

Avalon Beach Estate Owners Association, Inc.

Financial Statements

May 31, 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 May 31, 2025, and the related statement of revenues and expenses for the one and five months ended May 31, 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.

Warren Averett, LLC

Destin, Florida
June 9, 2025

Avalon Beach Estate Owners Association, Inc
Statement of Assets, Liabilities and Fund Balance
As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Regions Bank *1054	185,065.30
Regions Bank *2752 (Reserve)	315,331.63
Total Checking/Savings	500,396.93
Other Current Assets	
Due To/From Operating	64,284.26
Total Other Current Assets	64,284.26
Total Current Assets	564,681.19
TOTAL ASSETS	564,681.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,515.29
Total Accounts Payable	2,515.29
Other Current Liabilities	
Construction Deposits	7,500.00
Due To Reserve Fund	64,284.26
Prepaid Assessments	112,875.00
Total Other Current Liabilities	184,659.26
Total Current Liabilities	187,174.55
Total Liabilities	187,174.55
Equity	
Fund Balance	25,965.84
Reserve Fund Balance	315,319.00
Net Income	36,221.80
Total Equity	377,506.64
TOTAL LIABILITIES & EQUITY	564,681.19

See Accountants' Compilation Report.

Avalon Beach Estate Owners Association, Inc
Statement of Revenues and Expenses
For the One and Five Month(s) Ended May 31, 2025

	May 25	Jan - May 25
Ordinary Income/Expense		
Income		
Beach Chair/Umbrella Income	562.31	7,251.13
Interest Income	2.59	238.60
Late Fees	0.00	125.00
Owners Assessments	9,241.67	46,208.35
Reserve Assessments	6,883.33	34,416.65
	16,689.90	88,239.73
Total Income		
Gross Profit	16,689.90	88,239.73
Expense		
Contractual		
Common Area	3,042.88	15,214.40
Pool Maintenance	750.00	3,750.00
	3,792.88	18,964.40
Total Contractual		
Computer and Internet Expenses	0.00	540.00
General and Administrative		
Accounting	400.00	3,050.00
Legal	0.00	600.00
Meeting	0.00	600.00
	400.00	4,250.00
Total General and Administrative		
Insurance Expense	2,430.55	5,896.54
Postage and Delivery	0.00	125.14
Repairs and Maintenance		
General	2,555.00	8,528.39
Pool	0.00	112.00
	2,555.00	8,640.39
Total Repairs and Maintenance		
Security	1,123.50	3,370.50
Tax and License	0.00	869.29
Utilities		
Gas	204.18	2,645.69
Power	1,014.60	5,049.42
Water	896.61	1,666.56
	2,115.39	9,361.67
Total Utilities		
Total Expense	12,417.32	52,017.93
Net Ordinary Income	4,272.58	36,221.80
Net Income	4,272.58	36,221.80

SUPPLEMENTAL INFORMATION

Avalon Beach Estate Owners Association, Inc
Schedule I - Budget vs. Actual
For the Five Months Ended May 31, 2025

	Jan - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Beach Chair/Umbrella Income	7,251.13	7,150.00	101.13
Capital Contribution	0.00	1,000.00	(1,000.00)
Interest Income	238.60	164.00	74.60
Late Fees	125.00	125.00	0.00
Wedding Income	0.00	400.00	(400.00)
Owners Assessments	46,208.35	46,208.45	(0.10)
Reserve Assessments	34,416.65	34,416.69	(0.04)
Total Income	88,239.73	89,464.14	(1,224.41)
Gross Profit	88,239.73	89,464.14	(1,224.41)
Expense			
Contractual			
Common Area	15,214.40	15,214.60	(0.20)
Pool Maintenance	3,750.00	3,750.00	0.00
Total Contractual	18,964.40	18,964.60	(0.20)
Computer and Internet Expenses	540.00	530.00	10.00
General and Administrative			
Accounting	3,050.00	2,500.00	550.00
Legal	600.00	1,833.35	(1,233.35)
Meeting	600.00	300.00	300.00
Total General and Administrative	4,250.00	4,633.35	(383.35)
Insurance Expense	5,896.54	6,500.00	(603.46)
Office Supplies	0.00	500.00	(500.00)
Postage and Delivery	125.14	50.00	75.14
Repairs and Maintenance			
General	8,528.39	9,255.85	(727.46)
Landscape/ Sprinklers	0.00	375.00	(375.00)
Pool	112.00	833.34	(721.34)
Total Repairs and Maintenance	8,640.39	10,464.19	(1,823.80)
Security	3,370.50	2,916.69	453.81
Tax and License	869.29	541.69	327.60
Utilities			
Gas	2,645.69	3,441.19	(795.50)
Power	5,049.42	5,416.69	(367.27)
Water	1,666.56	250.00	1,416.56
Total Utilities	9,361.67	9,107.88	253.79
Total Expense	52,017.93	54,208.40	(2,190.47)
Net Ordinary Income	36,221.80	35,255.74	966.06
Net Income	36,221.80	35,255.74	966.06