

Financial Statements

**Of
Hideaway at Old Moultrie Association, Inc
For the Period Ended August 31, 2025**

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 August 31, 2025 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 August 31, 2025 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: 9/18/2025

Hideaway at Old Moultrie Association, Inc

Balance Sheet

For the Period Ended August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
102 · Hideaway Operating Acct	10,360.48
104 · Hideaway Reserve Acct	57,662.33
Total Checking/Savings	68,022.81
Accounts Receivable	
122 · Accounts Receivable	26,751.11
Total Accounts Receivable	26,751.11
Other Current Assets	
136 · Prepaid Insurance	6,382.88
Total Other Current Assets	6,382.88
Total Current Assets	101,156.80
TOTAL ASSETS	101,156.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
306 · Deferred Revenue	20,454.00
320 · Prepaid Maintenance Fees	2,274.01
334 · Accrued Payroll Taxes	215.64
Total Other Current Liabilities	22,943.65
Total Current Liabilities	22,943.65
Total Liabilities	22,943.65
Equity	
503 · Capital Reserves	57,079.00
505 · Members Equity	19,505.25
Net Income	1,628.90
Total Equity	78,213.15
TOTAL LIABILITIES & EQUITY	101,156.80

Hideaway at Old Moultrie Association, Inc
Statement of Revenues and Expenses
For the Period Ending August 31, 2025

	Aug 25	Jan - Aug 25
Ordinary Income/Expense		
Income		
600 · Association Dues	5,113.50	40,908.00
603 · Capital Contributions	0.00	200.00
625 · Other Income	0.00	350.00
Total Income	5,113.50	41,458.00
Expense		
Payroll		
770 · Managers Salary	1,150.00	9,200.00
775 · Payroll Taxes	87.97	752.80
Total Payroll	1,237.97	9,952.80
705 · Accounting Fees	300.00	2,600.00
712 · Licenses, Taxes, Permits	0.00	61.25
714 · Office Supplies	0.00	85.37
730 · Bank Charges	0.00	20.00
735 · Insurance	580.26	4,300.57
740 · Electric	810.97	6,549.17
745 · Lake Maintenance	246.00	2,324.00
750 · Lawn Maintenance	900.00	7,200.00
755 · Maintenance Supplies/Repairs	0.00	3,735.94
766 · Mulch Irrig & Tree Trimming	100.00	3,000.00
Total Expense	4,175.20	39,829.10
Net Ordinary Income	938.30	1,628.90
Net Income	938.30	1,628.90

Hideaway At Old Moultrie Association, Inc
Statement of Changes in Members Equity
For the Month Ended August 31, 2025

	Beginning Equity	Change in Equity	Ending Equity
550 - Members Equity	20,195.85	354.97 *	20,550.82
503- Capital Reserves	57,079.00	583.33	57,662.33
Total	77,274.85	938.30	78,213.15
Net Ordinary Income (loss)		938.30	
Reserve Interest		0.00	
Reserve Transfers		(583.33)	
* Change in Member's Equity		354.97	

Hideaway at Old Moultrie Association, Inc

Profit & Loss Budget vs. Actual

For the Period Ending August 31, 2025

	Aug 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	5,113.50	5,113.50	0.00
603 · Capital Contributions	0.00	100.00	-100.00
625 · Other Income	0.00	125.00	-125.00
Total Income	5,113.50	5,338.50	-225.00
Expense			
Payroll			
770 · Managers Salary	1,150.00	1,150.00	0.00
775 · Payroll Taxes	87.97	100.00	-12.03
Total Payroll	1,237.97	1,250.00	-12.03
705 · Accounting Fees	300.00	300.00	0.00
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	0.00	0.00
735 · Insurance	580.26	490.00	90.26
740 · Electric	810.97	725.00	85.97
745 · Lake Maintenance	246.00	290.00	-44.00
750 · Lawn Maintenance	900.00	920.00	-20.00
755 · Maintenance Supplies/Repairs	0.00	200.00	-200.00
766 · Mulch Irrig & Tree Trimming	100.00	625.00	-525.00
Total Expense	4,175.20	4,877.00	-701.80
Net Ordinary Income	938.30	461.50	476.80
Net Income	938.30	461.50	476.80

Hideaway at Old Moultrie Association, Inc
Profit & Loss Budget vs. Actual
January through August 2025

	Jan - Aug 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	40,908.00	40,908.00	0.00
603 · Capital Contributions	200.00	800.00	-600.00
625 · Other Income	350.00	1,000.00	-650.00
Total Income	41,458.00	42,708.00	-1,250.00
Expense			
Payroll			
770 · Managers Salary	9,200.00	9,200.00	0.00
775 · Payroll Taxes	752.80	800.00	-47.20
Total Payroll	9,952.80	10,000.00	-47.20
705 · Accounting Fees	2,600.00	2,600.00	0.00
709 · Legal Fees	0.00	300.00	-300.00
712 · Licenses, Taxes, Permits	61.25	61.25	0.00
714 · Office Supplies	85.37	140.00	-54.63
715 · Postage/Fedex	0.00	102.00	-102.00
730 · Bank Charges	20.00	40.00	-20.00
735 · Insurance	4,300.57	3,940.00	360.57
740 · Electric	6,549.17	5,800.00	749.17
745 · Lake Maintenance	2,324.00	2,340.00	-16.00
750 · Lawn Maintenance	7,200.00	7,335.00	-135.00
755 · Maintenance Supplies/Repairs	3,735.94	1,600.75	2,135.19
766 · Mulch Irrig & Tree Trimming	3,000.00	5,000.00	-2,000.00
Total Expense	39,829.10	39,259.00	570.10
Net Ordinary Income	1,628.90	3,449.00	-1,820.10
Net Income	1,628.90	3,449.00	-1,820.10