Avalon Beach Estates Owners Association, Inc.

Balance Sheet

Posted 01/31/2026

Assets			
Operating Cash			
10050	First Citizens - Op Checking	193,305.44	
10100	Regions Bank - OP Checking	11,570.85	
Total Operating Cash		204,876.29	
Reserve Cash			
10500	First Citizens - MMA Reserve Checking	348,285.28	
Total Reserve Cash		348,285.28	
Accounts Receivable			
13100	A/R-Owner Account Receivable	13,500.00	
Total Accounts Receivable		13,500.00	
Total Assets			*566,661.57*
Liabilities & Equity			
Accounts Payable			
20100	Accounts Payable	4,153.15	
Total Accounts Payable		4,153.15	
Liability			
20500	Prepaid Owner Assessments	3,000.00	
20700	Deferred Revenue-Assessments	177,375.00	
20960	Construction Deposit	7,500.00	
Total Liability		187,875.00	
Reserves			
30000	Reserve Fund-Pooled Reserves	318,977.33	
33000	Reserve Fund-Interest	8.00	
Total Reserves		318,985.33	
Equity			
45100	Operating Fund Balance Prior Years	53,700.28	
	Net Income	1,947.81	
Total Equity		55,648.09	
Total Liabilities & Equity			*566,661.57*

Avalon Beach Estates Owners Association, Inc.
Income/Expense w/ YTD Budget Comparison

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

	Current Period Operating			Year to Date Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Assessment Revenue							
60100 Assessment Income	16,125.00	16,125.00	0.00	16,125.00	16,125.00	0.00	193,500.00
TOTAL Assessment Revenu	16,125.00	16,125.00	0.00	16,125.00	16,125.00	0.00	193,500.00
Other Revenue							
60400 Capital Contribution Inco	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
61200 Beach Service Income	660.00	1,448.00	(788.00)	660.00	1,448.00	(788.00)	17,376.00
62400 Late Fee Income	0.00	21.00	(21.00)	0.00	21.00	(21.00)	257.00
62500 Interest Income-Owners	0.00	10.00	(10.00)	0.00	10.00	(10.00)	125.00
62520 Interest Income-Operatin	1.66	0.00	1.66	1.66	0.00	1.66	0.00
TOTAL Other Revenue	661.66	1,729.00	(1,067.34)	661.66	1,729.00	(1,067.34)	20,758.00
TOTAL Income	16,786.66	17,854.00	(1,067.34)	16,786.66	17,854.00	(1,067.34)	214,258.00
Expense							
Administrative							
70100 Management Fees	3,850.00	3,225.00	(625.00)	3,850.00	3,225.00	(625.00)	38,700.00
70200 CPA Accounting Fees	772.50	513.00	(259.50)	772.50	513.00	(259.50)	6,150.00
70600 Legal Fees-General/Coll	60.75	208.00	147.25	60.75	208.00	147.25	2,500.00
72150 Website Expense	540.00	0.00	(540.00)	540.00	0.00	(540.00)	0.00
72400 Postage & Mail	147.65	33.00	(114.65)	147.65	33.00	(114.65)	400.00
72500 Printing & Reproduction	127.20	33.00	(94.20)	127.20	33.00	(94.20)	400.00
72900 Miscellaneous G & A	140.26	33.00	(107.26)	140.26	33.00	(107.26)	400.00
73740 Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	600.00
78100 Corporate Annual Fee	0.00	0.00	0.00	0.00	0.00	0.00	100.00
78300 Pool Permit Annual Fee	0.00	0.00	0.00	0.00	0.00	0.00	300.00
78700 Federal Income Tax	0.00	108.00	108.00	0.00	108.00	108.00	1,300.00
TOTAL Administrative	5,638.36	4,153.00	(1,485.36)	5,638.36	4,153.00	(1,485.36)	50,850.00
Common Repair and Maintenance							
84100 Pool Maintenance Contra	0.00	860.00	860.00	0.00	860.00	860.00	10,320.00
85000 Pest Control-Contract	75.00	0.00	(75.00)	75.00	0.00	(75.00)	0.00
86100 Security Service Contrac	0.00	562.00	562.00	0.00	562.00	562.00	6,743.00
TOTAL Common Repair and	75.00	1,422.00	1,347.00	75.00	1,422.00	1,347.00	17,063.00
Insurance							
89100 Insurance-Commercial P	0.00	1,532.00	1,532.00	0.00	1,532.00	1,532.00	18,380.00
TOTAL Insurance	0.00	1,532.00	1,532.00	0.00	1,532.00	1,532.00	18,380.00
Landscaping							
83100 Landscape-Contract	2,642.88	3,043.00	400.12	2,642.88	3,043.00	400.12	36,515.00
TOTAL Landscaping	2,642.88	3,043.00	400.12	2,642.88	3,043.00	400.12	36,515.00
Repairs and Maintenance							
82350 R&M-Common Areas	1,467.85	2,083.00	615.15	1,467.85	2,083.00	615.15	25,000.00
TOTAL Repairs and Mainter	1,467.85	2,083.00	615.15	1,467.85	2,083.00	615.15	25,000.00
Reserves							

Avalon Beach Estates Owners Association, Inc.
Income/Expense w/ YTD Budget Comparison

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

	Current Period Operating			Year to Date Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
90000 Pooled Reserves	3,658.33	3,658.00	(0.33)	3,658.33	3,658.00	(0.33)	43,900.00
90025 Capital Improvement Re	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
TOTAL Reserves	3,658.33	3,908.00	249.67	3,658.33	3,908.00	249.67	46,900.00
Utilities							
88100 Electricity	1,049.63	1,046.00	(3.63)	1,049.63	1,046.00	(3.63)	12,550.00
88200 Natural Gas	17.00	433.00	416.00	17.00	433.00	416.00	5,200.00
88300 Water & Sewer	289.80	100.00	(189.80)	289.80	100.00	(189.80)	1,200.00
88600 Internet/Wifi	0.00	50.00	50.00	0.00	50.00	50.00	600.00
TOTAL Utilities	1,356.43	1,629.00	272.57	1,356.43	1,629.00	272.57	19,550.00
TOTAL Expense	14,838.85	17,770.00	2,931.15	14,838.85	17,770.00	2,931.15	214,258.00
Excess Revenue / Expense	1,947.81	84.00	1,863.81	1,947.81	84.00	1,863.81	0.00

A/R Delinquency

Posted Date 01/31/2026

Avalon Beach Estates Owners Association, Inc.

Unit Address	Acct #	Type	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance
154 Avalon Blvd	18856	Owner		Gasper,Gary	0.00	1,500.00	0.00	0.00	0.00	1,500.00
280 Avalon Blvd	18867	Owner		Morris,Justin	0.00	1,500.00	0.00	0.00	0.00	1,500.00
337 Avalon Blvd	18929	Owner		Regan,Diane	0.00	1,500.00	0.00	0.00	0.00	1,500.00
10 Ballamore Cove	18824	Owner		Christiansen,Debbie	0.00	1,500.00	0.00	0.00	0.00	1,500.00
40 Ballamore Cove	18827	Owner		Percival,Nick & Marla	0.00	1,500.00	0.00	0.00	0.00	1,500.00
60 Ballamore Cove	18831	Owner		Zivelonghi,Ray & Adriana	0.00	1,500.00	0.00	0.00	0.00	1,500.00
49 Sagris Cove	18915	Owner		Braslavsky,Stephanie & Gabrie	0.00	1,500.00	0.00	0.00	0.00	1,500.00
69 Sagris Cove	18912	Owner		Schreck,Audrey	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Lot 14	18837	Owner		Cochran/Turner,James/Mark	0.00	1,500.00	0.00	0.00	0.00	1,500.00
Count: 9					0.00	13,500.00	0.00	0.00	0.00	13,500.00

Charge Code Summary

Description	G/L Acct #	Amount
Assessment - Annual	13100	13,500.00
		13,500.00

A/R Prepaid

Posted Date 01/31/2026

Type <>100

Avalon Beach Estates Owners Association, Inc.

Unit Address	Acct #	Type	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance
20 Ballamore Cove	18825	Owner		Hanna,Tod & Mimi	-1,500.00	0.00	0.00	0.00	0.00	-1,500.00
23 Sagris Cove	18917	Owner		Baker,Portia	-1,500.00	0.00	0.00	0.00	0.00	-1,500.00
Count: 2					-3,000.00	0.00	0.00	0.00	0.00	-3,000.00

Charge Code Summary

Description	G/L Acct #	Amount
Payment - First Citizens	10050	-3,000.00
		-3,000.00

AP Aging

Posted 01/31/2026

Avalon Beach Estates Owners Association,

Vendor	Date	Invoice #		Amount	Current	Days
10050 First Citizens - Op Checking ******6715						
ECAM	1/31/2026	44545	REIM VISA PRESSURE WASHER	747.93	747.93	0
ECAM	1/31/2026	44551	REIM EXPENSES	43.46	43.46	0
ECAM	1/31/2026	44551	REIM EXPENSES	29.55	29.55	0
ECAM	1/31/2026	44551	REIM EXPENSES	26.40	26.40	0
WARREN AVERETT LLC	1/30/2026	1480660	33142000	772.50	772.50	1
SOUTH WALTON UTILITY CO	1/31/2026	02/02/26	40333	12.21	12.21	0
SOUTH WALTON UTILITY CO	1/31/2026	02/02/26	10366	100.15	100.15	0
OKALOOSA GAS DISTRICT	1/16/2026	01/16/26	149391-70700	17.00	17.00	15
BRYAN PEST CONTROL	1/2/2026	1594384	5002694	75.00	75.00	29
10050 First Citizens - Op Checking ******6715 Totals:					1,824.20	
10050 First Citizens - Op Checking ******6715 Cash Balance: $193,305.44						
10100 Regions Bank - OP Checking *****1054						
10100 Regions Bank - OP Checking *****1054 Totals:					0.00	
10100 Regions Bank - OP Checking *****1054 Cash Balance: $11,570.85						
10500 First Citizens - MMA Reserve Checking ******6723						
10500 First Citizens - MMA Reserve Checking ******6723 Totals:					0.00	
First Citizens - MMA Reserve Checking ******6723 Cash Balance: $348,285.28						
10600 Regions Bank-MMA Reserve Checking *****2752						
10600 Regions Bank-MMA Reserve Checking *****2752 Totals:					0.00	
10600 Regions Bank-MMA Reserve Checking *****2752 Cash Balance: $0.00						
Avalon Beach Estates Owners Association, Inc. Totals:					1,824.20	

General Ledger Summary

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

Avalon Beach Estates Owners Association, Inc.

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
10050 First Citizens - Op Checking ******6715 - Operating							**6,800.10**
1/2/2026	1/2/2026	G/L	Operating	Lockbox Deposit prior to Active GL	3,000.00		9,800.10
1/5/2026	1/5/2026	G/L	Operating	Lockbox Deposit prior to Active GL	1,500.00		11,300.10
1/7/2026	1/7/2026	A/R	Operating	Adjustment Batch	1,500.00		12,800.10
1/7/2026	1/7/2026	A/R	Operating	Lockbox	3,000.00		15,800.10
1/9/2026	1/9/2026	A/R	Operating	Adjustment Batch	1,500.00		17,300.10
1/12/2026	1/12/2026	A/R	Operating	Lockbox	1,500.00		18,800.10
1/13/2026	1/13/2026	A/R	Operating	Lockbox	3,000.00		21,800.10
1/15/2026	1/15/2026	A/R	Operating	Adjustment Batch	7,200.00		29,000.10
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Chk# 100: SOUTH WALTON UTILITY CO		177.44	28,822.66
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Chk# 101: SKIP ATKINSON		319.92	28,502.74
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Chk# 102: VIETH CONSULTING, LLC		540.00	27,962.74
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Chk# 103: Gary & Donna Howern		1,500.00	26,462.74
1/15/2026	1/15/2026	A/R	Operating	Lockbox	3,000.00		29,462.74
1/20/2026	1/20/2026	A/P	Operating	A/P Voucher Post: Chk# 104: ECAM		3,850.00	25,612.74
1/20/2026	1/20/2026	A/R	Operating	Lockbox	1,500.00		27,112.74
1/21/2026	1/21/2026	A/R	Operating	Lockbox	1,500.00		28,612.74
1/22/2026	1/22/2026	A/R	Operating	Lockbox	3,000.00		31,612.74
1/23/2026	1/23/2026	A/P	Operating	A/P Voucher Post: Chk# 105: DUNLAP & SHIPMAN P.A.		60.75	31,551.99
1/23/2026	1/23/2026	A/P	Operating	A/P Voucher Post: Chk# 106: RICHARD SHELLEY		50.00	31,501.99
1/23/2026	1/23/2026	A/P	Operating	A/P Voucher Post: Chk# 107: ECAM		265.70	31,236.29
1/23/2026	1/23/2026	A/P	Operating	A/P Voucher Post: Chk# 108: C&C OUTDOOR SERVICE OF N.W. FL.,LLC		3,042.88	28,193.41
1/27/2026	1/27/2026	A/R	Operating	Adjustment Batch	3,000.00		31,193.41
1/27/2026	1/27/2026	A/R	Operating	Adjustment Batch	1,500.00		32,693.41
1/27/2026	1/27/2026	A/R	Operating	Lockbox	3,000.00		35,693.41
1/28/2026	1/28/2026	G/L	Operating	Transfer from Regions Bank	155,000.00		190,693.41
1/29/2026	1/29/2026	G/L	Operating	Dec 2025 Beach Service Income - LDV Chk#9680	660.00		191,353.41
1/30/2026	1/30/2026	A/R	Operating	Adjustment Batch	1,500.00		192,853.41
1/30/2026	1/30/2026	A/P	Operating	A/P Voucher Post: Chk# 109: FLORIDA POWER & LIGHT NORTHWEST FL		1,049.63	191,803.78
1/30/2026	1/30/2026	A/R	Operating	Adjustment Batch	1,500.00		193,303.78
1/31/2026	1/31/2026	G/L	Operating	Bank Reconcile: Interest Earned	1.66		193,305.44
				Operating - Net Change: 186,505.34	197,361.66	10,856.32	193,305.44
10100 Regions Bank - OP Checking *****1054 - Operating							**148,570.85**
1/6/2026	1/6/2026	A/R	Operating	Adjustment Batch	19,500.00		168,070.85
1/16/2026	1/6/2026	A/R	Operating	Account Void: Void Transaction		1,500.00	166,570.85
1/28/2026	1/28/2026	G/L	Operating	Transfer from Regions Bank		155,000.00	11,570.85
				Operating - Net Change: (137,000.00)	19,500.00	156,500.00	11,570.85
10500 First Citizens - MMA Reserve Checking ******6723 - Operating							**5,000.27**
1/28/2026	1/28/2026	G/L	Operating	Transfer from Regions Bank	343,277.28		348,277.55
1/31/2026	1/31/2026	G/L	Operating	Bank Reconcile: Interest Earned	7.73		348,285.28

General Ledger Summary

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

Avalon Beach Estates Owners Association, Inc.

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
			Operating - Net Change: 343,285.01		343,285.01	0.00	348,285.28
10600 Regions Bank-MMA Reserve Checking *****2752 - Operating							**343,277.28**
1/28/2026	1/28/2026	G/L	Operating	Transfer from Regions Bank		343,277.28	0.00
			Operating - Net Change: (343,277.28)		0.00	343,277.28	0.00
13100 A/R-Owner Account Receivable - Operating							**0.00**
1/1/2026	1/1/2026	A/R	Operating	Billing	193,500.00		193,500.00
1/16/2026	1/6/2026	A/R	Operating	Account Void: Void Transaction	1,500.00		195,000.00
1/7/2026	1/7/2026	A/R	Operating	Apply Credit		129,300.00	65,700.00
1/7/2026	1/7/2026	A/R	Operating	Apply Credit		1,500.00	64,200.00
1/7/2026	1/7/2026	A/R	Operating	Apply Credit		19,500.00	44,700.00
1/7/2026	1/7/2026	A/R	Operating	Apply Credit		1,500.00	43,200.00
1/12/2026	1/12/2026	A/R	Operating	Apply Credit		1,500.00	41,700.00
1/13/2026	1/13/2026	A/R	Operating	Apply Credit		1,500.00	40,200.00
1/15/2026	1/15/2026	A/R	Operating	Apply Credit		7,200.00	33,000.00
1/15/2026	1/15/2026	A/R	Operating	Apply Credit		3,000.00	30,000.00
1/20/2026	1/20/2026	A/R	Operating	Apply Credit		1,500.00	28,500.00
1/21/2026	1/21/2026	A/R	Operating	Apply Credit		1,500.00	27,000.00
1/22/2026	1/22/2026	A/R	Operating	Apply Credit		3,000.00	24,000.00
1/27/2026	1/27/2026	A/R	Operating	Apply Credit		3,000.00	21,000.00
1/27/2026	1/27/2026	A/R	Operating	Apply Credit		1,500.00	19,500.00
1/27/2026	1/27/2026	A/R	Operating	Apply Credit		3,000.00	16,500.00
1/30/2026	1/30/2026	A/R	Operating	Apply Credit		1,500.00	15,000.00
1/30/2026	1/30/2026	A/R	Operating	Apply Credit		1,500.00	13,500.00
			Operating - Net Change: 13,500.00		195,000.00	181,500.00	13,500.00
20100 Accounts Payable - Operating							**(2,328.95)**
1/1/2026	1/1/2026	A/P	Operating	A/P Voucher Post: VIETH CONSULTING, LLC		540.00	(2,868.95)
1/1/2026	1/1/2026	A/P	Operating	A/P Voucher Post: ECAM		3,850.00	(6,718.95)
1/1/2026	1/1/2026	A/P	Operating	A/P Voucher Post: ECAM		265.70	(6,984.65)
1/2/2026	1/2/2026	A/P	Operating	A/P Voucher Post: SOUTH WALTON UTILITY CO		177.44	(7,162.09)
1/2/2026	1/2/2026	A/P	Operating	A/P Voucher Post: BRYAN PEST CONTROL		75.00	(7,237.09)
1/10/2026	1/10/2026	A/P	Operating	A/P Voucher Post: SKIP ATKINSON		319.92	(7,557.01)
1/12/2026	1/12/2026	A/P	Operating	A/P Voucher Post: RICHARD SHELLEY		50.00	(7,607.01)
1/14/2026	1/14/2026	A/P	Operating	A/P Voucher Post: DUNLAP & SHIPMAN P.A.		60.75	(7,667.76)
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Chk# 100: SOUTH WALTON UTILITY CO	177.44		(7,490.32)
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Chk# 101: SKIP ATKINSON	319.92		(7,170.40)
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Chk# 102: VIETH CONSULTING, LLC	540.00		(6,630.40)
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Gary & Donna Howern		1,500.00	(8,130.40)
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Chk# 103: Gary & Donna Howern	1,500.00		(6,630.40)
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: C&C OUTDOOR SERVICE OF N.W. FL.,LLC		3,042.88	(9,673.28)
1/16/2026	1/16/2026	A/P	Operating	A/P Voucher Post: OKALOOSA GAS DISTRICT		17.00	(9,690.28)

General Ledger Summary

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

Avalon Beach Estates Owners Association, Inc.

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
1/20/2026	1/20/2026	A/P	Operating	A/P Voucher Post: Chk# 104: ECAM	3,850.00		(5,840.28)
1/21/2026	1/23/2026	A/P	Operating	A/P Voucher Post: FLORIDA POWER & LIGHT NORTHWEST FL		1,049.63	(6,889.91)
1/23/2026	1/23/2026	A/P	Operating	A/P Voucher Post: Chk# 105: DUNLAP & SHIPMAN P.A.	60.75		(6,829.16)
1/23/2026	1/23/2026	A/P	Operating	A/P Voucher Post: Chk# 106: RICHARD SHELLEY	50.00		(6,779.16)
1/23/2026	1/23/2026	A/P	Operating	A/P Voucher Post: Chk# 107: ECAM	265.70		(6,513.46)
1/23/2026	1/23/2026	A/P	Operating	A/P Voucher Post: Chk# 108: C&C OUTDOOR SERVICE OF N.W. FL.,LLC	3,042.88		(3,470.58)
1/30/2026	1/30/2026	A/P	Operating	A/P Voucher Post: Chk# 109: FLORIDA POWER & LIGHT NORTHWEST FL	1,049.63		(2,420.95)
1/30/2026	1/30/2026	A/P	Operating	A/P Voucher Post: WARREN AVERETT LLC		772.50	(3,193.45)
1/31/2026	1/31/2026	A/P	Operating	A/P Voucher Post: ECAM		847.34	(4,040.79)
1/31/2026	1/31/2026	A/P	Operating	A/P Voucher Post: SOUTH WALTON UTILITY CO		112.36	(4,153.15)
				Operating - Net Change: (1,824.20)	10,856.32	12,680.52	(4,153.15)
20199 Due To/Due From - Operating							**0.00**
1/28/2026	1/28/2026	G/L	Operating	Transfer from Regions Bank		343,277.28	(343,277.28)
1/28/2026	1/28/2026	G/L	Operating	Transfer from Regions Bank	343,277.28		0.00
1/28/2026	1/28/2026	G/L	Operating	Transfer from Regions Bank		155,000.00	(155,000.00)
1/28/2026	1/28/2026	G/L	Operating	Transfer from Regions Bank	155,000.00		0.00
				Operating - Net Change: 0.00	498,277.28	498,277.28	0.00
20500 Prepaid Owner Assessments - Operating							**(124,800.00)**
1/2/2026	1/2/2026	G/L	Operating	Lockbox Deposit prior to Active GL		3,000.00	(127,800.00)
1/5/2026	1/5/2026	G/L	Operating	Lockbox Deposit prior to Active GL		1,500.00	(129,300.00)
1/6/2026	1/6/2026	A/R	Operating	Adjustment Batch		19,500.00	(148,800.00)
1/16/2026	1/6/2026	A/R	Operating	Account Void: Void Transaction	1,500.00	1,500.00	(148,800.00)
1/7/2026	1/7/2026	A/R	Operating	Apply Credit	129,300.00		(19,500.00)
1/7/2026	1/7/2026	A/R	Operating	Adjustment Batch		1,500.00	(21,000.00)
1/7/2026	1/7/2026	A/R	Operating	Apply Credit	1,500.00		(19,500.00)
1/7/2026	1/7/2026	A/R	Operating	Apply Credit	19,500.00		0.00
1/7/2026	1/7/2026	A/R	Operating	Lockbox		3,000.00	(3,000.00)
1/7/2026	1/7/2026	A/R	Operating	Apply Credit	1,500.00		(1,500.00)
1/9/2026	1/9/2026	A/R	Operating	Adjustment Batch		1,500.00	(3,000.00)
1/12/2026	1/12/2026	A/R	Operating	Lockbox		1,500.00	(4,500.00)
1/12/2026	1/12/2026	A/R	Operating	Apply Credit	1,500.00		(3,000.00)
1/13/2026	1/13/2026	A/R	Operating	Lockbox		3,000.00	(6,000.00)
1/13/2026	1/13/2026	A/R	Operating	Apply Credit	1,500.00		(4,500.00)
1/15/2026	1/15/2026	A/R	Operating	Adjustment Batch		7,200.00	(11,700.00)
1/15/2026	1/15/2026	A/R	Operating	Apply Credit	7,200.00		(4,500.00)
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: Gary & Donna Howern	1,500.00		(3,000.00)
1/15/2026	1/15/2026	A/R	Operating	Lockbox		3,000.00	(6,000.00)
1/15/2026	1/15/2026	A/R	Operating	Apply Credit	3,000.00		(3,000.00)
1/20/2026	1/20/2026	A/R	Operating	Lockbox		1,500.00	(4,500.00)
1/20/2026	1/20/2026	A/R	Operating	Apply Credit	1,500.00		(3,000.00)
1/21/2026	1/21/2026	A/R	Operating	Lockbox		1,500.00	(4,500.00)
1/21/2026	1/21/2026	A/R	Operating	Apply Credit	1,500.00		(3,000.00)

General Ledger Summary

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

Avalon Beach Estates Owners Association, Inc.

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
1/22/2026	1/22/2026	A/R	Operating	Lockbox		3,000.00	(6,000.00)
1/22/2026	1/22/2026	A/R	Operating	Apply Credit	3,000.00		(3,000.00)
1/27/2026	1/27/2026	A/R	Operating	Adjustment Batch		3,000.00	(6,000.00)
1/27/2026	1/27/2026	A/R	Operating	Apply Credit	3,000.00		(3,000.00)
1/27/2026	1/27/2026	A/R	Operating	Adjustment Batch		1,500.00	(4,500.00)
1/27/2026	1/27/2026	A/R	Operating	Apply Credit	1,500.00		(3,000.00)
1/27/2026	1/27/2026	A/R	Operating	Lockbox		3,000.00	(6,000.00)
1/27/2026	1/27/2026	A/R	Operating	Apply Credit	3,000.00		(3,000.00)
1/30/2026	1/30/2026	A/R	Operating	Adjustment Batch		1,500.00	(4,500.00)
1/30/2026	1/30/2026	A/R	Operating	Apply Credit	1,500.00		(3,000.00)
1/30/2026	1/30/2026	A/R	Operating	Adjustment Batch		1,500.00	(4,500.00)
1/30/2026	1/30/2026	A/R	Operating	Apply Credit	1,500.00		(3,000.00)
			Operating - Net Change: 121,800.00		184,500.00	62,700.00	(3,000.00)
20700 Deferred Revenue-Assessments - Operating							**0.00**
1/1/2026	1/1/2026	A/R	Operating	Billing		193,500.00	(193,500.00)
1/1/2026	1/1/2026	G/L	Operating	Monthly Recuring	16,125.00		(177,375.00)
			Operating - Net Change: (177,375.00)		16,125.00	193,500.00	(177,375.00)
20960 Construction Deposit - Operating							**(7,500.00)**
30000 Reserve Fund-Pooled Reserves - Operating							**(315,319.00)**
1/1/2026	1/1/2026	G/L	Operating	Monthly Recuring		3,658.33	(318,977.33)
			Operating - Net Change: (3,658.33)		0.00	3,658.33	(318,977.33)
33000 Reserve Fund-Interest - Operating							**(0.27)**
1/31/2026	1/31/2026	G/L	Operating	Bank Reconcile: Interest Earned		7.73	(8.00)
			Operating - Net Change: (7.73)		0.00	7.73	(8.00)
45100 Operating Fund Balance Prior Years - Operating							**(53,700.28)**
60100 Assessment Income - Operating							**0.00**
1/1/2026	1/1/2026	G/L	Operating	Monthly Recuring		16,125.00	(16,125.00)
			Operating - Net Change: (16,125.00)		0.00	16,125.00	(16,125.00)
61200 Beach Service Income - Operating							**0.00**
1/29/2026	1/29/2026	G/L	Operating	Dec 2025 Beach Service Income - LDV Chk#9680		660.00	(660.00)
			Operating - Net Change: (660.00)		0.00	660.00	(660.00)
62520 Interest Income-Operating - Operating							**0.00**
1/31/2026	1/31/2026	G/L	Operating	Bank Reconcile: Interest Earned		1.66	(1.66)
			Operating - Net Change: (1.66)		0.00	1.66	(1.66)
70100 Management Fees - Operating							**0.00**
1/1/2026	1/1/2026	A/P	Operating	A/P Voucher Post: ECAM	3,850.00		3,850.00
			Operating - Net Change: 3,850.00		3,850.00	0.00	3,850.00
70200 CPA Accounting Fees - Operating							**0.00**
1/30/2026	1/30/2026	A/P	Operating	A/P Voucher Post: WARREN AVERETT LLC	772.50		772.50
			Operating - Net Change: 772.50		772.50	0.00	772.50
70600 Legal Fees-General/Collections - Operating							**0.00**

General Ledger Summary

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

Avalon Beach Estates Owners Association, Inc.

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
1/14/2026	1/14/2026	A/P	Operating	A/P Voucher Post: DUNLAP & SHIPMAN P.A.	60.75		60.75
			Operating - Net Change: 60.75		60.75	0.00	60.75
72150 Website Expense - Operating							**0.00**
1/1/2026	1/1/2026	A/P	Operating	A/P Voucher Post: VIETH CONSULTING, LLC	540.00		540.00
			Operating - Net Change: 540.00		540.00	0.00	540.00
72400 Postage & Mail - Operating							**0.00**
1/1/2026	1/1/2026	A/P	Operating	A/P Voucher Post: ECAM	104.19		104.19
1/31/2026	1/31/2026	A/P	Operating	A/P Voucher Post: ECAM	43.46		147.65
			Operating - Net Change: 147.65		147.65	0.00	147.65
72500 Printing & Reproduction - Operating							**0.00**
1/1/2026	1/1/2026	A/P	Operating	A/P Voucher Post: ECAM	97.65		97.65
1/31/2026	1/31/2026	A/P	Operating	A/P Voucher Post: ECAM	29.55		127.20
			Operating - Net Change: 127.20		127.20	0.00	127.20
72900 Miscellaneous G & A - Operating							**0.00**
1/1/2026	1/1/2026	A/P	Operating	A/P Voucher Post: ECAM	63.86		63.86
1/12/2026	1/12/2026	A/P	Operating	A/P Voucher Post: RICHARD SHELLEY	50.00		113.86
1/31/2026	1/31/2026	A/P	Operating	A/P Voucher Post: ECAM	26.40		140.26
			Operating - Net Change: 140.26		140.26	0.00	140.26
82350 R&M-Common Areas - Operating							**0.00**
1/10/2026	1/10/2026	A/P	Operating	A/P Voucher Post: SKIP ATKINSON	319.92		319.92
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: C&C OUTDOOR SERVICE OF N.W. FL.,LLC	400.00		719.92
1/31/2026	1/31/2026	A/P	Operating	A/P Voucher Post: ECAM	747.93		1,467.85
			Operating - Net Change: 1,467.85		1,467.85	0.00	1,467.85
83100 Landscape-Contract - Operating							**0.00**
1/15/2026	1/15/2026	A/P	Operating	A/P Voucher Post: C&C OUTDOOR SERVICE OF N.W. FL.,LLC	2,642.88		2,642.88
			Operating - Net Change: 2,642.88		2,642.88	0.00	2,642.88
85000 Pest Control-Contract - Operating							**0.00**
1/2/2026	1/2/2026	A/P	Operating	A/P Voucher Post: BRYAN PEST CONTROL	75.00		75.00
			Operating - Net Change: 75.00		75.00	0.00	75.00
88100 Electricity - Operating							**0.00**
1/21/2026	1/23/2026	A/P	Operating	A/P Voucher Post: FLORIDA POWER & LIGHT NORTHWEST FL	1,049.63		1,049.63
			Operating - Net Change: 1,049.63		1,049.63	0.00	1,049.63
88200 Natural Gas - Operating							**0.00**
1/16/2026	1/16/2026	A/P	Operating	A/P Voucher Post: OKALOOSA GAS DISTRICT	17.00		17.00
			Operating - Net Change: 17.00		17.00	0.00	17.00

General Ledger Summary

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

Avalon Beach Estates Owners Association, Inc.

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
88300 Water & Sewer - Operating							**0.00**
1/2/2026	1/2/2026	A/P	Operating	A/P Voucher Post: SOUTH WALTON UTILITY CO	177.44		177.44
1/31/2026	1/31/2026	A/P	Operating	A/P Voucher Post: SOUTH WALTON UTILITY CO	112.36		289.80
			Operating - Net Change: 289.80		289.80	0.00	289.80
90000 Pooled Reserves - Operating							**0.00**
1/1/2026	1/1/2026	G/L	Operating	Monthly Recuring	3,658.33		3,658.33
			Operating - Net Change: 3,658.33		3,658.33	0.00	3,658.33

Avalon Beach Estates Owners Association, Inc.

Bank Reconciliation Expanded Summary Consolidated Transaction

Bank: First Citizens - MMA Reserve Checking Account: ******6723

Statement Date: 1/31/2026 G/L Balance: 348,285.28

Linked Statement: 021926090837_6723_DepositStatements_013126.PDF Statement Balance: 348,285.28

Bank Reconciliation Summary: First Citizens - MMA Reserve Checking Account: ******6723

G/L Balance:	348,285.28
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	348,285.28
Statement Balance:	348,285.28
G/L and Balance Difference:	0.00

Avalon Beach Estates Owners Association, Inc.

Bank Reconciliation Expanded Summary Consolidated Transaction

Bank: First Citizens - Op Checking Account: ******6715

Statement Date: 1/31/2026 G/L Balance: 193,305.44

Linked Statement: 021926090637_6715_DepositStatements_013126.PDF Statement Balance: 194,355.07

Outstanding Checks:

Check #	Date	Reference	Uncleared Checks
109	1/30/2026	FPL NORTHWEST FL	1,049.63
			1,049.63

Bank Reconciliation Summary: First Citizens - Op Checking Account: ******6715

G/L Balance:	193,305.44
Uncleared Checks, Credits:	1,049.63
Uncleared Deposits, Debits:	0.00
G/L Difference:	194,355.07
Statement Balance:	194,355.07
G/L and Balance Difference:	0.00

Avalon Beach Estates Owners Association, Inc.

Bank Statement Attachments

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

EMERALD COAST ASSOCIATION MANA AGENT FOR
AVALON BEACH ESTATES OWNERS ASSOCIATION
RESERVE ACCOUNT
10221 US HIGHWAY 98 W STE 5
MIRAMAR BEACH FL 32550-4966

******6723 - CAB MONEY MARKET

Beginning Balance	$5,000.27	Average Daily Balance	$38,220.65
Total Deposits	$343,277.28	Year-To-Date Interest Paid	$7.73
Total Withdrawals	$0.00	Days in Statement Period	31
Interest Paid	$7.73	Annual Percentage Yield Earned	0.24%
Ending Balance	$348,285.28		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
01/28	IMAGE DEPOSIT	$343,277.28
01/30	INTEREST PYMT	$7.73

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

SOCIAL SECURITY NO. _____ DATE _____ / _____ / _____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTION S ABOUT YOUR ELECTRONIC TRANSFERS Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

(1) Tell us your name and account number.
(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
(3) Tell us the dollar amount of the suspected error.
We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following infonnation:

1. Your name and account number,
2. The dollar amount of the suspected error,
3. If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement.
You must notify us of any potential errors IN WRITING. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.
While we investigate whether or not there has been an error, the following are true:
- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

AVERAGE DAILY BALANCE (including new purchases)
This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

IN CASE OF ERROR OR QUESTIONS,
CALL US AT 866.800.4656
OR WRITE TO US AT
FIRST CITIZENS BANK
4950 S 48TH STREET
PHOENIX, AZ 85040

NEW BALANCE TRANSFER AMOUNT FROM OTHER SIDE	$ 348,285	28
ADD: DEPOSITS MADE SINCE ENDING DATE ON STATEMENT		
SUBTOTAL	$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS		

NUMBER	AMOUNT	
TOTAL CHECKS NOT LISTED →		

SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE **BALANCE**	$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.		

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

EMERALD COAST ASSOCIATION MANA AGENT FOR
AVALON BEACH ESTATES OWNERS ASSOCIATION
OPERATING ACCOUNT
10221 US HIGHWAY 98 W STE 5
MIRAMAR BEACH FL 32550-4966

******6715 - CAB INTEREST CHECKING

Beginning Balance	$6,800.10	Average Daily Balance	$39,185.06
Total Deposits	$197,360.00	Year-To-Date Interest Paid	$1.66
Total Withdrawals	$9,806.69	Days in Statement Period	31
Interest Paid	$1.66	Annual Percentage Yield Earned	0.05%
Ending Balance	$194,355.07		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
01/02	LOCKBOX DEPOSIT	$3,000.00
01/05	LOCKBOX DEPOSIT	$1,500.00
01/07	LOCKBOX DEPOSIT	$3,000.00
01/07	IMAGE DEPOSIT	$1,500.00
01/09	IMAGE DEPOSIT	$1,500.00
01/12	LOCKBOX DEPOSIT	$1,500.00
01/13	LOCKBOX DEPOSIT	$3,000.00
01/15	IMAGE DEPOSIT	$7,200.00
01/15	LOCKBOX DEPOSIT	$3,000.00
01/20	LOCKBOX DEPOSIT	$1,500.00
01/21	LOCKBOX DEPOSIT	$1,500.00
01/22	LOCKBOX DEPOSIT	$3,000.00
01/27	IMAGE DEPOSIT	$3,000.00
01/27	LOCKBOX DEPOSIT	$3,000.00
01/27	IMAGE DEPOSIT	$1,500.00
01/28	IMAGE DEPOSIT	$155,000.00
01/29	IMAGE DEPOSIT	$660.00
01/30	IMAGE DEPOSIT	$1,500.00
01/30	IMAGE DEPOSIT	$1,500.00
01/30	INTEREST PYMT	$1.66

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

SOCIAL SECURITY NO. _____ DATE _____ / _____ / _____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
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OR WRITE TO US AT
FIRST CITIZENS BANK
4950 S 48TH STREET
PHOENIX, AZ 85040

NEW BALANCE TRANSFER AMOUNT FROM OTHER SIDE	$ 194,355	07
ADD: DEPOSITS MADE SINCE ENDING DATE ON STATEMENT		
SUBTOTAL	$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS		

NUMBER	AMOUNT	
TOTAL CHECKS NOT LISTED →		

SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE **BALANCE**	$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.		

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
01/23	100	$177.44	01/27	105	$60.75
01/27	101	$319.92	01/28	106	$50.00
01/29	102	$540.00	01/26	107	$265.70
01/22	103	$1,500.00	01/28	108	$3,042.88
01/22	104	$3,850.00			