

Financial Statements

**Of
Hideaway at Old Moultrie Association, Inc
For the Period Ended June 30, 2024**

Jones, CPA & Associates

Jones, CPA & Associates
Certified Public Accountants
3670 US 1 South, Ste 290
St. Augustine, FL 32086

Accountant's Compilation Report

To: Management
Hideaway at Old Moultrie Association, Inc
100 Villa Club Dr
St. Augustine, FL 32086

Management is responsible for the accompanying financial statements of Hideaway at Old Moultrie Association, Inc, which comprise the balance sheet as of June 30, 2024 and the related statements of revenues and expenses, and changes in member's equity for the year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

A statement of Cash flows for the period ended June 30, 2024 has not been presented. Accounting principles generally accepted in the United States of America require that such a statement be presented when financial statements purport to present financial, position and results of operations.

Management has elected to omit substantially all the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

The supplementary information contained in Profit & Loss Budget vs Actual 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. The supplementary information was not subject to our compilation engagement. We do not express an opinion, a conclusion, nor provide any assurance on such information.



Jones, CPA & Associates

Report Date: 7/19/2024

Hideaway at Old Moultrie Association, Inc

Balance Sheet

For the Period Ended June 30, 2024

| | Jun 30, 24 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 102 - Hideaway Operating Acct | 37,985.03 |
| 104 - Hideaway Reserve Acct | 49,662.38 |
| Total Checking/Savings | 87,647.41 |
| Accounts Receivable | |
| 122 - Accounts Receivable | 15,057.11 |
| Total Accounts Receivable | 15,057.11 |
| Other Current Assets | |
| 136 - Prepaid Insurance | 539.57 |
| Total Other Current Assets | 539.57 |
| Total Current Assets | 103,244.09 |
| TOTAL ASSETS | 103,244.09 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| 306 - Deferred Revenue | 28,980.00 |
| 320 - Prepaid Maintenance Fees | 878.01 |
| 334 - Accrued Payroll Taxes | |
| 940 Taxes Payable | 16.20 |
| 941 Taxes Payable | 530.10 |
| UCT Taxes Payable | 72.90 |
| Total 334 - Accrued Payroll Taxes | 619.20 |
| Total Other Current Liabilities | 30,477.21 |
| Total Current Liabilities | 30,477.21 |
| Total Liabilities | 30,477.21 |
| Equity | |
| 503 - Capital Reserves | 49,079.05 |
| 505 - Members Equity | 24,700.49 |
| Net Income | -1,012.66 |
| Total Equity | 72,766.88 |
| TOTAL LIABILITIES & EQUITY | 103,244.09 |

Hideaway at Old Moultrie Association, Inc
Statement of Revenues and Expenses
For the Period Ending June 30, 2024

| | Jun 24 | Jan - Jun 24 |
|------------------------------------|-----------|--------------|
| Ordinary Income/Expense | | |
| Income | | |
| 600 · Association Dues | 4,830.00 | 28,980.00 |
| Total Income | 4,830.00 | 28,980.00 |
| Expense | | |
| Payroll | | |
| 770 · Managers Salary | 900.00 | 5,400.00 |
| 775 · Payroll Taxes | 98.55 | 591.30 |
| Total Payroll | 998.55 | 5,991.30 |
| 705 · Accounting Fees | 300.00 | 2,000.00 |
| 712 · Licenses, Taxes, Permits | 0.00 | 61.25 |
| 714 · Office Supplies | 0.00 | 2.00 |
| 735 · Insurance | 539.55 | 3,221.45 |
| 740 · Electric | 639.11 | 3,528.47 |
| 745 · Lake Maintenance | 246.00 | 1,410.00 |
| 750 · Lawn Maintenance | 900.00 | 5,550.00 |
| 755 · Maintenance Supplies/Repairs | 4,375.09 | 5,503.19 |
| 766 · Mulch Irrig & Tree Trimming | 0.00 | 2,725.00 |
| Total Expense | 7,998.30 | 29,992.66 |
| Net Ordinary Income | -3,168.30 | -1,012.66 |
| Net Income | -3,168.30 | -1,012.66 |

Hideaway At Old Moultrie Association, Inc
Statement of Changes in Members Equity
For the Month Ended June 30, 2024

| | Beginning Equity | Change in Equity | Ending Equity |
|----------------------------|------------------|------------------|---------------|
| 550 - Members Equity | 26,856.13 | (3,751.63) * | 23,104.50 |
| 503- Capital Reserves | 49,079.05 | 583.33 | 49,662.38 |
| Total | 75,935.18 | (3,168.30) | 72,766.88 |
| Net Ordinary Income (loss) | | (3,168.30) | |
| Reserve Interest | | 0.00 | |
| Reserve Transfers | | (583.33) | |
| *Change in Member's Equity | | (3,751.63) | |

Hideaway at Old Moultrie Association, Inc
Profit & Loss Budget vs. Actual
For the Period Ending June 30, 2024

| | Jun 24 | Budget | \$ Over Budget |
|------------------------------------|-----------|----------|----------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 600 · Association Dues | 4,830.00 | 4,830.00 | 0.00 |
| 603 · Capital Contributions | 0.00 | 100.00 | -100.00 |
| 625 · Other Income | 0.00 | 250.00 | -250.00 |
| Total Income | 4,830.00 | 5,180.00 | -350.00 |
| Expense | | | |
| Payroll | | | |
| 770 · Managers Salary | 900.00 | 900.00 | 0.00 |
| 775 · Payroll Taxes | 98.55 | 100.00 | -1.45 |
| Total Payroll | 998.55 | 1,000.00 | -1.45 |
| 705 · Accounting Fees | 300.00 | 325.00 | -25.00 |
| 709 · Legal Fees | 0.00 | 50.00 | -50.00 |
| 712 · Licenses, Taxes, Permits | 0.00 | 0.00 | 0.00 |
| 714 · Office Supplies | 0.00 | 15.00 | -15.00 |
| 715 · Postage/Fedex | 0.00 | 12.00 | -12.00 |
| 730 · Bank Charges | 0.00 | 5.00 | -5.00 |
| 735 · Insurance | 539.55 | 492.00 | 47.55 |
| 740 · Electric | 639.11 | 725.00 | -85.89 |
| 745 · Lake Maintenance | 246.00 | 292.00 | -46.00 |
| 750 · Lawn Maintenance | 900.00 | 916.00 | -16.00 |
| 755 · Maintenance Supplies/Repairs | 4,375.09 | 125.00 | 4,250.09 |
| 766 · Mulch Irrig & Tree Trimming | 0.00 | 625.00 | -625.00 |
| Total Expense | 7,998.30 | 4,582.00 | 3,416.30 |
| Net Ordinary Income | -3,168.30 | 598.00 | -3,766.30 |
| Net Income | -3,168.30 | 598.00 | -3,766.30 |

Hideaway at Old Moultrie Association, Inc
Profit & Loss Budget vs. Actual
January through June 2024

| | Jan - Jun 24 | Budget | \$ Over Budget |
|------------------------------------|--------------|-----------|----------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 600 · Association Dues | 28,980.00 | 28,980.00 | 0.00 |
| 603 · Capital Contributions | 0.00 | 600.00 | -600.00 |
| 625 · Other Income | 0.00 | 1,501.25 | -1,501.25 |
| Total Income | 28,980.00 | 31,081.25 | -2,101.25 |
| Expense | | | |
| Payroll | | | |
| 770 · Managers Salary | 5,400.00 | 5,400.00 | 0.00 |
| 775 · Payroll Taxes | 591.30 | 600.00 | -8.70 |
| Total Payroll | 5,991.30 | 6,000.00 | -8.70 |
| 705 · Accounting Fees | 2,000.00 | 2,150.00 | -150.00 |
| 709 · Legal Fees | 0.00 | 200.00 | -200.00 |
| 712 · Licenses, Taxes, Permits | 61.25 | 61.25 | 0.00 |
| 714 · Office Supplies | 2.00 | 110.00 | -108.00 |
| 715 · Postage/Fedex | 0.00 | 78.00 | -78.00 |
| 730 · Bank Charges | 0.00 | 20.00 | -20.00 |
| 735 · Insurance | 3,221.45 | 2,948.00 | 273.45 |
| 740 · Electric | 3,528.47 | 4,350.00 | -821.53 |
| 745 · Lake Maintenance | 1,410.00 | 1,748.00 | -338.00 |
| 750 · Lawn Maintenance | 5,550.00 | 5,504.00 | 46.00 |
| 755 · Maintenance Supplies/Repairs | 5,503.19 | 750.00 | 4,753.19 |
| 766 · Mulch Irrig & Tree Trimming | 2,725.00 | 3,750.00 | -1,025.00 |
| Total Expense | 29,992.66 | 27,669.25 | 2,323.41 |
| Net Ordinary Income | -1,012.66 | 3,412.00 | -4,424.66 |
| Net Income | -1,012.66 | 3,412.00 | -4,424.66 |