

Avalon Beach Estate Owners Association, Inc.

Financial Statements

October 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 October 31, 2025, and the related statement of revenues and expenses for the one and ten months ended October 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
November 5, 2025

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

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Regions Bank *1054	133,217.99
Regions Bank *2752 (Reserve)	259,172.31
Total Checking/Savings	392,390.30
Other Current Assets	
Due To/From Operating	98,700.91
Total Other Current Assets	98,700.91
Total Current Assets	491,091.21
TOTAL ASSETS	<u>491,091.21</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,996.17
Total Accounts Payable	1,996.17
Other Current Liabilities	
Construction Deposits	7,500.00
Due To Reserve Fund	98,700.91
Prepaid Assessments	32,250.00
Total Other Current Liabilities	138,450.91
Total Current Liabilities	140,447.08
Total Liabilities	140,447.08
Equity	
Fund Balance	25,965.84
Reserve Fund Balance	315,319.00
Net Income	9,359.29
Total Equity	350,644.13
TOTAL LIABILITIES & EQUITY	<u>491,091.21</u>

See Accountants' Compilation Report.

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

	Oct 25	Jan - Oct 25
Ordinary Income/Expense		
Income		
Beach Chair/Umbrella Income	1,714.27	16,552.06
Capital Contribution	3,000.00	3,000.00
Interest Income	2.19	251.28
Late Fees	0.00	125.00
Owners Assessments	9,241.67	92,416.70
Reserve Assessments	6,883.33	68,833.30
Total Income	20,841.46	181,178.34
Gross Profit	20,841.46	181,178.34
Expense		
Contractual		
Common Area	3,042.88	30,428.80
Pool Maintenance	750.00	7,500.00
Total Contractual	3,792.88	37,928.80
Computer and Internet Expenses	20.00	560.00
General and Administrative		
Accounting	400.00	5,050.00
Legal	1,061.18	1,982.43
Meeting	0.00	600.00
Total General and Administrative	1,461.18	7,632.43
Insurance Expense	0.00	16,712.34
Postage and Delivery	366.00	491.14
Repairs and Maintenance		
General	403.50	17,544.44
Landscape/ Sprinklers	45.00	7,083.75
Pool	0.00	112.00
Total Repairs and Maintenance	448.50	24,740.19
Reserve Expense	0.00	59,172.00
Security	0.00	6,741.00
Tax and License	0.00	1,529.54
Utilities		
Gas	339.01	3,052.70
Power	1,073.11	10,380.19
Water	164.38	2,878.72
Total Utilities	1,576.50	16,311.61
Total Expense	7,665.06	171,819.05
Net Ordinary Income	13,176.40	9,359.29
Net Income	13,176.40	9,359.29

See Accountants' Compilation Report.

SUPPLEMENTAL INFORMATION

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

	Jan - Oct 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Beach Chair/Umbrella Income	16,552.06	13,150.00	3,402.06
Capital Contribution	3,000.00	3,000.00	0.00
Interest Income	251.28	198.00	53.28
Late Fees	125.00	125.00	0.00
Wedding Income	0.00	1,000.00	(1,000.00)
Owners Assessments	92,416.70	92,416.74	(0.04)
Reserve Assessments	68,833.30	68,833.34	(0.04)
Total Income	181,178.34	178,723.08	2,455.26
Gross Profit	181,178.34	178,723.08	2,455.26
Expense			
Contractual			
Common Area	30,428.80	30,429.18	(0.38)
Pool Maintenance	7,500.00	7,500.00	0.00
Total Contractual	37,928.80	37,929.18	(0.38)
Computer and Internet Expenses	560.00	550.00	10.00
General and Administrative			
Accounting	5,050.00	5,000.00	50.00
Legal	1,982.43	3,666.67	(1,684.24)
Meeting	600.00	600.00	0.00
Total General and Administrative	7,632.43	9,266.67	(1,634.24)
Insurance Expense	16,712.34	15,000.00	1,712.34
Office Supplies	0.00	1,000.00	(1,000.00)
Postage and Delivery	491.14	450.00	41.14
Repairs and Maintenance			
General	17,544.44	18,511.68	(967.24)
Landscape/ Sprinklers	7,083.75	750.00	6,333.75
Pool	112.00	1,666.66	(1,554.66)
Total Repairs and Maintenance	24,740.19	20,928.34	3,811.85
Reserve Expense	59,172.00	0.00	59,172.00
Security	6,741.00	5,833.34	907.66
Tax and License	1,529.54	1,083.34	446.20
Utilities			
Gas	3,052.70	3,818.50	(765.80)
Power	10,380.19	10,833.34	(453.15)
Water	2,878.72	500.00	2,378.72
Total Utilities	16,311.61	15,151.84	1,159.77
Total Expense	171,819.05	107,192.71	64,626.34
Net Ordinary Income	9,359.29	71,530.37	(62,171.08)
Net Income	9,359.29	71,530.37	(62,171.08)

See Accountants' Compilation Report.