if the equipment is to be installed by our Service Division. Any questions should be directed to our office at (856) 853-0110.		
	Quote valid for 30 days from date shown above.		
	Unless specifically stated to the contrary above, freight and tax are not included in above pricing.		

	Submitted by:	Mark J. Conboy, Sass-Moore Service.
Accepted By:______________________	________ Title:____________	Date:
Purchase Order #__________________	[ ] Please add tax to the above.	[ ] Do not add tax (exempt form attached)
Bill To:__________________________	Ship To: ____________	
______________________	____________	____________
______________________	____________	____________

SASS, MOORE & ASSOCIATES, INC.

General Terms & Conditions of Sales

The following General Terms and Conditions of Sale ("Terms and Conditions") are part of any quotation, proposal, order acknowledgment, order confirmation, or invoice by Sass, Moore & Associates, Inc. ("Sass Moore") for designated products ("Products") or services ("Services").

1) **ACCEPTANCE, SCOPE & ORDER OF PRECEDENCE**

All purchase orders are accepted strictly subject to these Terms and Conditions, the accepted proposal, and approved submittals. Conflicting or additional terms—including indemnification, pay-when-paid, pay-if-paid, liquidated damages, or subcontractor flow-down provisions—are rejected unless agreed in writing by an authorized officer of Sass Moore. All lien, bond, and statutory rights are reserved.

2) **LIMITATION OF LIABILITY**

Sass Moore shall not be liable for indirect, incidental, special, punitive, or consequential damages. Total aggregate liability shall not exceed the contract price for the products or services giving rise to the claim.

3) **GOVERNING LAW**

These Terms are governed by the law of the state where products or services are delivered.

4) **FREIGHT & TITLE**

Shipment is F.O.B. point of shipment. Title passes upon delivery to carrier. Customer must inspect deliveries promptly.

5) **PRICE ADJUSTMENTS & QUOTE VALIDITY**

Prices are valid for thirty (30) days from quotation unless otherwise stated. Shipments more than sixty (60) days after order acknowledgment or release for manufacture may be subject to price adjustment reflecting manufacturer increases, tariffs, surcharges, or other cost changes.

6) **TARIFFS AND GOVERNMENTAL CHARGES**

Quoted prices exclude tariffs, duties, import fees, or governmental charges imposed after quotation. Such charges prior to delivery are Customer's responsibility.

7) **FORCE MAJEURE**

Performance is subject to credit approval and events beyond Sass Moore's control, including supply chain interruptions, labor disruptions, governmental actions, and similar events.

8) **PAYMENT TERMS**

Payment is due per quotation. Pro rata payment required for partial shipments. A service charge of 1.5% per month (or maximum allowed by law) may be applied to overdue balances. Sass Moore may suspend performance on past-due accounts.

9) **SHIPPING DATES**

Shipping dates are estimates only. Sass Moore is not liable for delay damages.

10) **CANCELLATION**

Orders may be canceled only with prior written consent. Many Products are non-cancelable once released for manufacture. Approved cancellations require payment of manufacturer charges and costs incurred, including restocking fees and freight.

11) **RETURNS**

No returns without prior written authorization.

12) **TAXES**

Customer shall pay all applicable taxes related to sale of products or services.

13) **WARRANTY & LABOR DIAGNOSTICS**

Warranty labor, diagnostics, start-up services, and repairs are not included unless expressly stated in writing. Such services are Customer's responsibility. Factory labor allowances require manufacturer pre-approval.

14) **ASSIGNMENT**

Customer may not assign rights or obligations without prior written consent.

15) **TRADE CUSTOMS**

Unstated items governed by trade customs. Conflicting Customer terms are not binding.

SMA