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;
- A 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
Utilties	\$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
	40.000
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
	447.000
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

2026 Proposed	Variance
\$1,925	
\$1,300	
Ć# 272 F00	
\$4,273,500	
\$140,400	
\$4,413,900	
TBD	ćo
\$41,100	\$0 \$0
\$3,000	\$0 \$0
\$11,520	\$0
\$12,960	-\$780
\$1,680	-\$1,020
\$12,000	\$6,600
\$22,740	\$2,740
\$4,518,900	\$461,185
¢1E 000	ćo
\$15,000	\$0
\$2,300	\$800
\$500	\$0 \$0
\$1,000	\$0 \$200
\$2,300	\$300
\$2,500	\$0 \$0
\$500	\$0
¢1 600 000	Ć47.740
\$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 \$0
\$50,000	\$0 \$0
\$90,000	\$0 \$0
\$10,000	\$0 \$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
Utilties	\$266,000
Transfer to Reserves	\$380,000
Provision Fed Tax	\$3,464
TOTAL EXPENSES	\$4,057,715
NET INCOME	\$0

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

BUDGET WORKSHEET BUDG Interest Expense 2023 Auto Expense Bank Charges Computer Support		CTUALS -	BUDGET	ACTUALS	BUDGET	ACTUALS	BUDGET									
Auto Expense Bank Charges								ACTUALS	BUDGET	YTD	Project	YTD + Projection		2025 Budget	2026 Budget Draft	_
Auto Expense Bank Charges						-\$770,340						-				
Auto Expense Bank Charges						,										
Auto Expense Bank Charges				-	\$0	\$13,278		-	\$0	0.00	0.00	0.00				
Bank Charges		8.761.36	12.600.00	13.328.62	\$15,000	\$13,648	\$15,000	11.523.09	\$15,000	9.014.26	5.000.00	14.014.26	2 x S1k fuel +2000 repair truck	\$15,000	15,000.00	fuel and maint
	_	325.04	500.00	1.077.19	\$920	\$1,373	\$2,000	1,597,22	\$1,500	1,414.94	525.00	1,939,94	\$175/month	\$1,500	2,300.00	175 x 12 = Scanner and bank fee
		62.42	525.00		\$500	\$0	\$500		\$500	377.16	0.00	377.16		\$500	500.00	r/o
Dues and Subscriptions		191.90	210.00	1,749.80	\$400	\$6,968	\$2,000	1.104.88	\$1,000	584.99		584.99		\$1,000	1.000.00	
Fee/Penalties				351.44	\$n	\$82	\$0	594,36	7-,	50.24		50.24		+-,	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	r/o
Freight	_	1,507.66	3.000.00	3.093.34	\$3,000	\$3,774	\$3,500	2.210.18	\$2,000	1.779.21	500.00	2.279.21		\$2,000	2,300,00	
Functions And Meetings		751.27	3,500.00	2,337,45	\$2,500	\$2,627	\$2,500	2,585,39	\$2,500	3,942.68		3.942.68		\$2,500	2,500.00	
Golf Course etc. supplies			2,500,00	-,	\$500	\$0	\$500	2,000.00	\$500	0,0 12:00		0.00		\$500		
Flood and Earthquake			2,300.00	98,555.00	\$104,740	\$104,740	\$122,781	122,780,57	\$110,710	90.314.60	30,591.72		in/out	in/out	TBD 300.00	TBD IN/OUT
Insurance, general	61	15.677.30	1.325.000.00	1.311.275.18	\$844.850	\$1,522,417	\$1,668,796	1.469.617.29	\$1,552,251	1.164.973.43			3*129696.75	\$1.552.251	1.600.000.00	
Insurance, general		62.918.60	206.521.00	163.402.19	\$170.000	\$1,322,417	\$1,668,796	135.570.96	\$1,552,251	112.464.29	36,000.00		3*12k	\$1,552,251		Do we want to increase or will we be reducing the coverage to lower cost?
Insurance, group nearth Insurance, workers comp.		26.449.59	117.600.00	118.083.87	\$170,000	\$103,091	\$100,000	39.164.00	\$145,000	62,918.00			3*6137	\$145,000	75.000.00	
		19.097.77	21.000.00	14,716.57	\$120,000	\$89,057	\$100,000	12,113.50	\$10,000	11,519.72	3,600.00	15,119.72	3 013/	\$10,000		Increase by \$2k, More renters more supplies
Janitorial Supplies		3.004.65	3.000.00	2.956.20				6.143.68		4,575.60					4.000.00	
Internet Site			.,		\$3,000	\$7,404	\$4,000		\$4,000		4,151.40		remaining three months	\$4,000	-,	1/-
Landscaping/Groundskeeping		14,102.10	15,000.00	31,360.89	\$38,000	\$31,947	\$50,000	9,596.84	\$10,000	19,544.68	0.00	19,544.68		\$10,000		Tree Trimming expense is contracted out includes housing
Accounting		19,073.00	16,800.00	17,123.00	\$16,000	\$16,898	\$16,000	21,748.00	\$16,000	11,582.60	2,625.00		remaining three months acct fee	\$16,000		Audit + CPA Monthly Fin statement, 1099's
Legal and Professional	1	19,401.01	5,000.00	27,611.12	\$20,000	\$126,146	\$20,000	170,286.45	\$50,000	168,638.50	4,000.00		outstanding invoices	\$50,000	50,000.00	r/o
Lift Station								498.79		445.00	0.00	445.00				
Mooring Fees		74,847.00	80,000.00	78,642.00	\$82,000	\$81,645	\$85,000	84,831.00	\$90,000	240.00		90,000.00	Invoice will be created in Dec	\$90,000	90,000.00	
Office		5,154.03	4,515.00	4,406.73	\$5,000	\$7,346	\$10,000	10,400.78	\$10,000	9,644.08	1,000.00		Anticipated expense for travel to island and supplies for e		10,000.00	
Pest Control		10,813.00	7,350.00	5,385.00	\$10,000	\$8,108	\$10,000	5,604.00	\$5,000	5,823.00	1,500.00	7,323.00		\$5,000	5,000.00	
Pier and Dock	31	30,913.33	37,440.00	53,177.48	\$50,000	\$30,233	\$40,000	62,267.26	\$60,000	51,157.72	11,803.00		2 1/2 months storage and launch fee to remove float	\$60,000		increase by \$5k
Postage		841.33	1,050.00	1,059.62	\$1,000	\$1,125	\$1,000	2,139.72	\$1,000	1,437.94	1,000.00		Postage for ballots	\$1,000		Increase due to mailings for elections and add'l docs requested by owners to be sent via usps
Reproduction and copying		4,799.84	5,039.00	5,035.03	\$5,000	\$4,711	\$5,000	7,608.46	\$5,000	3,983.32	4,389.00	8,372.32	Mailings for ballots & 3 months for printer lease	\$5,000	9,000.00	Incredse due to mailings for elections and add'l docs requested by owners to be sent via usps
Recreational Expense							\$0	345.59		297.68	0.00	297.68		\$0	-	r/o
Repairs and Maintenance	9	94,219.60	78,000.00	105,132.62	\$113,000	\$124,512	\$97,560	91,773.25	\$100,000	70,581.55	10,000.00	80,581.55		\$100,000	100,000.00	r/o
Reserve Study					\$0	\$3,000				0.00	0.00	0.00				
Fire Alarm System	2	21,731.51	20,000.00	27,121.84	\$30,000	\$36,002	\$32,640	35,284.00	\$40,000	30,798.80	2,000.00	32,798.80		\$40,000	40,000.00	r/o
Supplies	2	26,237.82	33,600.00	23,915.55	\$33,000	\$40,242	\$33,000	42,226.18	\$35,000	40,491.33	2,000.00	42,491.33		\$35,000	50,000.00	increase
Licences and Permits		916.00	1,050.00	2,266.00	\$1,500	\$2,067	\$1,500	2,041.00	\$1,500	2,346.00		2,346.00		\$1,500	1,500.00	r/o
Fines and Penalties							\$60,000	530.00	\$0			0.00		\$0		r/o
Payroll Taxes	4:	42,196.33	73,244.00	41,345.07	\$80,000	\$58,556	\$960,000	118,529.91	\$220,000	68,558.77	60,000.00	128,558.77		\$220,000	150,000.00	r/o
Payroll	72	27,105.76	796,400.00	691,492.48	\$900,000	\$895,636		1,120,845.63	\$960,000	830,316.43	100,771.14	931,087.57	3 months remaining-not running on a full staff	\$960,000	1,100,000.00	Increase - havent been working on a full staff
Property Taxes	1	11,025.09	11,550.00	11,424.19	\$13,000	\$12,051	\$13,000	12,626.61	\$13,000	8,315.11	4,669.72	12,984.83	payment due in Nov. for Moorings-1st insallment	\$13,000		\$3700 City of Avalon + 25/26 property taxes for moorings
State Taxes		1,480,00	980.00	1,799,00	\$1,000	\$3,739	\$3,000	2.043.05	\$3,000	792.00		792.00		\$3,000	3.000.00	
Telephone		65,331,86	68.577.00	102,989,38	\$25,000	\$96,411	\$15,000	29,331.88	\$10,000	31.105.92			Reduction in costs- closed lines	\$10,000	10.000.00	2 lines @240 ea. + \$363/month cells
Uniforms		3,479,87	4,000.00	1,371,32	\$4,000	\$2,923	\$3,000	4,726.63	\$4,500	4,351.05	0.00	4,351.05		\$4,500	4,500.00	
Utilties		55.167.96	207,200,00	257,231,30	\$250,000	\$281,636	\$300,000	258,442,94	\$266,000	291.483.09	150,000.00	441,483,09	3 months remaining.	\$266,000		Utilities increase due to sce rates
Transfer to Reserves		66.666.69	200,000,00	199,997.00	\$300,000	\$150,000	\$350,000	220,442.54	\$380,000	31.666.67	63,333,34	95.000.01	31.666 *3 if we can.	\$380,000		increase, should be percentage of income
Provision Fed Tax		2.700.00	2.754.00	26,600,76	\$2,500	\$4,300	\$3,000	660.00	\$3,464	1.100.00	0.00	1.100.00		\$3,464	3,464.00	
MLL Payments		2,700.00	2,734.00	20,000.70	32,300	\$20,129	33,000	20.129.00	33,404	1,100.00	0.00	1,677.42	in/out	\$3,464	3,404.00	accounts paid and closed
Contingency			 		 	320,129		5.100.00	-	1,077.42	0.00	1,077.42	ny out	\$0		accounts paid and closed
TOTAL EXPENSES	6.	2.536.951	\$3,365,505	\$ 3.447.414.23	\$3,263,410	\$3,922,650	\$4,208,277	3.924.622.09	\$4,168,425	3.148.630.36	999.509.57	4.149.817.35		\$4.057.715	\$4 E11 914	add additional to payroll
NET INCOME	\$0	,2,330,931	33,363,303	J J,447,414.23	33,203,410	\$3,322,030	-\$436,937	3,324,022.09	34,100,425	3,140,030.30	333,303.37	4,149,017.33		,4,057,715	34,511,614	add additional to payroll
INC. INCOME	الاد		\vdash		\vdash		4208276.57	-			1				1	

\$ - \$ \$0.00 \$4,057,715

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

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

2025 Bank Charges

Туре	Date	Num	Name	Memo	Ассог	ınt	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	1
Check	9/10/2025			Service Charge	7110 -	Bank Charges	Operating Checking	1010.01 · US Bank-Operating-4700	148.22	148.2
Check	8/14/2025			Service Charge	7110 -	Bank Charges	Operating Checking	1010.01 · US Bank-Operating-4700	130.7	130.
Bill	8/8/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 -	Bank Charges		2000 · *Accounts Payable	15	1
Bill	7/17/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 -	Bank Charges		2000 · *Accounts Payable	15	1
Check	7/13/2025			Service Charge	7110 -	Bank Charges	Operating Checking	$1010.01 \cdot \text{US Bank-Operating-4700}$	160.25	160.2
Bill	6/17/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 -	Bank Charges		2000 · *Accounts Payable	15	1
Check	6/13/2025			Service Charge	7110 -	Bank Charges	Operating Checking	$1010.01 \cdot \text{US Bank-Operating-4700}$	137.9	137.
Check	5/14/2025			Service Charge	7110 -	Bank Charges	Operating Checking	$1010.01 \cdot \text{US Bank-Operating-4700}$	162.25	162.2
Bill	5/12/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 -	Bank Charges		2000 · *Accounts Payable	15	1
Bill	4/14/2025	Gen Ins. 2025/2026	FIRST INSURANCE FUNDING	FEE	7110 -	Bank Charges		2000 · *Accounts Payable	15	1
Check	4/10/2025			Service Charge	7110 -	Bank Charges	Operating Checking	$1010.01 \cdot \text{US Bank-Operating-4700}$	163.35	163.3
Check	3/14/2025			Service Charge	7110 -	Bank Charges	Operating Checking	$1010.01 \cdot \text{US Bank-Operating-4700}$	113.15	113.1
Check	2/14/2025			Service Charge	7110 -	Bank Charges	Operating Checking	$1010.01 \cdot \text{US Bank-Operating-4700}$	130.2	130.
Bill	1/17/2025		FIRST INSURANCE FUNDING	FEE	7110 -	Bank Charges		2000 · *Accounts Payable	15	1
Check	1/15/2025			Service Charge	7110	Bank Charges	Operating Checking	1010.01 · US Bank-Operating-4700	163.92	163.9
										\$ 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	Colu	mn 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		nn Labels	20	00	2024		2001	_
	Row Labels	202	2	20	23	2024		202	9
	BISHTON - GUBERNICK		17,361.12	11	9,846.46	95,9	34.53	13,	530.32
	Election					1,1	.00.62		
	Forbush		17,172.78	11	9,240.55	94,6	61.41	13,	530.32
	General		188.34		605.91				
	Small Claims					1	72.50		
	Moskovitz Appellate Team							109,	254.65
	Forbush							109,	254.65
Type	textinnelly LAW GROUP			\$	799.75	\$ 73,2	01.92	\$ 45,	853.53
.) [Doc Request					4,4	13.24	2,	447.00
	Election					9,3	96.50	3,	264.50
	General				799.75	27,1	.99.66	16,	262.05
	Small Claims					32,1	92.52	23,	879.98
	Grand Total	\$	17,361.12	\$12	0,646.21	\$169,1	36.45	\$168,	638.50

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 Amoun	t 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		1	2,401.62				
Grand Total	\$	53,177.48	\$30,232.67	\$62,267.26	\$51,157.72				

Postage

Sum of Paid Amount	Column	n 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

Reproduction_copy

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			Changed from Phone lines to Radio Lines
Radio Lines		1,754.50	33,900.00	37,584.00	As of 2023 we use Radio Lines instead of phone lines
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	

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					

Sum of Paid Amount	Column Labels			
Row Labels here	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	Colu	nn 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

Type text here

ype text here

Type text here

Sum of Paid Amount Column Labels										
Row Labels	2022	2023	2024	2025						
Pool Supplies	30,818	3.86 18,030.51	33,161.25	21,713.31						
Repair	7,060	2,927.87	235.21	195.00						
Grand Total	\$ 37,879	.50 \$20,958.38	\$33,396.46	#######						

Salt water

Type text h

Type t

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 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					
Sum of Paid Amount Row Labels	Mooring Column Labels 2022	Maint	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

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	3,641.3	4,651.84	4,264.81	4,618.90	0
Elevator Phone Lines	5,321.7	30,210.46	237.18		
Fire Lines	15,654.0	45,425.57			
Long Distance	2,793.3	1 954.04	-	12.56	6
Office Phone Line	3,135.9	2 11,285.52	11,396.12	14,168.27	27
Phone Lines	72,443.0	7 (1,620.43)			
Security Gate Line		1,696.32	3,931.70	3,968.69	9
Security Phone Lines		3,807.61	9,502.07	8,834.75	['] 5
Grand Total	\$ 102,989.3	\$96,410.93	\$29,331.88	\$31,603.17	.7

Utilities

Sum of Paid Amount	Column Labe	els			
Row Labels	2022		2023	2024	2025
7811 · Hazardous Waste Removal	6,17	7.83	627.03	2,277.55	784.26
7812 · Trash Removal	16,09	8.66	14,805.00	15,368.19	12,376.34
AVALON ENVIRONMENTAL SERVICES	16,09	8.66	14,805.00	15,368.19	12,376.34
7815 · Electricity	67,89	1.66	97,537.37	102,904.31	77,919.11
7817 · Water	167,06	3.15	168,666.48	137,892.89	200,403.38
Grand Total	\$ 257,23	1.30	\$281,635.88	\$258,442.94	\$291,483.09

S Trash

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		

Type text here

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	

7636 · Paint 21,468.98 23,627.27 32,032.47 30,787.79 7637 · Plumbing 107.16 1,122.95 112.11 71.81 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 2,041.00 2,346.00 2,067.00 Type text herealties & 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 185,976.25 209,716.32 222,150.35 162,654.25 145,497.72 7695.02 · Maintenance 199,916.66 249,015.50 178,201.78 7695.03 · Painting 48,476.50 113,529.33 192,858.49 124,325.98 230,231.64 7695.04 · Security 183,595.83 219,328.00 184,147.57 7695.06 · Landscaping 125,046.18 139,330.10 204,030.13 164,853.47 7695.07 · Payroll Bonus 12,051.04 7701 · Property Taxes 11,424.19 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 1,100.00 709.17 1,130.23 1,267.98 **Appliances** Beach Area **Boat Storage** 38.37 4,445.35 **Buildings** 5,600.66 4,380.78 5,369.79 **Charging Stations** Davit 214.50 500.00 153.80 394.15 Drywall Elevator Repair & Maintenance 16,225.26 16,367.81 6,881.96 5,614.94 Elevators Equipment 5,571.50 3,030.18 834.82 84.67 Fire Equipment, extinguishers 2,225.93 3,171.89 2,574.73 5,623.40 Fire Protection 4,168.36 Gates(Front) **Hardware Tools** 995.09 598.29 1,100.43

3year Pivot

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

2025 Reservations, Updates, Certifications, Unit Modification requests

Info	Мето	Assigned	Approval	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 Certification - Information Request to begin and close escrow

MLL - Information Request to begin and close escrow Unit Modification Request - Request are submitted by homeowners, Busines

Request are submitted by homeowners, Business Manager collects info and routes and communicates approvals

New Owner Updates: Condo Sale/Purchases - Information Request to begin and close escrow, update all data files and accounts

New Homes - 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

There are 18 Moorings, 12 of them are Prefereed

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

\$4,069.67 Minimum for Each Preferred Mooring

Memo	Name	SUM of 2025 fee	SUM of 2026 Fe
2025 BOATYARD STORAGE FEE		600.00	800.00
	Ţ	600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	800.00
		600.00	
		600.00	
		600.00	
		600.00	
		600.00	
		600.00 600.00	
		600.00	
		600.00	
2025 BOATYARD STORAGE FEE Total		9,000.00	
2025 BOATYARD RACK STORAGE FEE		240.00	
		240.00	240.00
		240.00	240.00
		240.00	240.00
		240.00	240.00
	S	480.00	480.00
2025 BOATYARD RACK STORAGE FEE Total		1,680.00	
2025 FULL SIZE VEHICLE PARKING FEE		1,440.00	
		1,440.00	
		1,440.00	
		1,440.00	
		1,440.00	
2025 FULL SIZE VEHICLE PARKING FEE Total		1,440.00 8,640.00	
2025 PREFERRED MOORING FEE		1,950.00	
EVEN THE EMELO MOORE OF THE		1,950.00	
		6,000.00	
		6,000.00	
		1,950.00	
		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	
	Open	6,750.00	
		1,950.00	
2025 PREFERRED MOORING FEE Total 2025 SECOND GOLF CART PARKING FEE		41,100.00	
2023 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
		720.00	
		720.00	
		720.00	
		720.00	
		720.00	
		720.00	
		720.00	
		720.00 720.00	
2025 SECOND GOLF CART PARKING FEE Total		12,960.00	
Grand Total		73,380.00	
		, 2,23300	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

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	78,009.01
TOTAL DUE	\$78,609.01
Mooring Maint	- 21, 151.92

- 2600.64

Total due \$ 54,856.45

From Reserves

Mooring Maint



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	Ouantity	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 12/13/2024 Bill

Type Reference

2025 Annual Fee

Original Amt. 84,831.00

Balance Due 84,831.00 12/19/2024 Discount

Payment 84,831.00

Check Amount

84,831.00

US Bank-Operating-4

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

84,831.00

5581064/03-16

D80G9Z SLKDl<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

 $\ensuremath{\texttt{©}}$ NetMooring - Wanda van der Watt

ANNUAL SECURED PROPERTY TAX BILL

2025

1,328.67

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

ASSESSOR'S ID. NO. YR SEQ CK

.179552

PROPERTY IDENTIFICATION

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

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

000052640 02 AV MAILING ADDRESS

052640-0052640 SNGL 001 1234-- 827369 իդիդոնիրորդնորիիիկիլիկիրորինորինդոնի

HAMILTON COVE HOMEOWNERS ASSOC P O BOX 1573 AVALON CA 90704-1573

DETAIL OF TAXES DUE FOR 8940 018 342 25 000 51 AGENCY AGENCY PHONE NO. RATE AMOUNT GENERAL TAX LEVY 1.000000 7.399.93 ALL AGENCIES VOTED INDEBTEDNESS COMMNTY COLLEGE UNIFIED SCHOOLS .082546 610.83

Save Money - Save Time - Pay Online ttc.lacounty.gov

Electronic Payment Information (Required for Online and Telephone Payments) ID#:19 8940 018 342 4 YEAR:25 SEQUENCE:000 1 Personal Identification Number (PIN)

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

TAXABLE VALUE

ASSESSOR'S REGIONAL OFFICE

REGION #22 INDEX: TI POSSESSORY INTEREST 500 W TEMPLE STREET RM. 180 LOS ANGELES CA 90012 (213)974-3108 TRA:05370

ACCT. NO.:

1ST

\$4,669.72

PRINT NO.: 606929 BILL ID.:

TOTAL LESS EXEMPTION:

NET TAXABLE VALUE

739,993

2025

739.993

(After December 10, 2025, add 10% ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

\$4,669,71 (After April 10, 2026, add 10% penalty and

1ST 2ND

\$9,339.43 (Include 1st & 2nd stubs if paying by mail)

SEE REVERSE SIDE FOR MORE INFORMATION.

DETACH AND MAIL WITH YOUR PAYMENT

SAVE MONEY! SAVE TIME! PAY ONLINE!

FOR MAILING ADDRESS CHANGE PLEASE SEE REVERSE SIDE OF THIS PAYMENT COUPON.

HAMILTON COVE HOMEOWNERS ASSOC P O BOX 1573

AVALON CA 90704

41549

51552

ASSESSOR'S ID. NO. YR SEQ CK PK 8940 018 342 25 000 51 2 2ND INSTALLMENT DUE INDICATE AMOUNT PAID

ANNUAL

2ND Installment Taxes due Feb. 1 and must be received or USPS Postmarked by April 10

2ND

10% penalty and \$10 cost MAKE PAYMENT PAYABLE TO: Please write the ASSESSOR'S ID. NO.

\$4,669.71

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

on the lower left corner of your payment.

26425000189400183420000466971000051466854920410

2ND

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

> HAMILTON COVE HOMEOWNERS ASSOC P O BOX 1573 AVALON CA 90704

ASSESSOR'S ID. NO. YR SEQ CK 8940 018 342 25 000 51

ANNUAL

1ST INSTALLMENT DUE

\$4,669.72

INDICATE AMOUNT PAID

FOR MAILING ADDRESS CHANGE PLEASE SEE REVERSE SIDE OF THIS PAYMENT COUPON.

15T Installment Taxes due Nov. 1 and must be received or USPS Postmarked by December 10 If received or postmarked after, include 10% penalty

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

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

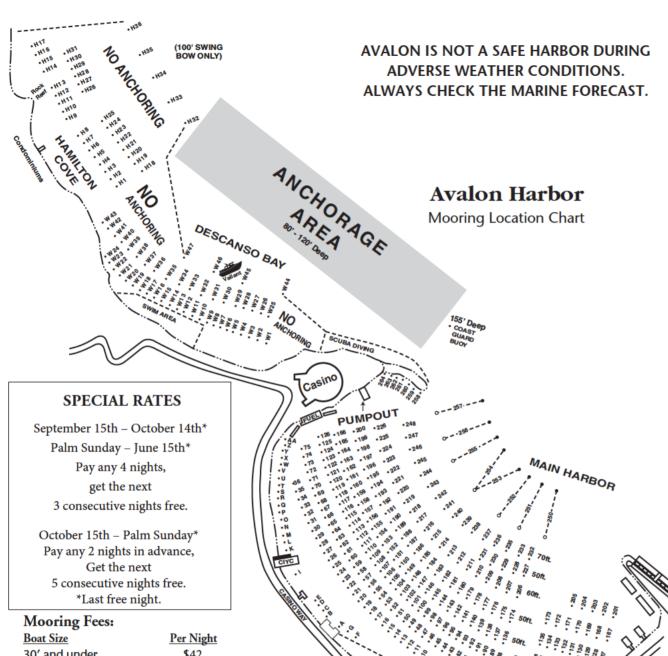
25525000189400183420000466972000051366955211210

1ST

2025

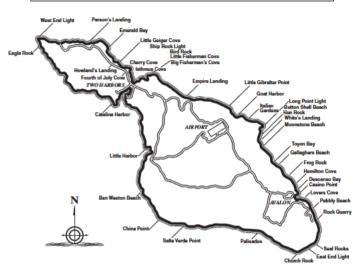
PK

1



Welcome to Avalon

33 20.83 / 118 19.42 www.cityofavalon.com



FOR ASSISTANCE

Avalon Harbor Department - 24 hour service: VHF Channels 12 & 16 or (310) 510-0535

Shore Boat Service - VHF Channel 9

Isthmus Harbor Department for all moorings outside the Avalon area - VHF Channel 9 or (310) 510-4254

Avalon Boat Stand - (310) 510-0455

BOAT

L.A. County Sheriff's Department - (310) 510-0174

FOR ALL EMERGENCY SERVICES - Dial 911

The City of Avalon welcomes you and hopes your stay will be enjoyable.
Your cooperation is requested to keep our harbor and beaches clean and beautiful.
Please visit us often

mooring rees.	
Boat Size	Per Night
30' and under	\$42
31' to 39'	\$46
40' to 49'	\$58
50' to 59'	\$70
60' to 69'	\$92
70' to 79'	\$114
80' to 89'	\$128
90' to 99'	\$152
100' and over* *Late checkout (1:00 pm) or 4	
stay is ½ the per night rate.	