Avalon Beach Estate Owners Association, Inc.

Financial Statements

November 30, 2025



INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Avalon Beach Estates Owners Association, Inc P. O. Box 6296 Miramar Beach, FL 32550

We have compiled the accompanying statement of assets, liabilities and fund balance of Avalon Beach Estates Owners Association, Inc. (a corporation) as of November 30, 2025, and the related statement of revenues and expenses for the one and eleven months ended November 30, 2025, and the accompanying supplemental information contained in Schedule I, which is presented only for supplementary analysis. We have not audited or reviewed the accompanying financial statements and supplemental information and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation of financial statements in accordance with the with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with the Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to financial statements.

The accompanying supplementary information contained in Schedule I is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. We have not audited or reviewed such information and we do not express an opinion, a conclusion, nor provide any assurance on it.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the income tax basis of accounting. If the omitted disclosures were included in these financial statements, they might influence the users' conclusions about the company's assets, liabilities, equity, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Destin, Florida December 3, 2025

Warren averett, LLC

Avalon Beach Estate Owners Association, Inc Statement of Assets, Liabilities and Fund Balance As of November 30, 2025

	Nov 30, 25
ASSETS Current Assets Checking/Savings	
Regions Bank *1054 Regions Bank *2752 (Reserve)	125,398.47 259,174.30
Total Checking/Savings	384,572.77
Other Current Assets Due To/From Operating	105,584.24
Total Other Current Assets	105,584.24
Total Current Assets	490,157.01
TOTAL ASSETS	490,157.01
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable Accounts Payable	3,707.46
Total Accounts Payable	3,707.46
Other Current Liabilities Construction Deposits Due To Reserve Fund Prepaid Assessments	7,500.00 105,584.24 16,125.00
Total Other Current Liabilities	129,209.24
Total Current Liabilities	132,916.70
Total Liabilities	132,916.70
Equity Fund Balance Reserve Fund Balance	25,965.84 315,319.00
Net Income	15,955.47
Total Equity	357,240.31
TOTAL LIABILITIES & EQUITY	490,157.01

Avalon Beach Estate Owners Association, Inc Statement of Revenues and Expenses For the One and Eleven Month(s) Ended November 30, 2025

Ordinary Income/Expense Income Income 0.00 16,552.06 Capital Contribution 0.00 3,000.00 Interest Income 1.99 253.27 Late Fees 0.00 125.00 Owners Assessments 9,241.67 101,658.37 Reserve Assessments 6,883.33 75,716.63 Total Income 16,126.99 197,305.33 Gross Profit 16,126.99 197,305.33 Expense Contractual 20,00 197,305.33 Common Area 3,042.88 33,471.68 Pool Maintenance 750.00 8,250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses 0.00 560.00 General and Administrative 400.00 5,450.00 Legal 0.00 5,450.00 Meeting 400.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54		Nov 25	Jan - Nov 25
Beach Chair/Umbrella Income Capital Contribution 0.00 16,552.06 Capital Contribution 0.00 3,000.00 (a) 3,000.00 (b) 3,000.00 (b) 3,000.00 (b) 3,000.00 (b) 3,000.00 (b) 3,000.00 (b) 253.27 (b) 253.27 (b) 253.27 (b) 241.67 (b) 101.658.37 (b) 3,042.88 (b) 3,042.83 (b) 3,042.83 (b) 3,047.68 (b) 3,042.88 (b) 3,471.68 (b) 3,042.88 (b) 3,471.68 (b) 3,042.88 (b) 3,471.68 (b) 3,042.88 (b) 3,471.68 (b) 3,471.68 (b) 400.00 (b) 5,450.00 (b) 2,250.00 (b) 400.00 (b) 5,450.00 (b) 400.00 (b) 400.00 (b) 5,450.00 (b) 400.00 (b) 400.00 (b) 400.00 (b) 400.00 (b) 400.00 (b)			
Capital Contribution Interest Income 0.00 1.99 253.27 Late Fees 0.00 0.00 Owners Assessments 9,241.67 101.658.37 Reserve Assessments 9,241.67 101.658.33 Total Income 16,126.99 197,305.33 Gross Profit 16,126.99 197,305.33 Expense Expense Contractual 3,042.88 750.00 8.250.00 Total Contractual 3,792.88 33,471.68 8.250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses General and Administrative 0.00 5,450.00 Accounting Accounting 400.00 1,982.43 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 8.438.88 Insurance Expense 0.00 16,712.34 0.00 1,982.43 Office Supplies 759.54 759.54 759.54 759.54 Postage and Delivery 144.30 635.44 88.250.00 Repairs and Maintenance General 842.16 18,386.60 18,386.60 Landscapel Sprinklers 0.00 7,083.75 0.00 7,083.75 Pool 10.00 112.00 7,083.75 Reserve Expense 0.00 5,7172.00 6,741.00 Security 0.00 6,741.00 6,741.00 Total Repairs and Mainten		0.00	16,552.06
Interest Income 1.99 253.27 Late Fees 0.00 125.00 Owners Assessments 9.241.67 101.683.37 Reserve Assessments 6.883.33 75.716.63 Total Income 16,126.99 197,305.33 Gross Profit 16,126.99 197,305.33 Expense Contractual 3.042.88 33,471.68 Pool Maintenance 750.00 8.250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses 0.00 560.00 General and Administrative 400.00 5,450.00 Legal 0.00 1,982.43 Meeting 400.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75	Capital Contribution	0.00	·
Owners Assessments 9,241.67 (6.883.33) 101.658.37 (75.716.63) Total Income 16,126.99 197,305.33 Gross Profit 16,126.99 197,305.33 Expense Contractual 3,042.88 (2.88) 33,471.68 (2.50.00) Common Area Pool Maintenance 750.00 8,250.00 Total Contractual 3,792.88 (2.88) 41,721.68 (2.68) Computer and Internet Expenses General and Administrative Accounting 400.00 (2.64) 5,450.00 (2.68) Legal (2.68) (2.68) (2.68) (2.68) (2.68) (2.68) 400.00 (2.68) 1,982.43 (2.68) Meeting (3.68) (3.68) (3.64) (3.68) (3		1.99	253.27
Reserve Assessments 6,883.33 75,716.63 Total Income 16,126.99 197,305.33 Gross Profit 16,126.99 197,305.33 Expense Common Area 3,042.88 33,471.68 Pool Maintenance 750.00 8,250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses 0.00 5,650.00 General and Administrative 400.00 5,450.00 Legal 0.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 7,083.75 Pool 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00	Late Fees	0.00	125.00
Total Income 16,126.99 197,305.33 Gross Profit 16,126.99 197,305.33 Expense Contractual 3,042.88 33,471.68 Common Area 750.00 8,250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses 0.00 560.00 General and Administrative 400.00 5,450.00 Legal 0.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 5,741.00 Tax and License 0.00 6,741.00 Total Utilities	Owners Assessments	9,241.67	101,658.37
Gross Profit 16,126.99 197,305.33 Expense Contractual Common Area Pool Maintenance 3,042.88 750.00 33,471.68 8,250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses General and Administrative 0.00 5,450.00 Accounting Legal Meeting 400.00 5,450.00 Legal Meeting 0.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense Office Supplies 759.54 759.54 759.54 Postage and Delivery Postage and Delivery 144.30 635.44 842.16 18,386.60 Landscape/ Sprinklers Pool 0.00 7,083.75 700 7,083.75 700 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense Security 0.00 59,172.00 59,172.00 Security 0.00 6,741.00 7,745.11 4,797.81 7,745.11 4,797.81 7,745.11 4,797.81 9,720.00 7,745.11 4,797.81 7,745.11 4,797.81	Reserve Assessments	6,883.33	75,716.63
Expense Contractual Common Area 3,042.88 33,471.68 Pool Maintenance 750.00 8,250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses 0.00 560.00 General and Administrative Accounting 400.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance Repense 0.00 7,083.75 Pool 20.00 7,083.75 Pool 20.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,729.54 Utilities 3,185.48 19,497.09 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Total Income	16,126.99	197,305.33
Contractual Common Area Pool Maintenance 3,042.88 750.00 33,471.68 8,250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses General and Administrative 0.00 560.00 Legal Meeting 400.00 5,450.00 Legal Meeting 0.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3,1745.11 4,797.81 Power 992.21 11,372.40 Wate	Gross Profit	16,126.99	197,305.33
Common Area Pool Maintenance 3,042.88 750.00 33,471.68 8,250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses General and Administrative 0.00 560.00 Accounting Legal 400.00 5,450.00 Legal 0.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 7,083.75 Pool 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 6,741.00 Tax and License 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48	•		
Pool Maintenance 750.00 8,250.00 Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses 0.00 560.00 General and Administrative 400.00 5,450.00 Legal 0.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 70,83.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3,226.88 Total Utilities 3,185.48 19,497.09		2 042 88	22 471 60
Total Contractual 3,792.88 41,721.68 Computer and Internet Expenses 0.00 560.00 General and Administrative 400.00 5,450.00 Legal 0.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 7,083.75 Pool 0.00 59,172.00 Security 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47			
Computer and Internet Expenses General and Administrative 0.00 560.00 Accounting Legal 400.00 5,450.00 Meeting 406.45 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 7,083.75 Pool 0.00 59,172.00 Security 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3,29.54 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47			 -
General and Administrative 400.00 5,450.00 Legal 0.00 1,982.43 Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 392.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Total Contractual	3,792.88	41,721.68
Legal Meeting 0.00 406.45 1,982.43 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 7,083.75 Pool 0.00 59,172.00 Security 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47		0.00	560.00
Meeting 406.45 1,006.45 Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3,226.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Accounting	400.00	5,450.00
Total General and Administrative 806.45 8,438.88 Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Legal	0.00	1,982.43
Insurance Expense 0.00 16,712.34 Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Meeting	406.45	1,006.45
Office Supplies 759.54 759.54 Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 392.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Total General and Administrative	806.45	8,438.88
Postage and Delivery 144.30 635.44 Repairs and Maintenance 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 0.00 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Insurance Expense	0.00	16,712.34
Repairs and Maintenance General 842.16 18,386.60 Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 392.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Office Supplies	759.54	759.54
General Landscape/ Sprinklers Pool 842.16 0.00 7,083.75 0.00 18,386.60 7,083.75 0.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense Security 0.00 Security 0.00 59,172.00 6,741.00 Tax and License 0.00 1,529.54 Utilities Gas 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,326.88 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 15,955.47 Net Ordinary Income 6,596.18 15,955.47	Postage and Delivery	144.30	635.44
Landscape/ Sprinklers 0.00 7,083.75 Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47			
Pool 0.00 112.00 Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3 1,745.11 4,797.81 Power 992.21 11,372.40 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47			,
Total Repairs and Maintenance 842.16 25,582.35 Reserve Expense 0.00 59,172.00 Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 3 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	• • • • • • • • • • • • • • • • • • •		,
Reserve Expense Security 0.00 0.00 6,741.00 6,741.00 6,741.00 7ax and License 0.00 1,529.54 Utilities Gas 1,745.11 4,797.81 11,372.40 992.21 11,372.40 3,326.88 7otal Utilities Total Utilities 3,185.48 19,497.09 7otal Expense Net Ordinary Income 6,596.18 15,955.47	Pool		112.00
Security 0.00 6,741.00 Tax and License 0.00 1,529.54 Utilities 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Total Repairs and Maintenance	842.16	25,582.35
Tax and License Utilities 0.00 1,529.54 Gas 1,745.11 4,797.81 Power P	Reserve Expense	0.00	59,172.00
Utilities Gas 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Security	0.00	6,741.00
Gas 1,745.11 4,797.81 Power 992.21 11,372.40 Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Tax and License	0.00	1,529.54
Power Water 992.21 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Utilities		
Water 448.16 3,326.88 Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47		· · · · · · · · · · · · · · · · · · ·	
Total Utilities 3,185.48 19,497.09 Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47			·
Total Expense 9,530.81 181,349.86 Net Ordinary Income 6,596.18 15,955.47	Water	448.16	3,326.88
Net Ordinary Income 6,596.18 15,955.47	Total Utilities	3,185.48	19,497.09
	Total Expense	9,530.81	181,349.86
Net Income 6,596.18 15,955.47	Net Ordinary Income	6,596.18	15,955.47
	Net Income	6,596.18	15,955.47



Avalon Beach Estate Owners Association, Inc Schedule I - Budget vs. Actual For the Eleven Months Ended November 30, 2025

	Jan - Nov 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Beach Chair/Umbrella Income	16,552.06	14,150.00	2,402.06
Capital Contribution	3,000.00	3,000.00	0.00
Interest Income	253.27	201.00	52.27
Late Fees	125.00	125.00	0.00
Wedding Income	0.00	1,000.00	(1,000.00)
Owners Assessments	101,658.37	101,658.37	0.00
Reserve Assessments	75,716.63	75,716.67	(0.04)
Total Income	197,305.33	195,851.04	1,454.29
Gross Profit	197,305.33	195,851.04	1,454.29
Expense			
Contractual			
Common Area	33,471.68	33,472.09	(0.41)
Pool Maintenance	8,250.00	8,250.00	0.00
Total Contractual	41,721.68	41,722.09	(0.41)
Computer and Internet Expenses	560.00	550.00	10.00
General and Administrative			
Accounting	5,450.00	5,500.00	(50.00)
Legal	1,982.43	4,033.33	(2,050.90)
Meeting	1,006.45	600.00	406.45
Total General and Administrative	8,438.88	10,133.33	(1,694.45)
Insurance Expense	16,712.34	15,000.00	1,712.34
Office Supplies	759.54	1,100.00	(340.46
Postage and Delivery	635.44	650.00	(14.56
Repairs and Maintenance			
General	18,386.60	20,362.84	(1,976.24)
Landscape/ Sprinklers	7,083.75	825.00	6,258.75
Pool	112.00	1,833.33	(1,721.33)
Total Repairs and Maintenance	25,582.35	23,021.17	2,561.18
Reserve Expense	59,172.00	0.00	59,172.00
Security	6,741.00	6,416.67	324.33
Tax and License Utilities	1,529.54	1,191.67	337.87
Gas	4,797.81	4,741.84	55.97
Power	11,372.40	11,916.67	(544.27)
Water	3,326.88	550.00	2,776.88
Total Utilities	19,497.09	17,208.51	2,288.58
Total Expense	181,349.86	116,993.44	64,356.42
Net Ordinary Income	15,955.47	78,857.60	(62,902.13)
	15,955.47	78,857.60	(62,902.13)