

Avalon Beach Estates Owners Association, Inc.

Balance Sheet

Posted 03/31/2026

Assets

Operating Cash

10050	First Citizens - Op Checking	123,235.46
10100	Regions Bank - OP Checking	3,541.90
11000	First Citizens Bank CD-Operating	50,138.27

Total Operating Cash 176,915.63

Reserve Cash

10500	First Citizens - MMA Reserve Checking	83,859.48
12000	First Citizens Bank CD-Reserve	100,276.53
12100	First Citizens Bank CD-Reserve	100,268.84

Total Reserve Cash 284,404.85

Accounts Receivable

13100	A/R-Owner Account Receivable	7,612.50
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Total Accounts Receivable 7,612.50

Other Assets

16100	Prepaid Insurance	492.00
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Total Other Assets 492.00

Total Assets

469,424.98

Liabilities & Equity

Accounts Payable

20100	Accounts Payable	1,784.26
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Total Accounts Payable 1,784.26

Liability

20500	Prepaid Owner Assessments	3,000.00
20700	Deferred Revenue-Assessments	145,125.00
20960	Construction Deposit	2,500.00
20965	Recreation/Rental Deposit	100.00

Total Liability 150,725.00

Reserves

30000	Reserve Fund-Pooled Reserves	287,468.32
33000	Reserve Fund-Interest	594.86

Total Reserves 288,063.18

Equity

45100	Operating Fund Balance Prior Years	20,181.00
	Net Income	8,671.54

Total Equity 28,852.54

Total Liabilities & Equity

469,424.98

Avalon Beach Estates Owners Association, Inc.

Income/Expense w/ YTD Budget Comparison

Posted 3/1/2026 To 3/31/2026 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
60100 Assessment Income	16,125.00	16,125.00	0.00	48,375.00	48,375.00	0.00	193,500.00
TOTAL Assessment Revenue	<u>16,125.00</u>	<u>16,125.00</u>	<u>0.00</u>	<u>48,375.00</u>	<u>48,375.00</u>	<u>0.00</u>	<u>193,500.00</u>
<u>Other Revenue</u>							
60400 Capital Contribution Inco	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
60900 Amenity Income	540.00	0.00	540.00	540.00	0.00	540.00	0.00
61200 Beach Service Income	5,236.50	1,448.00	3,788.50	5,896.50	4,344.00	1,552.50	17,376.00
62400 Late Fee Income	0.00	21.00	(21.00)	0.00	63.00	(63.00)	257.00
62500 Interest Income-Owners	112.50	10.00	102.50	112.50	30.00	82.50	125.00
62520 Interest Income-Operatin	143.76	0.00	143.76	150.10	0.00	150.10	0.00
69900 Miscellaneous Income	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00
TOTAL Other Revenue	<u>6,032.76</u>	<u>1,729.00</u>	<u>4,303.76</u>	<u>11,699.10</u>	<u>5,187.00</u>	<u>6,512.10</u>	<u>20,758.00</u>
TOTAL Income	<u>22,157.76</u>	<u>17,854.00</u>	<u>4,303.76</u>	<u>60,074.10</u>	<u>53,562.00</u>	<u>6,512.10</u>	<u>214,258.00</u>
Expense							
<u>Administrative</u>							
70100 Management Fees	3,100.00	3,225.00	125.00	10,050.00	9,675.00	(375.00)	38,700.00
70200 CPA Accounting Fees	0.00	513.00	513.00	1,596.50	1,539.00	(57.50)	6,150.00
70600 Legal Fees-General/Coll	120.00	208.00	88.00	180.75	624.00	443.25	2,500.00
72150 Website Expense	0.00	0.00	0.00	540.00	0.00	(540.00)	0.00
72400 Postage & Mail	39.07	33.00	(6.07)	220.91	99.00	(121.91)	400.00
72500 Printing & Reproduction	51.75	33.00	(18.75)	221.55	99.00	(122.55)	400.00
72900 Miscellaneous G & A	127.86	33.00	(94.86)	410.11	99.00	(311.11)	400.00
73100 Bank Charges	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
73740 Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	600.00
78100 Corporate Annual Fee	61.25	0.00	(61.25)	61.25	0.00	(61.25)	100.00
78300 Pool Permit Annual Fee	508.00	0.00	(508.00)	508.00	0.00	(508.00)	300.00
78700 Federal Income Tax	600.00	108.00	(492.00)	600.00	324.00	(276.00)	1,300.00
TOTAL Administrative	<u>4,607.93</u>	<u>4,153.00</u>	<u>(454.93)</u>	<u>14,399.07</u>	<u>12,459.00</u>	<u>(1,940.07)</u>	<u>50,850.00</u>
<u>Common Repair and Maintenance</u>							
84100 Pool Maintenance Contr	0.00	860.00	860.00	1,625.00	2,580.00	955.00	10,320.00
85000 Pest Control-Contract	0.00	0.00	0.00	75.00	0.00	(75.00)	0.00
86100 Security Service Contrac	1,123.50	562.00	(561.50)	1,123.50	1,686.00	562.50	6,743.00
TOTAL Common Repair anc	<u>1,123.50</u>	<u>1,422.00</u>	<u>298.50</u>	<u>2,823.50</u>	<u>4,266.00</u>	<u>1,442.50</u>	<u>17,063.00</u>
<u>Insurance</u>							
89100 Insurance-Commercial P	0.00	1,532.00	1,532.00	0.00	4,596.00	4,596.00	18,380.00
TOTAL Insurance	<u>0.00</u>	<u>1,532.00</u>	<u>1,532.00</u>	<u>0.00</u>	<u>4,596.00</u>	<u>4,596.00</u>	<u>18,380.00</u>
<u>Landscaping</u>							
83100 Landscape-Contract	2,642.88	3,043.00	400.12	7,928.64	9,129.00	1,200.36	36,515.00
83500 Landscape-Irrigation	75.00	0.00	(75.00)	75.00	0.00	(75.00)	0.00
TOTAL Landscaping	<u>2,717.88</u>	<u>3,043.00</u>	<u>325.12</u>	<u>8,003.64</u>	<u>9,129.00</u>	<u>1,125.36</u>	<u>36,515.00</u>
<u>Payroll/Contract Labor</u>							

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

Posted 3/1/2026 To 3/31/2026 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
80300 Janitorial Contract	400.00	0.00	(400.00)	800.00	0.00	(800.00)	0.00
TOTAL Payroll/Contract Lab	400.00	0.00	(400.00)	800.00	0.00	(800.00)	0.00
Repairs and Maintenance							
82350 R&M-Common Areas	170.00	2,083.00	1,913.00	2,449.79	6,249.00	3,799.21	25,000.00
82475 R&M-Pressure Washing	0.00	0.00	0.00	5,525.00	0.00	(5,525.00)	0.00
82750 R&M-Signs	0.00	0.00	0.00	1,450.00	0.00	(1,450.00)	0.00
TOTAL Repairs and Maintenr	170.00	2,083.00	1,913.00	9,424.79	6,249.00	(3,175.79)	25,000.00
Reserves							
90000 Pooled Reserves	3,658.33	3,658.00	(0.33)	10,974.99	10,974.00	(0.99)	43,900.00
90025 Capital Improvement Re	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
TOTAL Reserves	3,658.33	3,908.00	249.67	10,974.99	11,724.00	749.01	46,900.00
Utilities							
88100 Electricity	1,016.05	1,046.00	29.95	2,909.00	3,138.00	229.00	12,550.00
88200 Natural Gas	405.83	433.00	27.17	441.53	1,299.00	857.47	5,200.00
88300 Water & Sewer	445.56	100.00	(345.56)	1,626.04	300.00	(1,326.04)	1,200.00
88600 Internet/Wifi	0.00	50.00	50.00	0.00	150.00	150.00	600.00
TOTAL Utilities	1,867.44	1,629.00	(238.44)	4,976.57	4,887.00	(89.57)	19,550.00
TOTAL Expense	14,545.08	17,770.00	3,224.92	51,402.56	53,310.00	1,907.44	214,258.00
Excess Revenue / Expense	7,612.68	84.00	7,528.68	8,671.54	252.00	8,419.54	0.00