

Avalon Beach Estate Owners Association, Inc.

Financial Statements

July 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 July 31, 2025, and the related statement of revenues and expenses for the one and seven months ended July 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
August 5, 2025

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

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Regions Bank *1054	153,239.64
Regions Bank *2752 (Reserve)	315,336.99
Total Checking/Savings	468,576.63
Other Current Assets	
Due To/From Operating	78,050.92
Total Other Current Assets	78,050.92
Total Current Assets	546,627.55
TOTAL ASSETS	546,627.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	6,075.13
Total Accounts Payable	6,075.13
Other Current Liabilities	
Construction Deposits	10,000.00
Due To Reserve Fund	78,050.92
Prepaid Assessments	80,625.00
Total Other Current Liabilities	168,675.92
Total Current Liabilities	174,751.05
Total Liabilities	174,751.05
Equity	
Fund Balance	25,965.84
Reserve Fund Balance	315,319.00
Net Income	30,591.66
Total Equity	371,876.50
TOTAL LIABILITIES & EQUITY	546,627.55

See Accountants' Compilation Report.

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

	Jul 25	Jan - Jul 25
Ordinary Income/Expense		
Income		
Beach Chair/Umbrella Income	0.00	8,872.32
Interest Income	2.68	243.96
Late Fees	0.00	125.00
Owners Assessments	9,241.67	64,691.69
Reserve Assessments	6,883.33	48,183.31
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Total Income	16,127.68	122,116.28
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Gross Profit	16,127.68	122,116.28
Expense		
Contractual		
Common Area	3,042.88	21,300.16
Pool Maintenance	750.00	5,250.00
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Total Contractual	3,792.88	26,550.16
Computer and Internet Expenses	0.00	540.00
General and Administrative		
Accounting	800.00	3,850.00
Legal	171.25	771.25
Meeting	0.00	600.00
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Total General and Administrative	971.25	5,221.25
Insurance Expense	6,994.40	16,712.34
Postage and Delivery	0.00	125.14
Repairs and Maintenance		
General	542.75	16,431.14
Landscape/ Sprinklers	0.00	6,763.75
Pool	0.00	112.00
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Total Repairs and Maintenance	542.75	23,306.89
Security	1,123.50	5,617.50
Tax and License	159.90	1,529.54
Utilities		
Gas	17.00	2,679.69
Power	1,072.13	7,175.30
Water	200.97	2,066.81
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Total Utilities	1,290.10	11,921.80
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Total Expense	14,874.78	91,524.62
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Net Ordinary Income	1,252.90	30,591.66
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Net Income	1,252.90	30,591.66

See Accountants' Compilation Report.

SUPPLEMENTAL INFORMATION

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

	Jan - Jul 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Beach Chair/Umbrella Income	8,872.32	8,150.00	722.32
Capital Contribution	0.00	2,000.00	(2,000.00)
Interest Income	243.96	170.00	73.96
Late Fees	125.00	125.00	0.00
Wedding Income	0.00	200.00	(200.00)
Owners Assessments	64,691.69	64,691.83	(0.14)
Reserve Assessments	48,183.31	48,183.35	(0.04)
Total Income	122,116.28	123,520.18	(1,403.90)
Gross Profit	122,116.28	123,520.18	(1,403.90)
Expense			
Contractual			
Common Area	21,300.16	21,300.44	(0.28)
Pool Maintenance	5,250.00	5,250.00	0.00
Total Contractual	26,550.16	26,550.44	(0.28)
Computer and Internet Expenses	540.00	530.00	10.00
General and Administrative			
Accounting	3,850.00	3,500.00	350.00
Legal	771.25	2,566.69	(1,795.44)
Meeting	600.00	600.00	0.00
Total General and Administrative	5,221.25	6,666.69	(1,445.44)
Insurance Expense	16,712.34	15,000.00	1,712.34
Office Supplies	0.00	700.00	(700.00)
Postage and Delivery	125.14	50.00	75.14
Repairs and Maintenance			
General	16,431.14	12,958.19	3,472.95
Landscape/ Sprinklers	6,763.75	525.00	6,238.75
Pool	112.00	1,166.67	(1,054.67)
Total Repairs and Maintenance	23,306.89	14,649.86	8,657.03
Security	5,617.50	4,083.35	1,534.15
Tax and License	1,529.54	758.35	771.19
Utilities			
Gas	2,679.69	3,475.19	(795.50)
Power	7,175.30	7,583.35	(408.05)
Water	2,066.81	350.00	1,716.81
Total Utilities	11,921.80	11,408.54	513.26
Total Expense	91,524.62	80,397.23	11,127.39
Net Ordinary Income	30,591.66	43,122.95	(12,531.29)
Net Income	30,591.66	43,122.95	(12,531.29)

See Accountants' Compilation Report.