

ANTIGUA OWNERS ASSOCIATION

Board of Directors Meeting

FINANCIAL REVIEW

July 28, 2026

Dana Hills Tennis Center

Financial Snapshot

At a glance

187 Homes

Single-family community

\$1,000,401

Current reserve balance

79.37%

Current reserve funding level

Major Projects

Asphalt • irrigation • landscape •
sidewalks

Source: ARS Reserve Analysis dated 9/5/2025 and July 2026 financials.

A Million Dollar Milestone



\$1,000,401

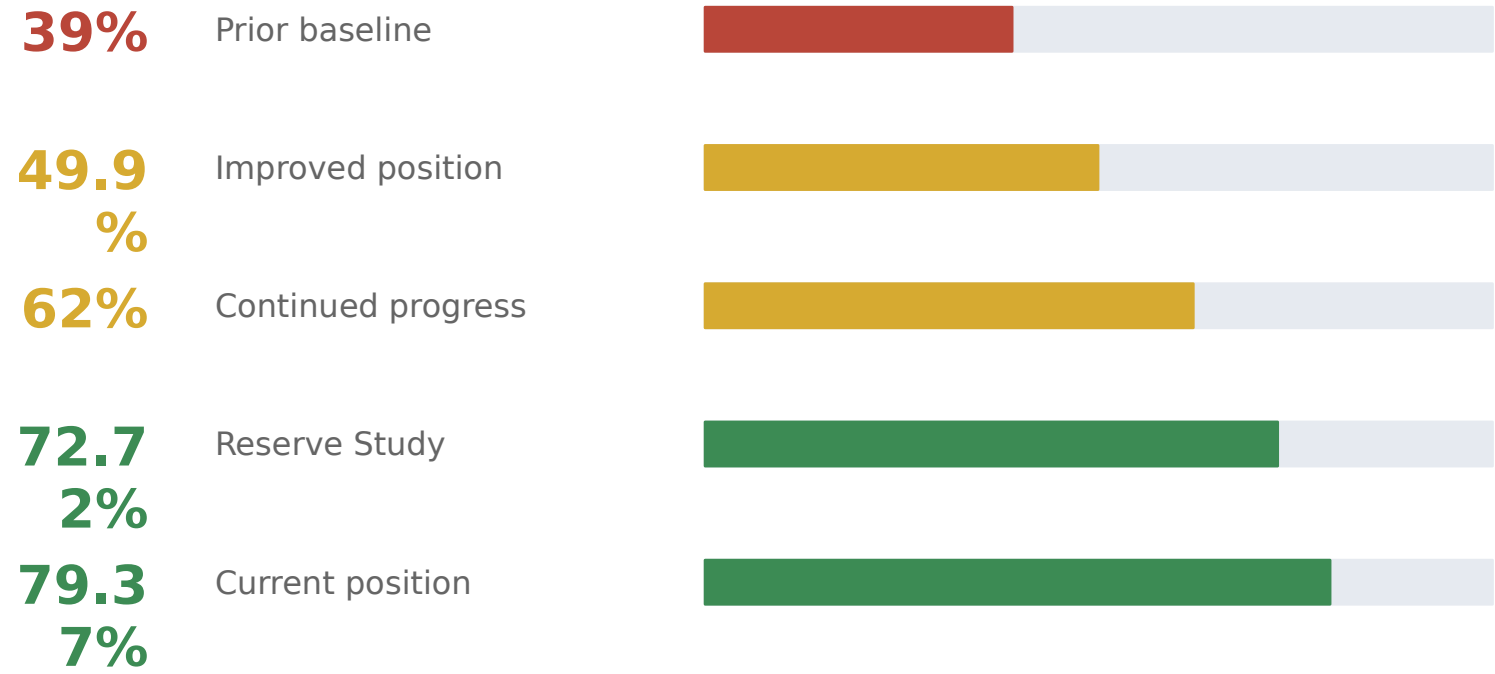
Reserve Balance

MILESTONE ACHIEVED

Antigua has surpassed one million dollars in reserve funds, reflecting continued financial stewardship and long-term planning.

Reserve Funding Progress

From risk zone to healthy reserve funding



Current Position

79.37%

Funded

GOOD

Above the 65% threshold

Source: ARS Reserve Analysis dated 9/5/2025 and July 2026 financials.

2026 Capital Investments

AMS Paving - Roadway Rehabilitation	\$218,275
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Concrete Hazard Solutions - Sidewalk Safety Improvements	\$9,560
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Total Association Capital Investment	\$227,835
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Additional Funding Secured

- South Coast Water District rebate supported the irrigation conversion project, reducing the Association's cost.
- Rebate funding is shown separately because it is outside funding, not an Association capital expenditure.

Financial Stewardship

1

Budgeting

Monitor
spending against
the approved
budget

2

Planning

Prepare for
predictable
capital needs

3

Reserves

Continue
strengthening
reserve funding

4

Transpare ncy

Share clear
financial
summaries

5

Value

Protect
community
assets and
property values

Budget Overview

Discussion focus for Tuesday evening

Operating

Review monthly income
and expenses

Reserves

Track contributions and
capital expenses

Variance

Identify items needing
Board attention

Capital Planning & Projects

Asphalt

Roadway rehabilitation planning

Irrigation

Conversion and water efficiency work

Landscape

Ongoing maintenance and enhancements

Sidewalks

Trip hazard and concrete maintenance

Lighting

Infrastructure review and repairs

Financial Transparency

After Board approval

Monthly Financial Summary

A concise summary of approved financial information.

Financial Dashboard

A visual snapshot of reserve funding and project priorities.

Website Archive

An organized record for homeowners to access over time.

Website: www.antiguamonarchbeach.org

Thank You

Questions?

Antigua Owners Association
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