

**Financial Statements**

**Of  
Hideaway at Old Moultrie Association, Inc  
For the Period Ended October 31, 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 October 31, 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 October 31, 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: 11/20/2024

# Hideaway at Old Moultrie Association, Inc

## Balance Sheet

For the Period Ended October 31, 2024

	Oct 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
102 · Hideaway Operating Acct	15,362.59
104 · Hideaway Reserve Acct	51,995.70
Total Checking/Savings	67,358.29
Accounts Receivable	
122 · Accounts Receivable	13,257.11
Total Accounts Receivable	13,257.11
Other Current Assets	
136 · Prepaid Insurance	4,783.25
Total Other Current Assets	4,783.25
Total Current Assets	85,398.65
<b>TOTAL ASSETS</b>	<b>85,398.65</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
306 · Deferred Revenue	9,660.00
320 · Prepaid Maintenance Fees	1,888.01
334 · Accrued Payroll Taxes	176.70
Total Other Current Liabilities	11,724.71
Total Current Liabilities	11,724.71
Total Liabilities	11,724.71
Equity	
503 · Capital Reserves	51,995.70
505 · Members Equity	21,783.84
Net Income	-105.60
Total Equity	73,673.94
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>85,398.65</b>

**Hideaway at Old Moultrie Association, Inc**  
**Statement of Revenues and Expenses**  
For the Period Ending October 31, 2024

	Oct 24	Jan - Oct 24
Ordinary Income/Expense		
Income		
600 · Association Dues	4,830.00	48,300.00
603 · Capital Contributions	200.00	200.00
625 · Other Income	350.00	350.00
Total Income	5,380.00	48,850.00
Expense		
Payroll		
770 · Managers Salary	900.00	9,000.00
775 · Payroll Taxes	68.85	877.90
Total Payroll	968.85	9,877.90
705 · Accounting Fees	300.00	3,200.00
712 · Licenses, Taxes, Permits	0.00	61.25
714 · Office Supplies	0.00	102.94
730 · Bank Charges	0.00	0.00
735 · Insurance	531.47	5,355.43
740 · Electric	805.92	6,718.59
745 · Lake Maintenance	246.00	2,504.00
750 · Lawn Maintenance	900.00	9,150.00
755 · Maintenance Supplies/Repairs	700.00	7,160.49
766 · Mulch Irrig & Tree Trimming	100.00	4,825.00
Total Expense	4,552.24	48,955.60
Net Ordinary Income	827.76	-105.60
Net Income	827.76	-105.60

Hideaway At Old Moultrie Association, Inc  
Statement of Changes in Members Equity  
For the Month Ended October 31, 2024

	Beginning Equity	Change in Equity	Ending Equity
550 - Members Equity	21,433.81	244.43 *	21,678.24
503- Capital Reserves	51,412.37	583.33	51,995.70
<b>Total</b>	<b>72,846.18</b>	<b>827.76</b>	<b>73,673.94</b>
Net Ordinary Income (loss)		827.76	
Reserve Interest		0.00	
Reserve Transfers		(583.33)	
* Change in Member's Equity		244.43	

**Hideaway at Old Moultrie Association, Inc**  
**Profit & Loss Budget vs. Actual**  
For the Period Ending October 31, 2024

	Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	4,830.00	4,830.00	0.00
603 · Capital Contributions	200.00	100.00	100.00
625 · Other Income	350.00	250.00	100.00
Total Income	5,380.00	5,180.00	200.00
Expense			
Payroll			
770 · Managers Salary	900.00	900.00	0.00
775 · Payroll Taxes	68.85	100.00	-31.15
Total Payroll	968.85	1,000.00	-31.15
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	531.47	492.00	39.47
740 · Electric	805.92	725.00	80.92
745 · Lake Maintenance	246.00	292.00	-46.00
750 · Lawn Maintenance	900.00	916.00	-16.00
755 · Maintenance Supplies/Repairs	700.00	125.00	575.00
766 · Mulch Irrig & Tree Trimming	100.00	625.00	-525.00
Total Expense	4,552.24	4,582.00	-29.76
Net Ordinary Income	827.76	598.00	229.76
Net Income	827.76	598.00	229.76

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

	Jan - Oct 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	48,300.00	48,300.00	0.00
603 · Capital Contributions	200.00	1,000.00	-800.00
625 · Other Income	350.00	2,501.25	-2,151.25
Total Income	48,850.00	51,801.25	-2,951.25
Expense			
Payroll			
770 · Managers Salary	9,000.00	9,000.00	0.00
775 · Payroll Taxes	877.90	1,000.00	-122.10
Total Payroll	9,877.90	10,000.00	-122.10
705 · Accounting Fees	3,200.00	3,450.00	-250.00
709 · Legal Fees	0.00	400.00	-400.00
712 · Licenses, Taxes, Permits	61.25	61.25	0.00
714 · Office Supplies	102.94	170.00	-67.06
715 · Postage/Fedex	0.00	126.00	-126.00
730 · Bank Charges	0.00	40.00	-40.00
735 · Insurance	5,355.43	4,916.00	439.43
740 · Electric	6,718.59	7,250.00	-531.41
745 · Lake Maintenance	2,504.00	2,916.00	-412.00
750 · Lawn Maintenance	9,150.00	9,168.00	-18.00
755 · Maintenance Supplies/Repairs	7,160.49	1,250.00	5,910.49
766 · Mulch Irrig & Tree Trimming	4,825.00	6,250.00	-1,425.00
Total Expense	48,955.60	45,997.25	2,958.35
Net Ordinary Income	-105.60	5,804.00	-5,909.60
Net Income	-105.60	5,804.00	-5,909.60