

Avalon Beach Estates Owners Association, Inc.

Balance Sheet

Posted 04/30/2026

**Assets**

Operating Cash

10050	First Citizens - Op Checking	101,530.16
10100	Regions Bank - OP Checking	3,194.65
11000	First Citizens Bank CD-Operating	50,138.27

Total Operating Cash 154,863.08

Reserve Cash

10500	First Citizens - MMA Reserve Checking	91,186.48
12000	First Citizens Bank CD-Reserve	100,276.53
12100	First Citizens Bank CD-Reserve	100,268.84

Total Reserve Cash 291,731.85

Accounts Receivable

13100	A/R-Owner Account Receivable	7,725.00
-------	------------------------------	----------

Total Accounts Receivable 7,725.00

Other Assets

16100	Prepaid Insurance	3,450.38
-------	-------------------	----------

Total Other Assets 3,450.38

*Total Assets*

457,770.31

**Liabilities & Equity**

Accounts Payable

20100	Accounts Payable	984.98
-------	------------------	--------

Total Accounts Payable 984.98

Liability

20500	Prepaid Owner Assessments	3,000.00
20700	Deferred Revenue-Assessments	129,000.00
20960	Construction Deposit	2,500.00
20965	Recreation/Rental Deposit	100.00

Total Liability 134,600.00

Reserves

30000	Reserve Fund-Pooled Reserves	291,126.65
33000	Reserve Fund-Interest	605.20

Total Reserves 291,731.85

Equity

45100	Operating Fund Balance Prior Years	20,181.00
	Net Income	10,272.48

Total Equity 30,453.48

*Total Liabilities & Equity*

457,770.31

# Avalon Beach Estates Owners Association, Inc.

## Income/Expense w/ YTD Budget Comparison

Posted 4/1/2026 To 4/30/2026 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
60100 Assessment Income	16,125.00	16,125.00	0.00	64,500.00	64,500.00	0.00	193,500.00
TOTAL Assessment Revenue	<u>16,125.00</u>	<u>16,125.00</u>	<u>0.00</u>	<u>64,500.00</u>	<u>64,500.00</u>	<u>0.00</u>	<u>193,500.00</u>
<b><u>Other Revenue</u></b>							
60400 Capital Contribution Inco	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
60900 Amenity Income	0.00	0.00	0.00	540.00	0.00	540.00	0.00
61200 Beach Service Income	1,254.00	1,448.00	(194.00)	7,150.50	5,792.00	1,358.50	17,376.00
62400 Late Fee Income	0.00	21.00	(21.00)	0.00	84.00	(84.00)	257.00
62500 Interest Income-Owners	112.50	10.00	102.50	225.00	40.00	185.00	125.00
62520 Interest Income-Operatin	4.87	0.00	4.87	157.79	0.00	157.79	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>1,371.37</u>	<u>1,729.00</u>	<u>(357.63)</u>	<u>13,073.29</u>	<u>6,916.00</u>	<u>6,157.29</u>	<u>20,758.00</u>
TOTAL Income	<u>17,496.37</u>	<u>17,854.00</u>	<u>(357.63)</u>	<u>77,573.29</u>	<u>71,416.00</u>	<u>6,157.29</u>	<u>214,258.00</u>
<b>Expense</b>							
<b><u>Administrative</u></b>							
70100 Management Fees	3,100.00	3,225.00	125.00	13,150.00	12,900.00	(250.00)	38,700.00
70200 CPA Accounting Fees	0.00	513.00	513.00	1,596.50	2,052.00	455.50	6,150.00
70600 Legal Fees-General/Coll	520.00	208.00	(312.00)	700.75	832.00	131.25	2,500.00
72150 Website Expense	0.00	0.00	0.00	540.00	0.00	(540.00)	0.00
72400 Postage & Mail	13.02	33.00	19.98	233.93	132.00	(101.93)	400.00
72500 Printing & Reproduction	21.75	33.00	11.25	243.30	132.00	(111.30)	400.00
72900 Miscellaneous G & A	(4.35)	33.00	37.35	426.94	132.00	(294.94)	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	0.00	100.00	100.00	61.25	100.00	38.75	100.00
78300 Pool Permit Annual Fee	0.00	0.00	0.00	508.00	0.00	(508.00)	300.00
78700 Federal Income Tax	0.00	108.00	108.00	600.00	432.00	(168.00)	1,300.00
TOTAL Administrative	<u>3,650.42</u>	<u>4,253.00</u>	<u>602.58</u>	<u>18,070.67</u>	<u>16,712.00</u>	<u>(1,358.67)</u>	<u>50,850.00</u>
<b><u>Common Repair and Maintenance</u></b>							
84100 Pool Maintenance Contr	0.00	860.00	860.00	1,625.00	3,440.00	1,815.00	10,320.00
84200 Pool Repairs	294.24	0.00	(294.24)	294.24	0.00	(294.24)	0.00
85000 Pest Control-Contract	75.00	0.00	(75.00)	150.00	0.00	(150.00)	0.00
86100 Security Service Contrac	1,123.50	562.00	(561.50)	2,247.00	2,248.00	1.00	6,743.00
TOTAL Common Repair anc	<u>1,492.74</u>	<u>1,422.00</u>	<u>(70.74)</u>	<u>4,316.24</u>	<u>5,688.00</u>	<u>1,371.76</u>	<u>17,063.00</u>
<b><u>Insurance</u></b>							
89100 Insurance-Commercial P	0.00	1,532.00	1,532.00	0.00	6,128.00	6,128.00	18,380.00
89150 Insurance-Fidelity/Crime	42.00	0.00	(42.00)	42.00	0.00	(42.00)	0.00
89300 Insurance-D&O	272.67	0.00	(272.67)	272.67	0.00	(272.67)	0.00
89850 Insurance-Workers Com	41.00	0.00	(41.00)	41.00	0.00	(41.00)	0.00
TOTAL Insurance	<u>355.67</u>	<u>1,532.00</u>	<u>1,176.33</u>	<u>355.67</u>	<u>6,128.00</u>	<u>5,772.33</u>	<u>18,380.00</u>
<b><u>Landscaping</u></b>							

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

Posted 4/1/2026 To 4/30/2026 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
83100 Landscape-Contract	2,642.88	3,043.00	400.12	10,571.52	12,172.00	1,600.48	36,515.00
83200 Landscape-Improvement	400.00	0.00	(400.00)	400.00	0.00	(400.00)	0.00
83500 Landscape-Irrigation	0.00	0.00	0.00	187.00	0.00	(187.00)	0.00
83850 Landscape Maint-Chemical	338.03	0.00	(338.03)	338.03	0.00	(338.03)	0.00
<b>TOTAL Landscaping</b>	<b>3,380.91</b>	<b>3,043.00</b>	<b>(337.91)</b>	<b>11,496.55</b>	<b>12,172.00</b>	<b>675.45</b>	<b>36,515.00</b>
<b><u>Payroll/Contract Labor</u></b>							
80300 Janitorial Contract	400.00	0.00	(400.00)	1,200.00	0.00	(1,200.00)	0.00
<b>TOTAL Payroll/Contract Lab</b>	<b>400.00</b>	<b>0.00</b>	<b>(400.00)</b>	<b>1,200.00</b>	<b>0.00</b>	<b>(1,200.00)</b>	<b>0.00</b>
<b><u>Repairs and Maintenance</u></b>							
82350 R&M-Common Areas	265.23	2,083.00	1,817.77	2,931.91	8,332.00	5,400.09	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
<b>TOTAL Repairs and Maint</b>	<b>265.23</b>	<b>2,083.00</b>	<b>1,817.77</b>	<b>9,906.91</b>	<b>8,332.00</b>	<b>(1,574.91)</b>	<b>25,000.00</b>
<b><u>Reserves</u></b>							
90000 Pooled Reserves	3,658.33	3,658.00	(0.33)	14,633.32	14,632.00	(1.32)	43,900.00
90025 Capital Improvement Re	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
<b>TOTAL Reserves</b>	<b>3,658.33</b>	<b>3,908.00</b>	<b>249.67</b>	<b>14,633.32</b>	<b>15,632.00</b>	<b>998.68</b>	<b>46,900.00</b>
<b><u>Utilities</u></b>							
88100 Electricity	1,041.26	1,046.00	4.74	3,950.26	4,184.00	233.74	12,550.00
88200 Natural Gas	1,029.00	433.00	(596.00)	1,470.53	1,732.00	261.47	5,200.00
88300 Water & Sewer	274.62	100.00	(174.62)	1,900.66	400.00	(1,500.66)	1,200.00
88600 Internet/Wifi	0.00	50.00	50.00	0.00	200.00	200.00	600.00
<b>TOTAL Utilities</b>	<b>2,344.88</b>	<b>1,629.00</b>	<b>(715.88)</b>	<b>7,321.45</b>	<b>6,516.00</b>	<b>(805.45)</b>	<b>19,550.00</b>
<b>TOTAL Expense</b>	<b>15,548.18</b>	<b>17,870.00</b>	<b>2,321.82</b>	<b>67,300.81</b>	<b>71,180.00</b>	<b>3,879.19</b>	<b>214,258.00</b>
<b>Excess Revenue / Expense</b>	<b>1,948.19</b>	<b>(16.00)</b>	<b>1,964.19</b>	<b>10,272.48</b>	<b>236.00</b>	<b>10,036.48</b>	<b>0.00</b>