

**HAMILTON COVE HOMEOWNERS ASSOCIATION
MINUTES
MEETING OF THE BOARD OF DIRECTORS
BY ZOOM
October 28, 2025
6:00 PM**

The meeting called to order at 6:15 PM by President Norris Bishton. The following directors were present by Zoom:

Norris J. Bishton, Jr.
Bart Glass
Richard Kirschner
Rimas Butkys

Approximately 25 Owners were present by Zoom, the number varying during the meeting,

APPROVAL OF MINUTES

The minutes of the Board meeting of September 13, 2025, were approved.

EXECUTIVE SESSION

Mr. Bishton reported that the Board has not met in Executive Session since the last meeting.

PRESIDENT'S REPORT

The President noted that maintenance of the project is becoming more difficult because of the age of the buildings:

BLDG 3,4,5,6 AND 7 40 YEARS OLD
BLDG 1 AND 2 38 YEARS OLD
BLDG 8,9,10 AND 11 37 YEARS OLD
BLDG 12, 13, 17 AND 18 34 YEARS OLD

Short Term Renting has increased wear and tear. 130 Owners or 67% engage in STR. Eleven Units or 8% are occupied full time. Twenty two Units or 27% are true second homes.

The following information was provided to all Owners:

<https://www.davis-stirling.com/HOME/A/Annual-Budgets>

Comparing Assessments to Other Associations

It is difficult, if not impossible, to arrive at any meaningful "average" monthly assessment comparison between associations because of significant differences from one development to the next. The factors that impact assessments include:

- ♣ Age of the Development: the older it is, the more expensive it is to maintain it;
- ♣ Utilities: some properties are master metered for water, gas, and/or electricity; others are not;
- ♣ Insurance: deductibles and levels of insurance may vary significantly; in addition, some carry earthquake insurance, and others do not;
- ♣ Common Areas: pools, clubhouses, tennis courts, streets, parking lots, lighting, type of roofing, type of structure, quality of plumbing, etc. vary from property to property;
- ♣ Deferred Maintenance: the longer maintenance has been deferred, the more costly the repairs;
- ♣ Management Philosophy: expectations by the membership for extra or upgraded services for security, cable TV, concierge services, holiday parties, etc. (owners in Beverly Hills condominiums probably have higher service expectations than owners in Fresno);
- ♣ Number of Units: the more units, the lower the average cost per unit to maintain the common areas and
- ♣ Geographical Location: properties on or near the beach have higher maintenance costs than those not on the beach; the same is true for properties above the snow line.

NEW BUSINESS

A. 2026 BUDGET

The following items were provided to the Board and all Owners regarding the 2026 Budget:

2026 Proposed Budget

2026 Budget worksheet 5yr data

3yr expenses as of 10.01.25 (A study of actual expenses item by item)

2025 Data and Proposed Fees

Mooring info

Copies are attached to these minutes.

After discussion of the material presented, the following resolution was unanimously approved:

RESOLVED, the following budget for 2026 is approved:

BUDGET	2026
Monthly Assessment - Class I	\$1,925

Monthly Assessment - Class III	\$1,300
CLASS I	\$4,273,500
CLASS III	\$140,400
Total Assessment	\$4,413,900
Earthquake Ins Assessment	TBD
Preferred Mooring Fees	\$41,100
Vending Machines	\$3,000
Full size vehicle parking fee	\$11,520
Second Cart Parking fee	\$12,960
Rack Storage Fee	\$1,680
Boat Storage Fee	\$12,000
Verizon Lease	\$22,740
TOTAL INCOME	\$4,518,900
Auto Expense	\$15,000
Bank Charges	\$2,300
Computer Support	\$500
Dues and Subscriptions	\$1,000
Freight	\$2,300
Functions And Meetings	\$2,500
Golf Course etc. supplies	\$500
Earthquake and Flood Ins	TBD
Insurance, general	\$1,600,000
Insurance, group health	\$152,250
Insurance, workers comp.	\$75,000
Janitorial Supplies	\$12,000
Internet Site	\$4,000
Landscaping/Groundskeeping	\$20,000
Accounting	\$16,000
Legal and Professional	\$50,000
Mooring Fees	\$90,000

Office	\$10,000
Pest Control	\$5,000
Pier and Dock	\$65,000
Postage	\$3,500
Reproduction and copying	\$9,000
Repairs and Maintenance	\$100,000
Fire Alarm System	\$40,000
Supplies	\$50,000
Licences and Permits	\$1,500
Payroll Taxes	\$150,000
Payroll	\$1,107,086
Property Taxes	\$13,500
State Taxes	\$3,000
Telephone	\$10,000
Uniforms	\$4,500
Utlities	\$470,000
Transfer to Reserves	\$430,000
Provision Fed Tax	\$3,464
TOTAL EXPENSES	\$4,518,900
NET INCOME	\$0

B. HOMEOWNERS COMMENTS

Questions raised by Owners present were answered.

Martin Curtin. Secretary.

BUDGET	2025 Rev.02
Monthly Assessment - Class I	\$1,823
Monthly Assessment - Class III	\$1,227
CLASS I	\$3,859,285
CLASS III	\$100,970
Total Assessment	\$3,960,255
Earthquake Ins Assessment	\$0
Preferred Mooring Fees	\$41,100
Vending Machines	\$3,000
Full size vehicle parking fee	\$11,520
Second Cart Parking fee	\$13,740
Rack Storage Fee	\$2,700
Boat Storage Fee	\$5,400
Verizon Lease	\$20,000
TOTAL INCOME	\$4,057,715
Auto Expense	\$15,000
Bank Charges	\$1,500
Computer Support	\$500
Dues and Subscriptions	\$1,000
Freight	\$2,000
Functions And Meetings	\$2,500
Golf Course etc. supplies	\$500
Earthquake and Flood Ins	
Insurance, general	\$1,552,251
Insurance, group health	\$145,000
Insurance, workers comp.	\$40,000
Janitorial Supplies	\$10,000
Internet Site	\$4,000
Landscaping/Groundskeeping	\$10,000
Accounting	\$16,000
Legal and Professional	\$50,000
Mooring Fees	\$90,000
Office	\$10,000
Pest Control	\$5,000
Pier and Dock	\$60,000
Postage	\$1,000
Reproduction and copying	\$5,000
Repairs and Maintenance	\$100,000
Fire Alarm System	\$40,000
Supplies	\$35,000
Licences and Permits	\$1,500
Payroll Taxes	\$220,000

2026 Proposed	Variance
\$1,925	
\$1,300	
\$4,273,500	
\$140,400	
\$4,413,900	
TBD	
\$41,100	\$0
\$3,000	\$0
\$11,520	\$0
\$12,960	-\$780
\$1,680	-\$1,020
\$12,000	\$6,600
\$22,740	\$2,740
\$4,518,900	\$461,185
\$15,000	\$0
\$2,300	\$800
\$500	\$0
\$1,000	\$0
\$2,300	\$300
\$2,500	\$0
\$500	\$0
\$1,600,000	\$47,749
\$152,250	\$7,250
\$75,000	\$35,000
\$12,000	\$2,000
\$4,000	\$0
\$20,000	\$10,000
\$16,000	\$0
\$50,000	\$0
\$90,000	\$0
\$10,000	\$0
\$5,000	\$0
\$65,000	\$5,000
\$3,500	\$2,500
\$9,000	\$4,000
\$100,000	\$0
\$40,000	\$0
\$50,000	\$15,000
\$1,500	\$0
\$150,000	-\$70,000

Payroll	\$960,000
Property Taxes	\$13,000
State Taxes	\$3,000
Telephone	\$10,000
Uniforms	\$4,500
Utilities	\$266,000
Transfer to Reserves	\$380,000
Provision Fed Tax	\$3,464
TOTAL EXPENSES	\$4,057,715
NET INCOME	\$0

\$1,107,086	\$147,086
\$13,500	\$500
\$3,000	\$0
\$10,000	\$0
\$4,500	\$0
\$470,000	\$204,000
\$430,000	\$50,000
\$3,464	\$0
\$4,518,900	\$461,185
\$0	\$0

Auto Detail

Sum of Paid Amount	Years (Date)			
Class	2022	2023	2024	2025
DMV	1,050.00	1,299.00	780.00	827.00
Fuel	7,222.03	8,141.72	8,422.88	7,442.01
Repair/Maint	5,056.59	4,207.41	2,320.21	745.25
Grand Total	\$ 13,328.62	\$13,648.13	\$11,523.09	\$9,014.26

Bank Charges

Details for Sum of Paid Amount - Account: 7110 - Bank Charges, Years (Date): 2025

2025 Bank Charges									
Type	Date	Num	Name	Memo	Account	Class	Split	Original Amount	Paid Amount
Bill	9/15/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 - Bank Charges		2000 - *Accounts Payable	15	15
Check	9/10/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	148.22	148.22
Check	8/14/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	130.7	130.7
Bill	8/8/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 - Bank Charges		2000 - *Accounts Payable	15	15
Bill	7/17/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 - Bank Charges		2000 - *Accounts Payable	15	15
Check	7/13/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	160.25	160.25
Bill	6/17/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 - Bank Charges		2000 - *Accounts Payable	15	15
Check	6/13/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	137.9	137.9
Check	5/14/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	162.25	162.25
Bill	5/12/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 - Bank Charges		2000 - *Accounts Payable	15	15
Bill	4/14/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 - Bank Charges		2000 - *Accounts Payable	15	15
Check	4/10/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	163.35	163.35
Check	3/14/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	113.15	113.15
Check	2/14/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	130.2	130.2
Bill	1/17/2025		FIRST INSURANCE FUNDING	FEE	7110 - Bank Charges		2000 - *Accounts Payable	15	15
Check	1/15/2025			Service Charge	7110 - Bank Charges	Operating Checking	1010.01 - US Bank-Operating-4700	163.92	163.92
								\$	1,414.94

Flood & Earthquake

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
7329 · Insurance - Flood & Earthquake	98,555.00	104,740.00	122,780.57	90,314.60
FIRST INSURANCE FUNDING			103,335.57	71,380.68
Hessler Insurance Solutions	98,555.00	104,740.00	19,445.00	18,933.92
Grand Total	98,555.00	104,740.00	122,780.57	90,314.60

Health Ins.

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
ADP Health	163,402.19	34,915.10		
Dental		4,679.85	10,927.67	7,368.78
Health Care Ins		61,592.03	124,309.28	104,781.83
Grand Total	\$ 163,402.19	\$101,186.98	\$135,236.95	\$112,150.61

WC+ADP FEE

Sum of Paid Amount		Column Labels			
Row Labels		2022	2023	2024	2025
ADP Acct fees	\$	132,108.47	\$ 50,884.91		
Berkley Net Underwriters			\$ 51,584.00	\$39,164.00	\$62,918.00
Payroll Taxes	\$	(14,024.60)	\$(11,985.43)		
reimb			\$ (1,426.24)		
Grand Total	\$	118,083.87	\$ 89,057.24	\$39,164.00	\$62,918.00

Janitorial

Sum of Paid Amount	Column Labels							
Row Labels	Jan	Mar	Apr	May	Jun	Jul	Aug	Sep
Drinking Water	702.56	323	365	870	185	43	84	48
Supplies: TP, Hand towels, Cleaners	674.55	451.99	1.7	396.69	704.15	337.89	639.64	240.11
Trash Bags	797.39	797.39		959.04	799.2	271.72	868.66	959.04
Grand Total	\$ 2,174.50	\$1,572.38	\$366.70	\$2,225.73	\$1,688.35	\$652.61	\$1,592.30	\$1,247.15

Internet_Website Data

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
Catalina Broadband	2,416.80	2,426.80	2,416.80	1,817.10
Doc Storage			7.49	108.96
Starlink		4,372.64	3,120.00	2,160.00
Web Hosting	539.40	604.39	574.39	474.54
Yahoo Mail			25.00	15.00
Grand Total	\$2,956.20	\$ 7,403.83	\$ 6,143.68	\$ 4,575.60

Tree Trimming

Sum of Paid Amount	Column2	Years (Date)		
	Brow	Augustine		
Class	2022	2023	2024	2025
Lodging	3,614.24	344.96	144.48	1,918.84
Palm Trees	9,120.00	8,000.00	8,000.00	10,350.00
2nd Palm Project	8,275.00			3,600.00
Supplies	1,835.39			
Grand Total	\$ 22,844.63	\$ 8,344.96	\$ 8,144.48	\$ 15,868.84

Sum of Paid Amount	Column Labels			
	2022	2023	2024	2025
Row Labels				
BISHTON - GUBERNICK	17,361.12	119,846.46	95,934.53	13,530.32
Election			1,100.62	
Forbush	17,172.78	119,240.55	94,661.41	13,530.32
General	188.34	605.91		
Small Claims			172.50	
Moskovitz Appellate Team				109,254.65
Forbush				109,254.65
TINNELLY LAW GROUP		\$ 799.75	\$ 73,201.92	\$ 45,853.53
Doc Request			4,413.24	2,447.00
Election			9,396.50	3,264.50
General		799.75	27,199.66	16,262.05
Small Claims			32,192.52	23,879.98
Grand Total	\$ 17,361.12	\$120,646.21	\$169,136.45	\$168,638.50

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Accounting.

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
Murphy, Murphy, & Murphy, Inc.	10,075.00	9,850.00	14,700.00	7,875.00
Owens, Moskowitz & Associates, Inc.	7,048.00	7,048.00	7,048.00	3,707.60
Grand Total	\$ 17,123.00	\$16,898.00	\$21,748.00	\$11,582.60

Moorings

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
AVALON HARBOR DEPT.	78,642.00	81,645.00	84,831.00	
CITY OF AVALON				240.00
Grand Total	78,642.00	81,645.00	84,831.00	240.00

Office

Sum of Paid Amount	Column Labels				
Row Labels	2022	2023	2024	2025	
Lodging		879.20	932.96	1,088.64	Hotel stays, receive discounts from locals and friends for rooms when I stay
Office	3,456.86	4,463.37	4,272.67	3,836.13	Office supplies
Software	949.87	239.88	3,148.99	3,638.88	QB's ,Adobe, Limble
Taxi				48.48	Due to complaints from owners, now have to pay for taxi.
Travel to Island		1,763.81	2,046.16	1,031.95	2024 high due to owners request for me to be on island to be served
Grand Total	\$ 4,406.73	\$ 7,346.26	\$ 10,400.78	\$ 9,644.08	

Pier and dock

Sum of Paid Amount Column Labels				
Row Labels	2022	2023	2024	2025
End Float Storage	23,472.58	14,175.00	28,938.00	19,908.00
Lauch Float	9,535.90	3,874.51	6,170.00	3,508.10
Float Prep	19,093.40	12,183.16	27,159.26	25,340.00
Float repair	1,075.60		-	2,401.62
Grand Total	\$ 53,177.48	\$30,232.67	\$62,267.26	\$51,157.72

Postage

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
7530 · Postage	1,059.62	1,124.62	2,139.72	1,437.94
Grand Total	\$ 1,059.62	\$1,124.62	\$2,139.72	\$1,437.94

Sum of Paid Amount		Column Labels		
Row Labels	2022	2023	2024	2025
2024 Election Package			2,559.95	
Office Printer	5,024.28	4,710.65	5,048.51	3,983.32
Putting Range Cards	10.75			
Grand Total	\$ 5,035.03	\$ 4,710.65	\$ 7,608.46	\$ 3,983.32

Fire Alarm

Sum of Paid Amount		Column Labels			
Row Labels	2022	2023	2024	2025	
Fire Alarm Monitoring	18,000.00	27,450.00			
Radio Lines		1,754.50	33,900.00	37,584.00	
Service Repair	9,121.84	6,797.60	1,384.00	2,190.80	
Grand Total	\$ 27,121.84	\$36,002.10	\$35,284.00	\$39,774.80	

Changed from Phone lines to Radio Lines

As of 2023 we use Radio Lines instead of phone lines

Supplies-Paint

Paint

Sum of Paid Amount Column Labels				
Row Labels	2022	2023	2024	2025
Paint	10,491.09	8,079.33	13,640.69	10,287.83
Stain & Varnish	10,147.26	10,565.01	14,035.72	17,737.25
Supplies	830.63	4,982.93	4,356.06	2,762.71
Grand Total	\$ 21,468.98	\$23,627.27	\$32,032.47	\$30,787.79

Repair and Maint

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
7395 · Lift Sation			498.79	445.00
7550 · Recreational Expense			345.59	297.68
7610 · Repair & Maintenance	8,936.57	7,071.44	6,286.52	760.24
7639 · Washer/Dryer		7,567.89	60.00	
Appliances	1,130.23	1,267.98	709.17	
Beach Area	0.00			
Boat Storage	38.37			
Buildings	5,600.66	4,445.35	4,380.78	5,369.79
Charging Stations			0.00	
Davit		500.00	214.50	
Drywall		394.15	153.80	
Elevator Repair & Maintenance	16,225.26	16,367.81	6,881.96	5,614.94
Elevators		0.00		
Equipment	5,571.50	84.67	3,030.18	834.82
Fire Equipment, extinguishers	2,225.93	3,171.89	2,574.73	5,623.40
Fire Protection	0.00			
Gates(Front)	4,168.36			
Hardware Tools		995.09	598.29	1,100.43
Mooring Maintenance	3,581.00	32,982.10	25,475.45	26,537.10
Other	-8,205.07	18,902.55	246.58	-663.68
Piano Tuning	185.00		200.00	
Plumbing Repair	20,190.98	10,627.10	7,103.37	2,391.20
Pool & Spa		0.00		
Pool Maintenance	37,879.50	20,958.38	33,396.46	21,908.31
Pool Repairs	0.00			
Road Repair		3,200.00	456.48	
Salt Water	0.00	0.00		
Security System			0.00	
Sewage Lines	4,997.33	3,288.71	0.00	1,300.00
Signage	2,607.00	255.09	64.98	
Grand Total	\$ 105,132.62	\$132,080.20	\$92,677.63	\$71,519.23

Repair and Maint-Moorings

Mooring Maint

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
AVALON MOORING SERVICE	3,581.00	32,982.10	25,475.45	26,537.10
Chain Replacement	10,000.00			
Dive & Inspect	3,580.60	10,752.10	3,299.45	2,784.54
Post to Reserve	(27,058.00)			
Yearly	17,058.40	22,230.00	22,176.00	23,752.56
Grand Total	\$ 3,581.00	\$32,982.10	\$25,475.45	\$26,537.10

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Repair and Maint-Pool

pool

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Sum of Paid Amount Column Labels				
Row Labels	2022	2023	2024	2025
Pool Supplies	30,818.86	18,030.51	33,161.25	21,713.31
Repair	7,060.64	2,927.87	235.21	195.00
Grand Total	\$ 37,879.50	\$20,958.38	\$33,396.46	#####

Salt water

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Sum of Paid Amount Column Labels				
Row Labels	2022	2023	2024	2025
Sewage Lines	4,997.33	3,288.71	-	1,300.00
Grand Total	\$ 4,997.33	\$3,288.71	\$-	\$1,300.00

total mooring and dock

Total Cost of Moorings & End Float					
Sum of Paid Amount		Years (Date)			
Account	Name	2022	2023	2024	2025
7397 · Mooring Fees		78,642.00	81,645.00	84,831.00	
7490 · Pier & Dock		52,659.48	30,232.67	62,267.26	51,157.72
7701 · Property Taxes	LOS ANGELES COUNTY TAX COLLECTOR	8,193.14	8,546.29	8,885.93	4,473.36
7701 · Property Taxes Total		8,193.14	8,546.29	8,885.93	4,473.36
Mooring Maintenance		3,581.00	32,982.10	25,475.45	26,537.10
Grand Total		\$ 143,075.62	\$ 153,406.06	\$ 181,459.64	\$ 82,168.18

Mooring fees					
Sum of Paid Amount	Column Labels				
Row Labels	2022	2023	2024	2025	
AVALON HARBOR DEPT.	78,642.00	81,645.00	84,831.00		
CITY OF AVALON				240.00	
Grand Total	\$ 78,642.00	\$ 81,645.00	\$ 84,831.00	\$ 240.00	

Mooring Maint					
Sum of Paid Amount	Column Labels				
Row Labels	2022	2023	2024	2025	
AVALON MOORING SERVICE	3,581.00	32,982.10	25,475.45	26,537.10	
Chain Replacement	10,000.00				
Dive & Inspect	3,580.60	10,752.10	3,299.45	2,784.54	
Post to Reserve	(27,058.00)				
Yearly	17,058.40	22,230.00	22,176.00	23,752.56	
Grand Total	\$ 3,581.00	\$ 32,982.10	\$ 25,475.45	\$ 26,537.10	

2025 Payroll

2025 Payroll

Sum of Paid Amount	Months (Date)									
Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Grand Total
7695 · Payroll Expenses		-	-	-	-	-	96.25			96.25
7695.01 · Adminstrative	23,991.16	14,545.71	16,163.62	16,191.61	24,203.09	17,221.60	16,995.69	16,233.41	17,108.36	162,654.25
7695.02 · Maintenance	19,675.87	16,783.13	18,538.85	18,406.02	28,299.17	19,317.80	18,786.24	18,806.03	19,588.67	178,201.78
7695.03 · Painting	14,785.29	11,729.57	13,774.49	15,532.14	21,641.63	12,225.00	13,419.89	11,889.75	9,328.22	124,325.98
7695.04 · Security	19,118.24	16,130.64	17,471.17	16,634.51	27,101.99	18,434.85	23,273.78	22,448.25	23,534.14	184,147.57
7695.06 · Landscaping	17,316.00	14,470.14	17,774.17	18,847.64	20,802.70	19,330.68	19,642.44	18,612.91	18,056.79	164,853.47
Grand Total	94,886.56	73,659.19	83,722.30	85,611.92	122,048.58	86,529.93	92,214.29	87,990.35	87,616.18	\$ 814,279.30

Telephone

Sum of Paid Amount Column Labels					
Row Labels	2022	2023	2024	2025	
Cell Phone	3,641.32	4,651.84	4,264.81	4,618.90	Security, Maint Staff, Facility Manager, Business Manager (replaced 9500)
Elevator Phone Lines	5,321.76	30,210.46	237.18		2022 Began identifying phone lines to disconnect due to increase and unused lines.
Fire Lines	15,654.00	45,425.57			2022 Began identifying phone lines to disconnect due to increase and unused lines.
Long Distance	2,793.31	954.04	-	12.56	
Office Phone Line	3,135.92	11,285.52	11,396.12	14,168.27	Closed all lines, i.e. fax, VM, phone lines, Conference Lines
Phone Lines	72,443.07	(1,620.43)			
Security Gate Line		1,696.32	3,931.70	3,968.69	Disconnected
Security Phone Lines		3,807.61	9,502.07	8,834.75	Reduced to one line, 240\$/month beginning Oct'25
Grand Total	\$ 102,989.38	\$96,410.93	\$29,331.88	\$31,603.17	

Utilities

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
7811 · Hazardous Waste Removal	6,177.83	627.03	2,277.55	784.26
7812 · Trash Removal	16,098.66	14,805.00	15,368.19	12,376.34
AVALON ENVIRONMENTAL SERVICES	16,098.66	14,805.00	15,368.19	12,376.34
7815 · Electricity	67,891.66	97,537.37	102,904.31	77,919.11
7817 · Water	167,063.15	168,666.48	137,892.89	200,403.38
Grand Total	\$ 257,231.30	\$281,635.88	\$258,442.94	\$291,483.09

Sum of Paid Amount	Column Labels			
Row Labels	2022	2023	2024	2025
Const & Demo	156.67	2,037.49	1,139.56	1,138.70
Landscaping	15,941.99	12,470.38	13,322.47	10,755.33
Furniture & Mattresses		297.13	906.16	482.31
Grand Total	\$ 16,098.66	\$14,805.00	\$15,368.19	\$12,376.34

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3year Pivot

Sum of Paid Amount		Column Labels			
Row Labels	2022	2023	2024	2025	
6999 · Uncategorized Expenses		-			
7070 · Auto Expense	13,328.62	13,648.13	11,523.09	9,014.26	
7110 · Bank Charges	1,077.19	1,373.10	1,597.22	1,414.94	
7180 · Computer Support				377.16	
7250 · Dues & Subscriptions	1,749.80	6,968.12	1,104.88	584.99	
7292 · Fees/ Penalties	351.44	82.40	594.36	50.24	
7294 · Freight	3,078.49	3,774.48	2,210.18	1,779.21	
7295 · Functions & Meetings	2,337.45	2,627.49	2,585.39	3,942.68	
7329 · Insurance - Flood & Earthquake	98,555.00	104,740.00	122,780.57	90,314.60	
7330 · Insurance - General	1,311,275.18	1,522,417.36	1,469,617.29	1,164,973.43	
7331 · Insurance - Group Health	163,402.19	101,186.98	135,236.95	112,150.61	
7332 · Insurance - Workers Comp	118,083.87	89,057.24	39,164.00	62,918.00	
7333 · Insurance-Life/Disability		1,953.09	334.01	313.68	
7334 · Janitorial	14,716.57	14,826.50	12,113.50	11,519.72	
7335 · Internet-WebSite	2,956.20	7,403.83	6,143.68	4,575.60	
7340 · Landscaping		37.93			
7341 · Plumbing	99.67	1,659.60		120.05	
7342 · Electrical		15.91			
7343 · Tools	1,035.13	4,716.40	1,253.60	469.86	
7344 · Plants	6,835.00				
7345 · Grounds Upkeep	480.48	16,967.91	31.32	2,408.98	
7346 · Equipment Upkeep		203.97	114.67	676.95	
7347 · Tree Trimming Expenses	22,844.63	8,344.96	8,144.48	15,868.84	
7348 · Other	65.98		52.77		
7391 · Accounting	17,123.00	16,898.00	21,748.00	11,582.60	
7392 · Legal - General	17,361.12	120,646.21	169,136.45	168,638.50	
7393 · Legal - Transfer	10,250.00	5,500.00	1,000.00		
7394 · Legal - Collections			150.00		
7395 · Lift Sation			498.79	445.00	
7397 · Mooring Fees	78,642.00	81,645.00	84,831.00	240.00	
7470 · Office	4,406.73	7,346.26	10,400.78	9,644.08	
7489 · Pest Control	5,385.00	8,108.00	5,604.00	5,823.00	
7490 · Pier & Dock	53,177.48	30,232.67	62,267.26	51,157.72	
7530 · Postage	1,059.62	1,124.62	2,139.72	1,437.94	
7540 · Reproduction & Copying	5,035.03	4,710.65	7,608.46	3,983.32	
7550 · Recreational Expense			345.59	297.68	
7560 · Reserve Study		3,000.00			
7610 · Repair & Maintenance	8,936.57	7,071.44	6,286.52	760.24	
7630 · Fire Alarm,monitoring,maintence	27,121.84	36,002.10	35,284.00	39,774.80	
7635 · Supplies	545.51	2,184.01	1,078.99		

3year Pivot

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7636 · Paint	21,468.98	23,627.27	32,032.47	30,787.79
7637 · Plumbing	107.16	1,122.95	71.81	112.11
7638 · Electrical	275.99	1,354.87	2,939.12	408.88
7639 · Washer/Dryer		7,567.89	60.00	
7640 · Maintenance Supplies	1,517.91	4,384.59	6,043.79	9,182.55
7650 · Licenses & Permits	2,041.00	2,067.00	2,041.00	2,346.00
7653 · Penalties & Fines			530.00	
7682 · Trees			-	
7690 · Payroll Taxes	41,345.07	58,555.52	118,529.91	68,558.77
7692 · Payroll Acct Fees	2,900.00	13,766.55	22,559.52	16,037.13
7695 · Payroll Expenses		-	-	96.25
7695.01 · Adminstrative	185,976.25	209,716.32	222,150.35	162,654.25
7695.02 · Maintenance	145,497.72	199,916.66	249,015.50	178,201.78
7695.03 · Painting	48,476.50	113,529.33	192,858.49	124,325.98
7695.04 · Security	183,595.83	219,328.00	230,231.64	184,147.57
7695.06 · Landscaping	125,046.18	139,330.10	204,030.13	164,853.47
7695.07 · Payroll Bonus		-		
7701 · Property Taxes	11,424.19	12,051.04	12,626.61	8,315.11
7750 · State Taxes	1,799.00	3,739.00	2,043.05	792.00
7770 · Telephone	102,989.38	96,410.93	29,331.88	31,603.17
7780 · Uniforms	1,371.32	2,923.18	4,726.63	4,351.05
7811 · Hazardous Waste Removal	6,177.83	627.03	2,277.55	784.26
7812 · Trash Removal	16,098.66	14,805.00	15,368.19	12,376.34
7815 · Electricity	67,891.66	97,537.37	102,904.31	77,919.11
7817 · Water	167,063.15	168,666.48	137,892.89	200,403.38
7990 · Miscellaneous			660.00	
8000 · Transfers to Reserve	199,997.00	150,000.00	-	31,666.67
8025 · Master Land Loan Payments	26,600.76	20,129.04	20,129.04	1,677.42
9124 · Contingency		4,300.00	5,100.00	
9500 · Provision - Federal Income Tax				1,100.00
Appliances	1,130.23	1,267.98	709.17	
Beach Area	-			
Boat Storage	38.37			
Buildings	5,600.66	4,445.35	4,380.78	5,369.79
Charging Stations			-	
Davit		500.00	214.50	
Drywall		394.15	153.80	
Elevator Repair & Maintenance	16,225.26	16,367.81	6,881.96	5,614.94
Elevators		-		
Equipment	5,571.50	84.67	3,030.18	834.82
Fire Equipment, extinguishers	2,225.93	3,171.89	2,574.73	5,623.40
Fire Protection	-			
Gates(Front)	4,168.36			
Hardware Tools		995.09	598.29	1,100.43

3year Pivot

Interest Expense		13,278.22		
Mooring Maintenance	3,581.00	32,982.10	25,475.45	26,537.10
Other	(8,205.07)	18,902.55	246.58	(663.68)
Piano Tuning	185.00		200.00	
Pier & Dock	-			
Plumbing Repair	20,190.98	10,627.10	7,103.37	2,391.20
Pool & Spa		-		
Pool Maintenance	37,879.50	20,958.38	33,396.46	21,908.31
Pool Repairs	-			
Road Repair		3,200.00	456.48	
Salt Water	-	-		
Security System			-	
Sewage Lines	4,997.33	3,288.71	-	1,300.00
Signage	2,607.00	255.09	64.98	
Grand Total	3,447,174.38	3,922,649.57	3,924,622.13	3,159,976.03

2025 Reservations, Updates, Certifications, Unit Modification requests

<i>Info</i>	<i>Memo</i>	<i>Assigned</i>	<i>Approval</i>	SUM of Count
Data Request	LENDER CERTIFICATION FEE	Business Manager	President	3
	MLL	Business Manager	President	4
	Unit Modification	Business Manager	Architectural Committee	12
Data Request Total				19
New Owner Update	Condo Sale/Purchase	Business Manager	President	9
	New Home	Business Manager	President	2
New Owner Update Total				11
Reservations	Clubhouse	Business Manager	President	9
	Moorings	Business Manager	Business Manager	59
	Public Beach	Business Manager	President	2
	Putting Range	Business Manager	President	3
Reservations Total				73
Grand Total				103

Data Request: Lender Certificaiton -
MLL -
Unit Modification Request -

Information Request to begin and close escrow
Information Request to begin and close escrow
Request are submitted by homeowners, Business Manager
collects info and routes and communicates approvals

New Owner Updates: Condo Sale/Purchases -
New Homes -

Information Request to begin and close escrow, update all data files and accounts
New Homes built, collect and update data for new accounts

Reservations: All reservations -

Receive, route for approval, reserve and communicate all correspondence

Preferred Moorings 2026

We currently have 12 Preferred Moorings.

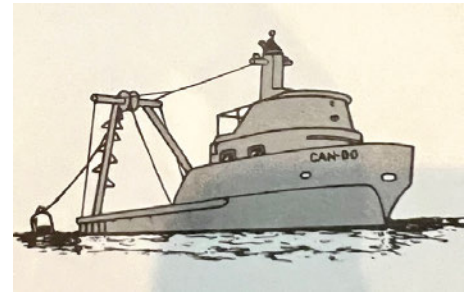
	Qty	2025	2026	
40'	8	\$1,950.00	\$4,000.00	8 Preferred Moorings
50'	8	\$6,000.00	\$6,000.00	2 Preferred Moorings
>50'	2	\$6,750.00	\$6,750.00	2 Preferred Moorings
	<u>18</u>			

There are 18 Moorings, 12 of them are Preferred

Avalon Mooring	\$ 881.00	Mooring Maint per mooring
Avalon Harbor	\$2,397.00	Mooring Ball 40'
LA Tax	\$ 791.67	Property Taxes \$9,500 / 12 preferred moorings
	<u>\$4,069.67</u>	Minimum for Each Preferred Mooring

Memo	Name	SUM of 2025 fee	SUM of 2026 Fe
2025 BOATYARD STORAGE FEE		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
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		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
2025 BOATYARD STORAGE FEE Total		9,000.00	12,000.00
2025 BOATYARD RACK STORAGE FEE		240.00	240.00
		240.00	240.00
		240.00	240.00
		240.00	240.00
		240.00	240.00
		480.00	480.00
2025 BOATYARD RACK STORAGE FEE Total		1,680.00	1,680.00
2025 FULL SIZE VEHICLE PARKING FEE		1,440.00	1,440.00
		1,440.00	1,440.00
		1,440.00	1,440.00
		1,440.00	1,440.00
		1,440.00	1,440.00
		1,440.00	1,440.00
2025 FULL SIZE VEHICLE PARKING FEE Total		8,640.00	8,640.00
2025 PREFERRED MOORING FEE		1,950.00	4,000.00
		1,950.00	4,000.00
		6,000.00	6,000.00
		6,000.00	6,000.00
		1,950.00	4,000.00
		1,950.00	4,000.00
		1,950.00	4,000.00
		1,950.00	4,000.00
		1,950.00	4,000.00
		6,750.00	6,750.00
	Open	6,750.00	6,750.00
		1,950.00	4,000.00
2025 PREFERRED MOORING FEE Total		41,100.00	57,500.00
2025 SECOND GOLF CART PARKING FEE		720.00	720.00
		720.00	720.00
		720.00	720.00
		720.00	720.00
		720.00	720.00
		720.00	720.00
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		720.00	720.00
		720.00	720.00
2025 SECOND GOLF CART PARKING FEE Total		12,960.00	12,960.00
Grand Total		73,380.00	92,780.00

Avalon Mooring Service
PO Box 714
Avalon, CA 90704 USA
stacie@avalonmooringservice.com



BILL TO
Hamilton Cove HOA
PO Box 1573
Avalon, CA 90704

INVOICE 1357

DATE 01/29/2025 **TERMS** Net 30

DUE DATE 02/28/2025

MOORING NUMBER #
Association Moorings

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/01/2025	Annual Mooring Service for 2025	Annual Mooring Service required by the Avalon Harbor Department ordinance #10-2.205. The annual service includes new bow hawser, stern hawser, spreader line, pick up pole replacement and the Bouy cleaning, painting with re-lettering. If hawser or bouy needs shackles those will be replaced at the time of Service.	1	0.00	0.00
03/01/2025	Labor for Annual Service	24 - Association Moorings - Labor & Material for Annual Service	24	881.33	21,151.92
03/01/2025	Labor for Annual Service	3 - Swing Moorings - Labor & Material for Annual Service	3	866.88	2,600.64
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material - this is 80ft x 4 Moorings (H-2, H-3, H-4, H-8)	320	15.50	4,960.00T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material - this is 75ft for Mooring (H-13)	75	15.50	1,162.50T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material - this is 100ft for Mooring (H-5)	100	15.50	1,550.00T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material - this is for 105ft x two Moorings (H-6, H-7)	210	15.50	3,255.00T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material - this is for 110ft x two moorings (H-28, H-29)	220	15.50	3,410.00T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material	105	15.50	1,627.50T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		for Mooring (H-23)			
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material for Mooring (H-27)	115	15.50	1,782.50T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material for 120ft x 3 moorings (H-25, H-26, H-30)	360	15.50	5,580.00T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material for Mooring (H-24)	130	15.50	2,015.00T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material for 110 ft x 3 moorings (H-32, H-33, H-36)	330	15.50	5,115.00T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material for Moorings (H-14, H-15, H-16, H-17)	395	15.50	6,122.50T
03/01/2025	3/4 Chain per foot	New 3/4 Chain per foot - Material for Moorings (H-18, H-21, H-22, H-31	445	15.50	6,897.50T
03/01/2025	1 Nylon Rope	1 inch Nylon Subline per foot for Moorings that use Subline (H-18, H-21-33, H-36)	905	5.80	5,249.00T
03/01/2025	3/4 Shackle	3/4 Shackle to secure the New Chain, for all Moorings	39	17.00	663.00T
03/01/2025	1 inch Shackle	1 inch Shackle needed for the weights with Subline	16	30.00	480.00T

Thank you for your business, you can now pay the Invoice online .
 Eight 40' - H2, H3, H4, H5, H6, H7, H8, H13
 Eight 50' - H23, H24, H25, H26, H27, H28, H29, H30
 Swing Moorings 100 - H32, H33 & H36
 Public Use 40' - H14, H15, H16, H17
 Public Use 50' - H18, H21, H22, H31

Pay invoice

SUBTOTAL	73,622.06
TAX	4,986.95
TOTAL	78,609.01
TOTAL DUE	\$78,609.01

Mooring Maint - 21, 151.92

Mooring Maint - 2600.64

Total due \$ 54,856.45

From Reserves



City of Avalon

Santa Catalina Island, CA

December 12, 2024

Hamilton Cove Homeowners Association
PO Box 1573
Avalon, CA 90704

Dear Sir or Madam:

I apologize for getting this letter invoice out late this year. The 2025 Annual Reservation fees for the Hamilton Cove Home Owners Association moorings are as follows:

Moorina Numbers	Size	Quantitv	Yearly Fee	Amount Due
ASSOCIATION MOORINGS H2, H3, H4, HS, H6, H7, HS, H13	40'	8	\$ 2,397.00	\$ 19,176.00
ASSOCIATION MOORINGS H23, H24, H25, H26, H27, H28, H29, H30	50'	8	\$ 3,594.00	\$ 28,752.00
ASSOCIATION MOORINGS H32, H33	100'	2	\$ 4,313.00	\$ 8,626.00
PUBLIC USE MOORINGS H14, H15, H16, H17	40'	4	\$ 2,397.00	\$ 9,588.00
PUBLIC USE MOORINGS H18, H21, H22, H31	50'	4	\$ 3,594.00	\$ 14,376.00
PUBLIC USE MOORINGS H36	100'	1	\$ 4,313.00	\$ 4,313.00
Total Due			\$	84,831.00

To avoid a 100/o penalty fee, the annual reservation fee should be mailed before January 12, 2025 to:

**Avalon Harbor Department
P.O. Box 1085
Avalon, CA 90704**

Sincerely,

Cheryl Allison
Senior Administrative Assistant

OPERATING ACCOUNT

18942

AVA6.ON HARBOR DEPT.

Date	Type	Reference	Original Amt.	Balance Due	12/19/2024 Discount	Payment
12/13/2024	Bill	2025 Annual Fee	84,831.00	84,831.00		84,831.00
Check Amount						84,831.00

US Bank-Operating-4

84,831.00

;;DELUXE cōRP 1+800-328-0304 www.deluxeforms.com

5581064/03-16



2501534000
D80G9Z SLKDI<03 12/29/2022 05:50 -459-

Avalon Harbor

Receipt#: 17559-Check-18942

Date: 12/27/2024 8:49:23 AM

Daily Cash: Miscellaneous

Desc: HCHOAAnnual Mooring
Reservation Fee

Amount: \$84,831.00

Signature

© NetMooring - Wanda van der Watt

2025

ANNUAL SECURED PROPERTY TAX BILL

2025

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY

SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2025 TO JUNE 30, 2026

ELIZABETH BUENROSTRO GINSBERG, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE, CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 8940 018 342 25 000

OWNER OF RECORD AS OF JANUARY 1, 2025
SAME AS BELOW

MAILING ADDRESS 000052640 02 AV 0.59

0052640-0052640 SINGL 001 1234-- 827369



HAMILTON COVE HOMEOWNERS ASSOC

P O BOX 1573
AVALON CA 90704-1573

DETAIL OF TAXES DUE FOR

AGENCY	AGENCY PHONE NO.	RATE	AMOUNT
GENERAL TAX LEVY			
ALL AGENCIES		1.000000 \$	7,399.93
VOTED INDEBTEDNESS			
COMMNTY COLLEGE		.082546 \$	610.83
UNIFIED SCHOOLS		.179552	1,328.67

ASSESSOR'S ID. NO. YR SEQ CK

8940 018 342 25 000 51

Electronic Payment Information

(Required for Online and Telephone Payments)

ID#:19 8940 018 342 4 YEAR:25 SEQUENCE:000 1

Personal Identification Number (PIN)

PIN: 11AB7A

SPECIAL INFORMATION

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

POSS INT DESC AS MOORING H2-H8,H13,H23-H30,H32,H33 LEASED FROM THE
CITY OF AVALON HARBOR DEPT 7480 021 000

ROLL YEAR 25-26

LAND
IMPROVEMENTS

VALUATION INFORMATION

CURRENT ASSESSED VALUE 739,993
TAXABLE VALUE 739,993

ASSESSOR'S REGIONAL OFFICE

REGION #22 INDEX: TRA:05370
POSSESSORY INTEREST
500 W TEMPLE STREET RM. 180
LOS ANGELES CA 90012
(213)974-3108TOTAL 739,993
LESS EXEMPTION:

ACCT. NO.: PRINT NO.: 606929 BILL ID.:

NET TAXABLE VALUE 739,993

1ST	2ND	1ST	2ND
\$4,669.72 DUE NOVEMBER 1, 2025 (After December 1, 2025, add 10% penalty)	\$4,669.71 DUE FEBRUARY 1, 2026 (After April 10, 2026, add 10% penalty and \$10 cost)	\$9,339.43 IF PAYING BOTH BY DECEMBER 10, 2025 (Include 1st & 2nd stubs if paying by mail)	

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

SEE REVERSE SIDE FOR MORE INFORMATION.

DETACH AND MAIL WITH YOUR PAYMENT
SAVE MONEY! SAVE TIME! PAY ONLINE!

ANNUAL 2025

FOR MAILING ADDRESS CHANGE
PLEASE SEE REVERSE SIDE OF THIS
PAYMENT COUPON.HAMILTON COVE HOMEOWNERS ASSOC
P O BOX 1573
AVALON CA 90704ASSESSOR'S ID. NO. YR SEQ CK PK
8940 018 342 25 000 51 2

2ND INSTALLMENT DUE INDICATE AMOUNT PAID

2ND Installment Taxes due Feb. 1 and must
be received or USPS Postmarked by April 10
If received or postmarked after, include
10% penalty and \$10 cost

\$4,669.71

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.

41549

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

26425000189400183420000466971000051466854920410

2ND

DETACH AND MAIL WITH YOUR PAYMENT
SAVE MONEY! SAVE TIME! PAY ONLINE!

ANNUAL 2025

FOR MAILING ADDRESS CHANGE
PLEASE SEE REVERSE SIDE OF THIS
PAYMENT COUPON.HAMILTON COVE HOMEOWNERS ASSOC
P O BOX 1573
AVALON CA 90704ASSESSOR'S ID. NO. YR SEQ CK PK
8940 018 342 25 000 51 1

1ST INSTALLMENT DUE INDICATE AMOUNT PAID

1ST Installment Taxes due Nov. 1 and must
be received or USPS Postmarked by December 10
If received or postmarked after, include
10% penalty

\$4,669.72

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.

51552

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

25525000189400183420000466972000051366955211210

1ST

