FOR MANAGEMENT PURPOSES ONLY

For the period ending

MARCH 31, 2026

ANTIQUERS AERODOME, INC

FINANCIAL STATEMENTS

Professionally Managed By:

GRS™ COMMUNITY MANAGEMENT

Notes:

1. GRS Management recommends that any funds over $250,000 in aggregate per Association in a single financial institution should be insured.

2. The attached financial statements have not been audited and have been prepared for management purposes only.

3. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Prepared By: SD .

GRS COMMUNITY MANAGEMENT

Balance Sheet

Antiquers Aerodrome Inc.

As of: 03/31/2026

Date:	4/8/2026
Time:	1:19 pm
Page:	1

Assets			
Cash - Operating			
10-1010-00	Truist Bank Capital Contrib	$	4,001.83
10-1015-00	Truist Bank Oper - 7392		1,387.10
10-1017-00	Truist Bank CD - 06/10/2026		168,139.80
10-1020-00	Valley National Bank-Oper		135,470.68
10-1029-00	Due (To)/From Reserves		(1,541.67)
Total Cash - Operating		$	307,457.74
Cash - Reserves			
11-1030-00	Valley National Bank-Reserves	$	3,083.34
11-1087-00	Due (To)/From Operating		1,541.67
Total Cash - Reserves		$	4,625.01
Accounts Receivable			
12-1100-00	Accounts Receivable	$	135,080.36
12-1150-00	Allowance For Bad Debts		(27,450.00)
Total Accounts Receivable		$	107,630.36
Other Assets			
14-1210-00	Prepaid Insurance	$	638.03
Total Other Assets		$	638.03
Total Assets		**$**	**420,351.14**
Liabilities & Equity			
Current Liabilities			
20-2010-00	Accounts Payable	$	11,403.44
20-2014-00	Insurance Payable		5,104.54
20-2065-00	Unearned Revenue		66,174.49
20-2070-00	Prepaid Assessments		21,492.50
Total Current Liabilities		$	104,174.97
Reserves			
25-2510-00	Reserve - General	$	4,625.01
Total Reserves		$	4,625.01
Operating Surplus (Deficit)			
28-2810-00	Fund Balance	$	351,556.03
28-2815-00	Prior Year Adjustments		(60,721.62)
28-2850-00	Common Stock		500.00
	Net Income Gain / (Loss)	$	20,216.75
Total Operating Surplus (Deficit)		$	311,551.16
Total Liabilities & Equity		**$**	**420,351.14**

CINCSystems, Inc. Copyright 2026. All rights reserved.

GRS COMMUNITY MANAGEMENT

Antiquers Aerodrome Inc.

Income/Expense Statement

Period: March 31, 2026

Date:	4/8/2026
Time:	1:18 pm
Page:	1

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Annual Budget
INCOME								
	Income							
3010-00	Maintenance Assessments	$ 22,058.17	$ $ 22,058.33	$ (0.16)	$ 66,174.51	$ 66,174.99	$ (0.48)	$ 264,700.00
3025-00	Late Fee Income	2,080.87	-	2,080.87	5,976.90	-	5,976.90	-
3030-00	Bank Interest Income-Operating	0.04	-	0.04	0.10	-	0.10	-
3040-00	Miscellaneous Income	-	-	-	1,882.25	-	1,882.25	-
3045-00	Legal Fee Recovery	-	-	-	625.00	-	625.00	-
3065-00	GRS Processing Fees	225.00	-	225.00	225.00	-	225.00	-
Total Income		$ 24,364.08	$ $ 22,058.33	$ $ 2,305.75	$ 74,883.76	$ 66,174.99	$ 8,708.77	$ 264,700.00
TOTAL INCOME		**$ 24,364.08**	**$ $ 22,058.33**	**$ 2,305.75**	**$ 74,883.76**	**$ 66,174.99**	**$ 8,708.77**	**$ 264,700.00**
EXPENSE								
	Administrative							
5100-00	Management Contract	$ 1,324.00	$ 1,500.00	$ 176.00	$ 3,972.00	$ 4,500.00	$ 528.00	$ 18,000.00
5115-00	Taxes	300.00	-	(300.00)	300.00	-	(300.00)	-
5120-00	Office Expense	101.00	125.00	24.00	852.06	375.00	(477.06)	1,500.00
5125-00	Bank Fees	-	100.00	100.00	-	300.00	300.00	1,200.00
5135-00	Year End Report / Tax Prep	-	858.33	858.33	-	2,574.99	2,574.99	10,300.00
5140-00	Legal Fees - General	5,897.23	4,416.67	(1,480.56)	14,703.21	13,250.01	(1,453.20)	53,000.00
5160-00	Insurance	638.07	2,541.67	1,903.60	1,914.21	7,625.01	5,710.80	30,500.00
5180-00	Storage	1,625.00	116.67	(1,508.33)	1,751.50	350.01	(1,401.49)	1,400.00
Total Administrative		$ 9,885.30	$ $ 9,658.34	$ $ (226.96)	$ 23,492.98	$ 28,975.02	$ 5,482.04	$ 115,900.00
	Utilities							
5205-00	Electric	$ 987.33	$ 958.33	$ (29.00)	$ 2,875.92	$ 2,874.99	$ (0.93)	$ 11,500.00
5240-00	Telephone	171.20	150.00	(21.20)	513.60	450.00	(63.60)	1,800.00
Total Utilities		$ 1,158.53	$ $ 1,108.33	$ $ (50.20)	$ 3,389.52	$ 3,324.99	$ (64.53)	$ 13,300.00
	Repairs & Maintenance							
5405-00	Mowing	$ 3,200.00	$ 3,250.00	$ 50.00	$ 9,600.00	$ 9,750.00	$ 150.00	$ 39,000.00
5410-00	Landscape and Groundskeeping	-	2,916.67	2,916.67	-	8,750.01	8,750.01	35,000.00
5430-00	Runway Sprinklers	(1,320.00)	833.33	2,153.33	4,295.00	2,499.99	(1,795.01)	10,000.00
5440-00	Runway Lights	-	250.00	250.00	-	750.00	750.00	3,000.00
5630-00	Gate Repairs	140.00	416.67	276.67	420.00	1,250.01	830.01	5,000.00
5640-00	Drainage	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
5650-00	Contingency	-	-	-	7,467.50	-	(7,467.50)	-
5660-00	General Repairs & Maintenance	-	416.67	416.67	1,377.00	1,250.01	(126.99)	5,000.00
Total Repairs & Maintenance		$ 2,020.00	$ $ 9,750.01	$ $ 7,730.01	$ 23,159.50	$ 29,250.03	$ 6,090.53	$ 117,000.00
	Reserve Funding							
6010-00	Reserve - General	$ 1,541.67	$ 1,541.67	$ -	$ 4,625.01	$ 4,625.01	$ -	$ 18,500.00
Total Reserve Funding		$ 1,541.67	$ $ 1,541.67	$ $ -	$ 4,625.01	$ 4,625.01	$ 0.00	$ 18,500.00
TOTAL EXPENSE		**$ 14,605.50**	**$ $ 22,058.35**	**$ 7,452.85**	**$ 54,667.01**	**$ 66,175.05**	**$ 11,508.04**	**$ 264,700.00**
	NET INCOME/(LOSS):	$ **$ 9,758.58**	$ **$ (0.02)**	**$ 9,758.60**	**$ 20,216.75**	$ **(0.06)**	**$ 20,216.81**	**$ 0.00**

CINCSystems, Inc. Copyright 2026. All rights reserved.