EXTENDED TO NOVEMBER 17, 2025

Form **990** | **Return of Organization Exempt From Income Tax** | OMB No. 1545-0047

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury Internal Revenue Service

2024 Open to Public Inspection

A For the 2024 calendar year, or tax year beginning and ending

B Check if applicable: Address change; Name change; Initial return; Final return/terminated; Amended return; Application pending

C Name of organization: EMERALD COAST ASSOCIATION OF REALTORS, INC.

Doing business as

Number and street (or P.O. box if mail is not delivered to street address): 10 HOLLYWOOD BLVD SE | Room/suite

City or town, state or province, country, and ZIP or foreign postal code: FORT WALTON BEACH, FL 32548

D Employer identification number: 23-7420154

E Telephone number: 850-243-6145

G Gross receipts $ 5,582,932.

F Name and address of principal officer: MELISSA SKONIECKI SAME AS C ABOVE

H(a) Is this a group return for subordinates? Yes [ ] No [X]

H(b) Are all subordinates included? Yes [ ] No [ ] If "No," attach a list. See instructions

H(c) Group exemption number

I Tax-exempt status: [ ] 501(c)(3) [X] 501(c) (6) (insert no.) [ ] 4947(a)(1) or [ ] 527

J Website: EMERALDCOASTREALTORS.COM

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other

L Year of formation: 1964 **M** State of legal domicile: FL

Part I Summary

Activities & Governance

1	Briefly describe the organization's mission or most significant activities: PROVIDING MULTIPLE LISTING SERVICE, EDUCATION AND SUPPORT TO PROFESSIONAL MEMBERS IN THE LOCAL		
2	Check this box [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets.		
3	Number of voting members of the governing body (Part VI, line 1a)	3	17
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	17
5	Total number of individuals employed in calendar year 2024 (Part V, line 2a)	5	18
6	Total number of volunteers (estimate if necessary)	6	220
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	0.	0.
	9	Program service revenue (Part VIII, line 2g)	4,494,852.	4,529,688.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	94,039.	177,604.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	7,084.	9,254.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	4,595,975.	4,716,546.
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	1,625,297.	1,556,991.
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b	Total fundraising expenses (Part IX, column (D), line 25) 0.		
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	2,503,971.	2,380,044.
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	4,129,268.	3,937,035.
	19	Revenue less expenses. Subtract line 18 from line 12	466,707.	779,511.
			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	9,289,676.	9,821,713.
	21	Total liabilities (Part X, line 26)	2,961,050.	2,606,215.
	22	Net assets or fund balances. Subtract line 21 from line 20	6,328,626.	7,215,498.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer | Date

MELISSA SKONIECKI, ASSOCIATION EXECUTIVE

Type or print name and title

Paid Preparer Use Only

Preparer's name	Preparer's signature	Date	Check [ ] if self-employed	PTIN
CHAD F. BRANSON	CHAD F. BRANSON	11/14/25		P02089300

Firm's name: CRI ADVISORS, LLC | Firm's EIN 99-4625061

Firm's address: 500 GRAND BOULEVARD, SUITE 210 MIRAMAR BEACH, FL 32550 | Phone no. 850.837.3141

May the IRS discuss this return with the preparer shown above? See instructions [X] Yes [ ] No

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III ☐

1 Briefly describe the organization's mission:
TO PROVIDE MEMBERS WITH RESOURCES TO ACHIEVE AN EXEMPLARY LEVEL OF PROFESSIONALISM, INTEGRITY, AND ETHICAL BUSINESS PRACTICE, WHILE ENRICHING THE QUALITY OF LIFE IN THE COMMUNITY.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 3,286,302. including grants of $) (Revenue $ 4,707,292.)
MLS, EDUCATION, OTHER MEMBER SERVICES

4b (Code:) (Expenses $ including grants of $) (Revenue $)

4c (Code:) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe on Schedule O.)
(Expenses $ including grants of $) (Revenue $)

4e Total program service expenses 3,286,302.

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1		X
2	Is the organization required to complete *Schedule B, Schedule of Contributors*? See instructions	2		X
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3	X	
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? *If "Yes," complete Schedule C, Part III*	5	X	
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	X	
b	Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a		X
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I.* See instructions	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		X
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23	X	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in noncash contributions? *If "Yes," complete Schedule M*	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

					Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	41			
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0			
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

				Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a 18			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?		2b	X	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?		3a		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*		3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		7a		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		7f		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the sponsoring organization make any taxable distributions under section 4966?		9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		9b		
10	**Section 501(c)(7) organizations.** Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter:				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state? **Note:** See the instructions for additional information the organization must report on Schedule O.		13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*		14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.		15		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.		16		X
17	**Section 501(c)(21) organizations.** Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.		17		

Part VI Governance, Management, and Disclosure. *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI ..... [X]

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	17		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent	1b	17		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3			X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			X
6	Did the organization have members or stockholders?	6		X	
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a		X	
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b		X	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?	8a		X	
b	Each committee with authority to act on behalf of the governing body?	8b		X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O*	9			X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a		X
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	12c	X	
13	Did the organization have a written whistleblower policy?	13	X	
14	Did the organization have a written document retention and destruction policy?	14	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	X	
b	Other officers or key employees of the organization	15b	X	
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed NONE

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

[X] Own website [ ] Another's website [X] Upon request [ ] Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records

THE ORGANIZATION - 850-243-6145
10 HOLLYWOOD BLVD, FORT WALTON BEACH, FL 32548

Part VII **Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response or note to any line in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position: Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
(1) KEITH WOOD PRESIDENT	20.00	X		X				0.	0.	0.
(2) MARIA DUDLEY HOWELL PRESIDENT-ELECT	20.00	X		X				0.	0.	0.
(3) MELISSA SKONIECKI VICE PRESIDENT	10.00	X		X				0.	0.	0.
(4) MELINDA VAZQUEZ TREASURER	20.00	X		X				0.	0.	0.
(5) CATHY ALLEY ASSISTANT TREASURER	20.00	X		X				0.	0.	0.
(6) TJ COBOS BOARD MEMBER	10.00	X						0.	0.	0.
(7) DANA TOPEL BOARD MEMBER	10.00	X						0.	0.	0.
(8) BRANDY BROWN BOARD MEMBER	10.00	X						0.	0.	0.
(9) THOMAS CANADA BOARD MEMBER	10.00	X						0.	0.	0.
(10) KIMBERLIE GRIGGS BOARD MEMBER	10.00	X						0.	0.	0.
(11) HANA HAWKINS BOARD MEMBER	10.00	X						0.	0.	0.
(12) RACHEL SIMERLY BOARD MEMBER	10.00	X						0.	0.	0.
(13) TAMMY SUMMERS BOARD MEMBER	10.00	X						0.	0.	0.
(14) TULA TUCKER BOARD MEMBER	10.00	X						0.	0.	0.
(15) CHRIS WOOTEN BOARD MEMBER	10.00	X						0.	0.	0.
(16) BEN ACOCK BOARD MEMBER	10.00	X						0.	0.	0.
(17) SHELBY BAKER BOARD MEMBER	10.00	X						0.	0.	0.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position: Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
(18) MELVIN PONDER ASSOCIATION EXECUTIVE	50.00			X				200,934.	0.	8,431.
(19) CHRIS PEAVY CHIEF OPERATING OFFICER	50.00			X				113,609.	0.	21,361.
1b Subtotal								314,543.	0.	29,792.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								314,543.	0.	29,792.

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization 2

		Yes	No
3 Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4	X	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization 0

Part VIII **Statement of Revenue**

Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1 a	Federated campaigns	1a				
	b	Membership dues	1b				
	c	Fundraising events	1c				
	d	Related organizations	1d				
	e	Government grants (contributions)	1e				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f				
	g	Noncash contributions included in lines 1a-1f	1g $				
	h	**Total.** Add lines 1a-1f					
			Business Code				
Program Service Revenue	2 a	MEMBER SERVICE	561000	2,309,225.	2,309,225.		
	b	MEMBER DUES	561000	1,656,961.	1,656,961.		
	c	COMMITTEES	561000	248,497.	248,497.		
	d	ADMINISTRATIVE FEES	561000	213,570.	213,570.		
	e	INFORMATION SYSTEM	561000	84,377.	84,377.		
	f	All other program service revenue	561000	17,058.	17,058.		
	g	**Total.** Add lines 2a-2f		4,529,688.			

				(i) Real / (i) Securities	(ii) Personal / (ii) Other	(A)	(B)	(C)	(D)
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)				122,216.	122,216.		
	4	Income from investment of tax-exempt bond proceeds							
	5	Royalties							
				(i) Real	(ii) Personal				
	6 a	Gross rents	6a						
	b	Less: rental expenses	6b						
	c	Rental income or (loss)	6c						
	d	Net rental income or (loss)							
				(i) Securities	(ii) Other				
	7 a	Gross amount from sales of assets other than inventory	7a	904,009.					
	b	Less: cost or other basis and sales expenses	7b	846,947.	1,674.				
	c	Gain or (loss)	7c	57,062.	-1,674.				
	d	Net gain or (loss)				55,388.	55,388.		
	8 a	Gross income from fundraising events (not including $ ____ of contributions reported on line 1c). See Part IV, line 18	8a						
	b	Less: direct expenses	8b						
	c	Net income or (loss) from fundraising events							
	9 a	Gross income from gaming activities. See Part IV, line 19	9a						
	b	Less: direct expenses	9b						
	c	Net income or (loss) from gaming activities							
	10 a	Gross sales of inventory, less returns and allowances	10a		27,019.				
	b	Less: cost of goods sold	10b		17,765.				
	c	Net income or (loss) from sales of inventory				9,254.			9,254.

			Business Code	(A)	(B)	(C)	(D)
Miscellaneous Revenue	11 a						
	b						
	c						
	d	All other revenue					
	e	**Total.** Add lines 11a-11d					
	12	**Total revenue.** See instructions		4,716,546.	4,707,292.	0.	9,254.

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	314,543.	279,189.	35,354.	
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	899,762.	798,629.	101,133.	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	34,516.	30,636.	3,880.	
9 Other employee benefits	215,102.	190,925.	24,177.	
10 Payroll taxes	93,068.	82,607.	10,461.	
11 Fees for services (nonemployees):				
a Management				
b Legal	77,042.		77,042.	
c Accounting	39,400.		39,400.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)				
12 Advertising and promotion				
13 Office expenses	52,142.	43,511.	8,631.	
14 Information technology	285,990.	262,533.	23,457.	
15 Royalties				
16 Occupancy	25,739.	22,847.	2,892.	
17 Travel	179,782.	149,766.	30,016.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	76,058.		76,058.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	154,008.		154,008.	
23 Insurance	57,158.	50,734.	6,424.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a MLS EXPENSE	416,968.	416,968.		
b PROFESSIONAL DEVELOPMEN	378,515.	378,515.		
c COMMITTEES	279,249.	279,249.		
d CREDIT CARD FEES	100,996.	100,996.		
e All other expenses	256,997.	199,197.	57,800.	
25 **Total functional expenses.** Add lines 1 through 24e	3,937,035.	3,286,302.	650,733.	0.
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash - non-interest-bearing		2,828,550.	1	2,549,012.
	2	Savings and temporary cash investments		2,059,331.	2	2,973,257.
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		94,481.	4	56,079.
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		54,450.	9	85,776.
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 5,564,550.			
	b	Less: accumulated depreciation	10b 1,579,022.	4,066,665.	10c	3,985,528.
	11	Investments - publicly traded securities			11	
	12	Investments - other securities. See Part IV, line 11			12	
	13	Investments - program-related. See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11		186,199.	15	172,061.
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)		9,289,676.	16	9,821,713.
Liabilities	17	Accounts payable and accrued expenses		125,490.	17	80,874.
	18	Grants payable			18	
	19	Deferred revenue		984,100.	19	855,560.
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			22	
	23	Secured mortgages and notes payable to unrelated third parties		1,224,750.	23	1,415,719.
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		626,710.	25	254,062.
	26	**Total liabilities.** Add lines 17 through 25		2,961,050.	26	2,606,215.
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here** ☒ **and complete lines 27, 28, 32, and 33.**				
	27	Net assets without donor restrictions		6,328,626.	27	7,215,498.
	28	Net assets with donor restrictions			28	
		Organizations that do not follow FASB ASC 958, check here ☐ **and complete lines 29 through 33.**				
	29	Capital stock or trust principal, or current funds			29	
	30	Paid-in or capital surplus, or land, building, or equipment fund			30	
	31	Retained earnings, endowment, accumulated income, or other funds			31	
	32	Total net assets or fund balances		6,328,626.	32	7,215,498.
	33	Total liabilities and net assets/fund balances		9,289,676.	33	9,821,713.

Form **990** (2024)

432011 12-10-24

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	4,716,546.
2	Total expenses (must equal Part IX, column (A), line 25)	2	3,937,035.
3	Revenue less expenses. Subtract line 2 from line 1	3	779,511.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	6,328,626.
5	Net unrealized gains (losses) on investments	5	107,361.
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	7,215,498.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☒

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b		X
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c		
	If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE C
(Form 990)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under Section 501(c) and Section 527

Complete if the organization is described below. Attach to Form 990 or Form 990-EZ.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2024

Open to Public Inspection

If the organization answered "Yes" on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then:

- Section 501(c)(3) organizations: Complete Parts I-A and I-B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and I-C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes" on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then:

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes" on Form 990, Part IV, line 5 (Proxy Tax) (see separate instructions), or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then:

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization	Employer identification number (EIN)
EMERALD COAST ASSOCIATION OF REALTORS, INC.	23-7420154

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV.

2 Political campaign activity expenditures .... $ 10,000.

3 Volunteer hours for political campaign activities .... 0.

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 .... $

2 Enter the amount of any excise tax incurred by organization managers under section 4955 .... $

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? .... ☐ Yes ☐ No

4a Was a correction made? .... ☐ Yes ☐ No

b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities .... $

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities .... $ 10,000.

3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b .... $ 10,000.

4 Did the filing organization file **Form 1120-POL** for this year? .... ☐ Yes ☒ No

5 Enter the names, addresses, and EINs of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	**(b)** Address	**(c)** EIN	**(d)** Amount paid from filing organization's funds. If none, enter -0-.	**(e)** Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.
FLORIDA REALTORS POLITICAL ACTION C	ORLANDO, FL 32822	59-6548765	10,000.	0.

Part II-A **Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

A Check ☐ if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).

B Check ☐ if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures **(The term "expenditures" means amounts paid or incurred.)**	**(a)** Filing organization's totals	**(b)** Affiliated group totals
1a Total lobbying expenditures to influence public opinion (grassroots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)		
c Total lobbying expenditures (add lines 1a and 1b)		
d Other exempt purpose expenditures		
e Total exempt purpose expenditures (add lines 1c and 1d)		
f Lobbying nontaxable amount. Enter the amount from the following table in both columns.		

IF the amount on line 1e, column (a) or (b), is:	THEN the lobbying nontaxable amount is:
not over $500,000	20% of the amount on line 1e.
over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000.
over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000.
over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000.
over $17,000,000	$1,000,000.

	(a)	(b)
g Grassroots nontaxable amount (enter 25% of line 1f)		
h Subtract line 1g from line 1a. If zero or less, enter -0-		
i Subtract line 1f from line 1c. If zero or less, enter -0-		

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? ☐ **Yes** ☐ **No**

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	**(a)** 2021	**(b)** 2022	**(c)** 2023	**(d)** 2024	**(e)** Total
2a Lobbying nontaxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots nontaxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Part II-B **Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).**

For each "Yes" response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.	(a) Yes	(a) No	(b) Amount
1 During the year, did the filing organization attempt to influence foreign, national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities?			
j Total. Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to not be described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).**

		Yes	No
1 Were substantially all (90% or more) dues received nondeductible by members?	1	X	
2 Did the organization make only in-house lobbying expenditures of $2,000 or less?	2		X
3 Did the organization agree to carry over lobbying and political campaign activity expenditures from the prior year?	3		X

Part III-B **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No;" OR (b) Part III-A, line 3, is answered "Yes."**

1 Dues, assessments, and similar amounts from members	1	
2 Section 162(e) nondeductible lobbying and political expenditures **(do not include amounts of political expenses for which the section 527(f) tax was paid):**		
a Current year	2a	
b Carryover from last year	2b	
c Total	2c	
3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditures next year?	4	
5 Taxable amount of lobbying and political expenditures. See instructions	5	

Part IV **Supplemental Information**

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (see instructions); and Part II-B, line 1. Also, complete this part for any additional information.

PART I-A, LINE 1:
DIRECT CANDIDATE CONTRIBUTIONS: PROVIDE DIRECT FINANCIAL SUPPORT TO THE CAMPAIGNS OF CAREFULLY VETTED, PRO-HOUSING CANDIDATES AT THE LOCAL, STATE, AND FEDERAL LEVELS, REGARDLESS OF THEIR POLITICAL PARTY AFFILIATION.

ADVOCACY AND LEGISLATIVE INFLUENCE: ADVOCACY EFFORTS, SUCH AS LOBBYING FOR OR AGAINST LEGISLATION THAT COULD IMPACT THE REAL ESTATE BUSINESS TO INCLUDE: PRESERVING TAX DEDUCTIONS AND ELIMINATING TAXES SUCH AS THE BUSINESS RENT TAX. PREVENTING NEW TAXES OR FEES ON REAL ESTATE COMMISSIONS OR BUSINESS LICENSES. FIGHTING AGAINST EXCESSIVE REGULATIONS LIKE RENT CONTROL OR RESTRICTIVE ZONING LAWS. SUPPORTING

Part IV Supplemental Information *(continued)*

PROGRAMS THAT ASSIST HOMEBUYERS, SUCH AS THE HOMETOWN HEROES PROGRAM IN FLORIDA.

ISSUES MOBILIZATION: WE INITIATE PUBLIC AWARENESS CAMPAIGNS AND GRASSROOTS EFFORTS TO MOBILIZE REALTORS AND THE PUBLIC ON SPECIFIC REAL ESTATE-RELATED ISSUES AND BALLOT INITIATIVES.

COMMUNITY AND POLITICAL PRESENCE: RPAC HELPS STATE AND LOCAL ASSOCIATIONS EXPAND THEIR COMMUNITY AND POLITICAL PRESENCE BY PROVIDING GRANTS AND TOOLS FOR VARIOUS PROGRAMS.

PART I-C CONTINUATION:
FLORIDA REALTORS POLITICAL ACTION COMMITTEE
7025 AUGUSTA NATIONAL DRIVE ORLANDO, FL 32822
EIN: 59-6548765 COL (D) AMOUNT: 10000. COL (E) AMOUNT: 0.

SCHEDULE D (Form 990) (Rev. December 2024) Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
Attach to Form 990.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization EMERALD COAST ASSOCIATION OF REALTORS, INC.

Employer identification number 23-7420154

Part I **Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II **Conservation Easements.** Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (for example, recreation or education)
☐ Preservation of a historically important land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

			Held at the End of the Tax Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included on line 2a	2c	
d	Number of conservation easements included on line 2c acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ______

4 Number of states where property subject to conservation easement is located ______

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ______

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ______

8 Does each conservation easement reported on line 2d above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III **Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.** Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items.

(i) Revenue included on Form 990, Part VIII, line 1 $ ______

(ii) Assets included in Form 990, Part X $ ______

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 $ ______

b Assets included in Form 990, Part X $ ______

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange program
e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian, or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

			Amount
c	Beginning balance	1c	
d	Additions during the year	1d	
e	Distributions during the year	1e	
f	Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII ☐

Part V Endowment Funds Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

		(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a	Beginning of year balance					
b	Contributions					
c	Net investment earnings, gains, and losses					
d	Grants or scholarships					
e	Other expenditures for facilities and programs					
f	Administrative expenses					
g	End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ______ %

b Permanent endowment ______ %

c Term endowment ______ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

			Yes	No
(i)	Unrelated organizations?	3a(i)		
(ii)	Related organizations?	3a(ii)		
b	If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		882,928.		882,928.
b Buildings		3,745,191.	800,130.	2,945,061.
c Leasehold improvements				
d Equipment		86,188.	47,687.	38,501.
e Other		850,243.	731,205.	119,038.
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, line 10c, column (B))*				3,985,528.

Part VII Investments - Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, line 12, col. (B))		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, line 13, col. (B))		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, line 15, col. (B))*	

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) ACCRUED LIABILITIES	79,874.
(3) OTHER LIABILITIES	152,083.
(4) OPERATING LEASE LIABILITY	22,105.
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, line 25, col. (B))*	254,062.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	
5	Total revenue. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 12.)*			5	

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	
5	Total expenses. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 18.)*			5	

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

SCHEDULE J (Form 990)

(Rev. December 2024)

Department of the Treasury Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

Complete if the organization answered "Yes" on Form 990, Part IV, line 23.

Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization: EMERALD COAST ASSOCIATION OF REALTORS, INC.

Employer identification number 23-7420154

Part I Questions Regarding Compensation

			Yes	No
1a	Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items. ☐ First-class or charter travel ☐ Housing allowance or residence for personal use ☐ Travel for companions ☐ Payments for business use of personal residence ☐ Tax indemnification and gross-up payments ☐ Health or social club dues or initiation fees ☐ Discretionary spending account ☐ Personal services (such as maid, chauffeur, chef)			
b	If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain	**1b**		
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?	**2**		
3	Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III. ☐ Compensation committee ☐ Written employment contract ☐ Independent compensation consultant ☒ Compensation survey or study ☐ Form 990 of other organizations ☒ Approval by the board or compensation committee			
4	During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:			
a	Receive a severance payment or change-of-control payment?	**4a**		X
b	Participate in or receive payment from a supplemental nonqualified retirement plan?	**4b**		X
c	Participate in or receive payment from an equity-based compensation arrangement?	**4c**		X
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.			
	Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.			
5	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:			
a	The organization?	**5a**		
b	Any related organization?	**5b**		
	If "Yes" on line 5a or 5b, describe in Part III.			
6	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:			
a	The organization?	**6a**		
b	Any related organization?	**6b**		
	If "Yes" on line 6a or 6b, describe in Part III.			
7	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III	**7**		
8	Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III	**8**		
9	If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?	**9**		

Part II **Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees.** Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) MELVIN PONDER	(i)	180,934.	20,000.	0.	5,428.	3,003.	209,365.	0.
ASSOCIATION EXECUTIVE	(ii)	0.	0.	0.	0.	0.	0.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
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	(i)							
	(ii)							
	(i)							
	(ii)							

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

SCHEDULE O (Form 990) (Rev. December 2024) Department of the Treasury Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information. Attach to Form 990 or Form 990-EZ. Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization: EMERALD COAST ASSOCIATION OF REALTORS, INC.

Employer identification number 23-7420154

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:
REAL ESTATE INDUSTRY.

FORM 990, PART VI, SECTION A, LINE 6:
THE ORGANIZATION HAS REALTOR MEMBERS AND AFFILIATE MEMBERS WHO PARTICIPANT IN THE EDUCATION PROGRAMS, MULTIPLE LISTING SERVICE AND SUPRA KEY LOCKBOX SYSTEM AND EVENTS. NO STOCKHOLDERS.

FORM 990, PART VI, SECTION A, LINE 7A:
MORE THAN 4,000 ASSOCIATION'S REALTOR MEMBERS ARE ALL ENCOURAGED TO VOTE AND PARTICIPATE IN OUR BOARD'S ELECTION PROCESS. MEMBERS ARE INVITED THROUGHOUT THE PROCESS TO EXAMINE THE INFORMATION ABOUT THE CANDIDATES AND TO VOTE ONLINE. ALL OF THE INFORMATION ABOUT MEMBERS VYING FOR OPEN POSITIONS IS POSTED ON OUR WEBSITE AND DISTRIBUTED TO OUR TOTAL MEMBERSHIP.

FORM 990, PART VI, SECTION A, LINE 7B:
ANY BY-LAW CHANGES MUST BE APPROVED BY MEMBERSHIP.

FORM 990, PART VI, SECTION B, LINE 11B:
THE CEO WILL REVIEW AND APPROVE THE FORM 990 BEFORE IT IS FILED.

FORM 990, PART VI, SECTION B, LINE 12C:
MEMBERS OF THE GOVERNING BODY AND WORK GROUPS MONITOR AND ARE ENCOURAGED TO DISCLOSE ANY CONFLICTS AT EVERY MEETING. A CONFLICT INTEREST POLICY ACKNOWLEDGEMENT FORM IS REQUIRED. THE MEMBERS OF THESE GROUPS ARE REQUIRED TO SIGN.

FORM 990, PART VI, SECTION B, LINE 15:
THE ORGANIZATION OBTAINS AND REVIEWS COMPREHENSIVE BENCHMARK DATA ON SALARIES AND BENEFITS FOR ALL EMPLOYEES PRIOR TO MAKING COMPENSATION AND BENEFIT DECISION.

FORM 990, PART VI, SECTION C, LINE 19:
THE ORGANIZATION MADE ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS AVAILABLE TO THE PUBLIC UPON REQUEST.

FORM 990, PART XII, LINE 2C:
THE ORGANIZATION DID NOT CHANGE EITHER ITS OVERSIGHT PROCESS OR SELECTION PROCESS DURING THE TAX YEAR.

- NEXT YEAR FEDERAL - EMERALD COAST ASSOCIATION OF REALTORS, INC.

Asset No.	Description	Date Acquired	Method	Life	Unadjusted Cost Or Basis	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Amount Of Depreciation
	BUILDINGS								
11	BUILDING	010177	SL	40.00	83,264.		83,264.	81,184.	0.
44	CONSTRUCTION I	021503	SL	40.00	9,701.		9,701.	5,099.	243.
45	CONSTRUCTION I	123102	SL	40.00	15,000.		15,000.	8,250.	375.
46	CONSTRUCTION I	110402	SL	40.00	2,000.		2,000.	1,108.	50.
47	CONSTRUCTION I	112902	SL	40.00	1,450.		1,450.	824.	36.
276	IMPROVEMENTS	021503	SL	40.00	20,054.		20,054.	10,566.	501.
277	NEW BUILDING	120304	SL	40.00	907,341.		907,341.	455,563.	22,684.
278	ARCHETECT FEES NEW BUILDING	120604	SL	40.00	79,420.		79,420.	39,882.	1,986.
284	BUILDING ADDITION	012005	SL	40.00	100,227.		100,227.	49,909.	2,506.
285	BUILDING	012705	SL	40.00	2,123.		2,123.	1,056.	53.
286	BUILDING	013105	SL	40.00	1,827.		1,827.	914.	46.
287	BUILDING	020405	SL	40.00	1,250.		1,250.	619.	31.
290	BUILDING	021005	SL	40.00	450.		450.	221.	11.
291	BUILDING	021705	SL	40.00	697.		697.	340.	17.
295	BUILDING	062105	SL	40.00	111.		111.	57.	3.
298	BUILDING	092605	SL	40.00	513.		513.	249.	13.
301	BUILDING	113005	SL	40.00	490.		490.	231.	12.
302	BUILDING	120805	SL	40.00	449.		449.	211.	11.
303	BUILDING	122005	SL	40.00	360.		360.	171.	9.
304	BUILDING	041805	SL	40.00	150.		150.	77.	4.
305	BUILDING	042105	SL	40.00	250.		250.	120.	6.
316	ADDTL ITEMS FROM CAP EXPEND GL	123105	SL	40.00	1,407.		1,407.	666.	35.
318	WIRING IN THE EDUCATIONAL BLDG	050906	SL	40.00	3,947.		3,947.	1,871.	99.
319	GUTTERS	073007	SL	40.00	1,500.		1,500.	660.	38.
321	KATHY SUBLET EDUCATION BUIDLING REMODEL	062912	SL	40.00	13,600.		13,600.	4,250.	340.
434	FWB RENOVATIONS	042717	SL	40.00	1,500.		1,500.	291.	38.
435	FWB RENOVATIONS: SUBDIVISION OF OFFICES	101317	SL	40.00	6,000.		6,000.	1,088.	150.
437	FWB RENOVATIONS:CABINETS	120417	SL	40.00	5,100.		5,100.	907.	128.
438	FWB RENOVATIONS: FLOORING	121217	SL	40.00	19,465.		19,465.	3,450.	487.
439	FWB RENOVATIONS: CABINETS	123117	SL	40.00	5,100.		5,100.	896.	128.
446	FWB RENOVATIONS	041118	SL	40.00	67,146.		67,146.	11,333.	1,679.

(D) - Asset disposed * ITC, Section 179, Salvage, HR 3090, Commercial Revitalization Deduction, GO Zone

- NEXT YEAR FEDERAL - EMERALD COAST ASSOCIATION OF REALTORS, INC.

Asset No.	Description	Date Acquired	Method	Life	Unadjusted Cost Or Basis	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Amount Of Depreciation
450	FWB NEW ROOF	053121	SL	20.00	123,208.		123,208.	22,074.	6,160.
	* 990 PAGE 10 TOTAL BUILDINGS				1475100.		1475100.	704,137.	37,879.
	FURNITURE & FIXTURES								
14	HEAT PUMP	040100	SL	7.00	2,228.		2,228.	2,228.	0.
26	NETWORK SERV	080201	SL	5.00	7,912.		7,912.	7,912.	0.
66	42" LOCKING FILE CABINET	062002	SL	7.00	540.		540.	540.	0.
95	FLOOR SAFE	063087	SL	15.00	596.		596.	596.	0.
100	ALARM SYSTEM	021403	SL	5.00	1,000.		1,000.	1,000.	0.
101	STACK CHAIRS	052103	SL	7.00	966.		966.	966.	0.
109	SPLASH KIT	120604	SL	7.00	215.		215.	215.	0.
115	CONFRENCE FURNITURE	120604	SL	7.00	9,500.		9,500.	9,500.	0.
119	DATA LINE	120604	SL	7.00	91.		91.	91.	0.
120	DATA LINE	120604	SL	7.00	91.		91.	91.	0.
121	DATA LINE	120604	SL	7.00	91.		91.	91.	0.
122	ELECTRICAL ?	120604	SL	7.00	99.		99.	99.	0.
123	DATA LINE	120604	SL	7.00	102.		102.	102.	0.
124	DATA LINE	120604	SL	7.00	102.		102.	102.	0.
125	DATA LINE	120604	SL	7.00	102.		102.	102.	0.
126	DATA LINE	120604	SL	7.00	106.		106.	106.	0.
127	LINE FOR CAM	120604	SL	7.00	107.		107.	107.	0.
128	LINE FOR CAM	120604	SL	7.00	142.		142.	142.	0.
129	INSTALLATION	120604	SL	7.00	199.		199.	199.	0.
130	BUILDING CH	120604	SL	7.00	250.		250.	250.	0.
179	SECURITY SYSTEM AND ACCESS CONTROL	011205	SL	7.00	6,134.		6,134.	6,134.	0.
198	24 LNE INSTALL FOR LCD SPEAKERPHONE	012705	SL	7.00	2,277.		2,277.	2,277.	0.
199	ROUTER	013105	SL	5.00	172.		172.	172.	0.
200	BELKIN 4 PORT KVM SWITCH	013105	SL	5.00	206.		206.	206.	0.
201	10/10 8 PORT BLADE	013105	SL	5.00	364.		364.	364.	0.
202	HP PROCURVE SWITCH	013105	SL	5.00	1,714.		1,714.	1,714.	0.
203	3 TIER CART	020305	SL	7.00	112.		112.	112.	0.
209	INTERGRADED ELECTRONIC EQUIPMENT	021505	SL	7.00	117,569.		117,569.	117,569.	0.
213	NEW FRONT DESK	032505	SL	7.00	7,926.		7,926.	7,926.	0.
221	WALL FOUNTAIN	042005	SL	15.00	24,523.		24,523.	24,523.	0.
230	LEGAL TRAY FOR COPIER	043005	SL	5.00	133.		133.	133.	0.

(D) - Asset disposed * ITC, Section 179, Salvage, HR 3090, Commercial Revitalization Deduction, GO Zone

2025 DEPRECIATION AND AMORTIZATION REPORT

- NEXT YEAR FEDERAL - EMERALD COAST ASSOCIATION OF REALTORS, INC.

Asset No.	Description	Date Acquired	Method	Life	Unadjusted Cost Or Basis	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Amount Of Depreciation
244	LINKSYS AND NETGEAR	053105	SL	5.00	191.		191.	191.	0.
	VANITY LIGHTS AND MOTION LIGHT								
246	INSTALLED	061405	SL	15.00	237.		237.	237.	0.
247	WASTEBASKET	061505	SL	5.00	105.		105.	105.	0.
248	FAX MACHINE	061505	SL	5.00	529.		529.	529.	0.
252	TABLE FOR CEO OFFICE	063005	SL	7.00	302.		302.	302.	0.
254	LINKSYS WIRELESS ACCESS POINT	070605	SL	5.00	70.		70.	70.	0.
262	SINK TOP FOR BOD MEETING ROOM	092005	SL	15.00	1,972.		1,972.	1,969.	0.
263	SERVER RACK	093005	SL	5.00	318.		318.	318.	0.
275	TRACK LIGHTING FOR EDUCATION ROOM	123105	SL	7.00	53.		53.	53.	0.
279	7 19" LCD MONITORS	123005	SL	5.00	1,995.		1,995.	1,995.	0.
280	ACER LAPTOP	123005	SL	5.00	749.		749.	749.	0.
288	SIGN	020105	SL	7.00	437.		437.	437.	0.
294	TABLE CABINETS BOD *BAL	042705	SL	7.00	10,525.		10,525.	10,525.	0.
306	ELECTRONIC EQUIP INSTALL	021505	SL	7.00	7,950.		7,950.	7,950.	0.
309	ACROBAT (3)	042905	SL	3.00	579.		579.	579.	0.
311	TREND CLIENT/SERVER SUITE	052505	SL	3.00	769.		769.	769.	0.
327	VIDEO CAPTURE COMPUTER	033106	SL	5.00	3,299.		3,299.	3,299.	0.
336	PHOTOSHOP	072307	SL	3.00	644.		644.	644.	0.
344	VISTA MACHINES FOR SUSAN AND JIM	050907	SL	5.00	3,231.		3,231.	3,231.	0.
347	VTC REGISTRATIONS AND INSTALLATION	062707	SL	5.00	161,477.		161,477.	161,477.	0.
351	SERVER-EMERALD	082007	SL	7.00	2,457.		2,457.	2,457.	0.
353	RECESSED EXTERIOR LIGHTING (MAIN)	020108	SL	7.00	940.		940.	940.	0.
359	HP LASER PRINTER	062008	SL	5.00	338.		338.	338.	0.
360	HP 2015 LASER PRINTER (GAD)	062008	SL	5.00	338.		338.	338.	0.
361	ACER 22" LCD MONITOR (GAD)	062008	SL	5.00	229.		229.	229.	0.
364	HP LASER PRINTER (CIO)	072008	SL	5.00	358.		358.	358.	0.
365	NETGEAR SWITCH GSM7248	092008	SL	5.00	1,081.		1,081.	1,081.	0.
366	NETGEAR SWITCH GSM7224	092008	SL	5.00	592.		592.	592.	0.
367	NETGEAR SWITCH GSM7212	092008	SL	5.00	558.		558.	558.	0.
368	NETGEAR AGM731F/1 FIBER INTERFACE	092008	SL	5.00	256.		256.	256.	0.
369	NETGEAR AGM731F/2 FIBER INTERFACE	092008	SL	5.00	256.		256.	256.	0.
370	NETGEAR AGM731F/3 FIBER INTERFACE	092008	SL	5.00	256.		256.	256.	0.
371	NETGEAR AGM731F/4 FIBER INTERFACE	092008	SL	5.00	256.		256.	256.	0.

(D) - Asset disposed * ITC, Section 179, Salvage, HR 3090, Commercial Revitalization Deduction, GO Zone

- NEXT YEAR FEDERAL - EMERALD COAST ASSOCIATION OF REALTORS, INC.

Asset No.	Description	Date Acquired	Method	Life	Unadjusted Cost Or Basis	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Amount Of Depreciation
378	LAWN PUMP	092310	SL	7.00	575.		575.	575.	0.
379	A/C TRANE MAIN CONTROLLER	101210	SL	7.00	1,120.		1,120.	1,120.	0.
382	SERVER-WEBSERVER	082010	SL	5.00	850.		850.	850.	0.
385	PC COMPUTOR (IT #1)	122010	SL	5.00	659.		659.	659.	0.
386	PC COMPUTOR (IT #2)	122010	SL	5.00	659.		659.	659.	0.
387	PC COMPUTOR (IT #3)	122010	SL	5.00	659.		659.	659.	0.
388	PC COMPUTOR (ACCOUNTING)	122010	SL	5.00	659.		659.	659.	0.
389	PC COMPUTOR (COMMUNICATION)	122010	SL	5.00	659.		659.	659.	0.
390	PC COMPUTOR (CEO)	122010	SL	5.00	659.		659.	659.	0.
396	BACKUP SYSTEM	092011	SL	5.00	1,145.		1,145.	1,145.	0.
400	MONITOR (AE)	112011	SL	5.00	558.		558.	558.	0.
401	HP 8600 SERVER (RAP SERVER)	022012	SL	5.00	529.		529.	529.	0.
402	MC BOOK PRO #C1MHFP3UDU13	052012	SL	5.00	967.		967.	967.	0.
403	TRANE ZONE CONTROL ON A/C	061412	SL	5.00	2,200.		2,200.	2,200.	0.
405	HP 8600 SERVER (PROXY)	092012	SL	5.00	1,537.		1,537.	1,537.	0.
406	SHREDDING MACHINE	110912	SL	5.00	638.		638.	638.	0.
407	PROJECTOR	022013	SL	5.00	773.		773.	773.	0.
408	LAP TOP DELL ULTRABOOK (CEO)	032013	SL	5.00	699.		699.	699.	0.
409	SHARP COLOR COPIER #MX-6240	062513	SL	5.00	12,455.		12,455.	12,455.	0.
410	SHARP BLACK / WHITE COPIER #MX-453	062513	SL	5.00	12,455.		12,455.	12,455.	0.
411	SECURITY CAMERA MS652013-13	081313	SL	5.00	572.		572.	572.	0.
412	CYBERPOWER 1000 @ 7	092013	SL	5.00	763.		763.	763.	0.
413	CYBERPOWER 1500 SERVERS @ 4	092013	SL	5.00	600.		600.	600.	0.
440	RAPATTONI CLOUD SOFTWARE	012317	SL	7.00	28,500.		28,500.	28,497.	0.
441	FWB TABLES	051117	SL	7.00	6,410.		6,410.	6,410.	0.
442	FWB APPLIANCES	112917	SL	7.00	5,095.		5,095.	5,095.	0.
447	75 MOTIVATE NESTSTACK CHAIRS	051518	SL	7.00	21,075.		21,075.	20,073.	1,002.
448	25 MOTIVATE TABLE RECT.	051518	SL	7.00	17,700.		17,700.	16,860.	840.
452	PROJECTOR	112022	SL	5.00	4,502.		4,502.	1,875.	900.
453	CONFERENCE TABLE	071922	SL	7.00	4,517.		4,517.	1,559.	645.
	* 990 PAGE 10 TOTAL FURNITURE & FIXTURES				519,105.		519,105.	511,672.	3,387.
	MACHINERY & EQUIPMENT								
449	AC UNIT - FWB	031519	SL	7.00	47,444.		47,444.	39,538.	6,778.

(D) - Asset disposed * ITC, Section 179, Salvage, HR 3090, Commercial Revitalization Deduction, GO Zone

- NEXT YEAR FEDERAL - EMERALD COAST ASSOCIATION OF REALTORS, INC.

Asset No.	Description	Date Acquired	Method	Life	Unadjusted Cost Or Basis	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Amount Of Depreciation
455	HVAC - FWB	011823	SL	7.00	15,792.		15,792.	4,324.	2,256.
457	HVAC - FWB	102423	SL	7.00	22,952.		22,952.	3,825.	3,279.
	* 990 PAGE 10 TOTAL MACHINERY & EQUIPMENT				86,188.		86,188.	47,687.	12,313.
	LAND								
10	LAND	010177	L		157,928.		157,928.		0.
	* 990 PAGE 10 TOTAL LAND				157,928.		157,928.	0.	0.
	MANAGEMENT AND GENERAL								
433	ANNEX OFFICE DESTIN - FURNITURE & FIXTURES	032216	SL	7.00	114,192.		114,192.	114,192.	0.
443	FWB FURNITURE: CHAIRS, UPHOLSTERY	071917	SL	7.00	61,490.		61,490.	61,490.	0.
444	FWB FURNITURE: WARDROBE	120617	SL	7.00	3,545.		3,545.	3,542.	0.
454	SRB OFFICE LAND	022322	L		725,000.		725,000.		0.
456	VINTAGE SIGN - SRB	112423	SL	7.00	17,457.		17,457.	2,702.	2,494.
459	SRB OFFICE KITCHEN APPLIANCES	123123	SL	7.00	7,316.		7,316.	1,045.	1,045.
460	SRB OFFICE TELEPHONE	123123	SL	7.00	10,914.		10,914.	1,559.	1,559.
461	SRB OFFICE OUTDOOR DECK	123123	SL	27.50	51,784.		51,784.	1,883.	1,883.
462	SRB OFFICE BUILDING	103123	SL	27.50	2218307.		2218307.	94,110.	80,666.
463	LED LIGHTING SYSTEM	122324	SL	7.00	6,220.		6,220.		889.
464	HVAC SYSTEM - FWB	121824	SL	7.00	19,784.		19,784.		2,826.
465	ELECTRONIC SIGN - FWB	121924	SL	7.00	9,213.		9,213.		1,316.
466	CABINETS AND COUNTERTOPS - SRB	121924	SL	7.00	39,328.		39,328.		5,618.
	* 990 PAGE 10 TOTAL MANAGEMENT AND GENERAL				3284550.		3284550.	280,523.	98,296.
	OTHER								
168	INSTALL SIGN & CORRECT WIRING	010605	SL	7.00	134.		134.	134.	0.
293	SIGN - ROOF	032505	SL	15.00	1,234.		1,234.	1,234.	0.
296	SIGN (LABOR)	062105	SL	15.00	300.		300.	300.	0.
414	1/2 DEPOSIT LED SIGN	101311	SL	7.00	13,785.		13,785.	13,785.	0.
415	LED SIGN BALANCE	022812	SL	7.00	13,383.		13,383.	13,383.	0.
	* 990 PAGE 10 TOTAL OTHER				28,836.		28,836.	28,836.	0.
	* 990 PAGE 10 TOTAL -				5551707.		5551707.	1572855.	151,875.
	OTHER								
297	BUILDING	080405	SL	15.00	523.		523.	523.	0.

(D) - Asset disposed * ITC, Section 179, Salvage, HR 3090, Commercial Revitalization Deduction, GO Zone

- NEXT YEAR FEDERAL - EMERALD COAST ASSOCIATION OF REALTORS, INC.

Asset No.	Description	Date Acquired	Method	Life	Unadjusted Cost Or Basis	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Amount Of Depreciation
299	PARKING APPRAISAL	110705	SL	15.00	1,500.		1,500.	1,500.	0.
	* 990 PAGE 10 TOTAL OTHER				2,023.		2,023.	2,023.	0.
	* 990 PAGE 10 TOTAL - OTHER				2,023.		2,023.	2,023.	0.
451	CASEPRO	053122	SL	5.00	6,000.		6,000.	3,100.	1,200.
458	UPKEEP TECH	112923	SL	5.00	4,820.		4,820.	1,044.	964.
	* 990 PAGE 10 TOTAL OTHER				10,820.		10,820.	4,144.	2,164.
	* 990 PAGE 10 TOTAL -				10,820.		10,820.	4,144.	2,164.
	* GRAND TOTAL 990 PAGE 10 DEPR				5564550.		5564550.	1579022.	154,039.

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