

**Financial Statements**

**Of  
Hideaway at Old Moultrie Association, Inc  
For the Period Ended April 30, 2023**

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 April 30, 2023 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 April 30, 2023 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.

  
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Jones, CPA & Associates

Report Date: 5/16/2023

# Hideaway at Old Moultrie Association, Inc

## Balance Sheet

For the Period Ended April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
102 · Hideaway Operating Acct	58,138.15
104 · Hideaway Reserve Acct	45,270.76
Total Checking/Savings	103,408.91
Accounts Receivable	
122 · Accounts Receivable	11,449.11
Total Accounts Receivable	11,449.11
Other Current Assets	
136 · Prepaid Insurance	1,438.79
Total Other Current Assets	1,438.79
Total Current Assets	116,296.81
<b>TOTAL ASSETS</b>	<b>116,296.81</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
306 · Deferred Revenue	38,136.00
320 · Prepaid Maintenance Fees	3,409.51
334 · Accrued Payroll Taxes	
940 Taxes Payable	5.40
941 Taxes Payable	176.70
UCT Taxes Payable	24.30
Total 334 · Accrued Payroll Taxes	206.40
Total Other Current Liabilities	41,751.91
Total Current Liabilities	41,751.91
Total Liabilities	41,751.91
Equity	
503 · Capital Reserves	45,270.76
505 · Members Equity	22,672.72
Net Income	6,601.42
Total Equity	74,544.90
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>116,296.81</b>

**Hideaway at Old Moultrie Association, Inc**  
**Statement of Revenues and Expenses**  
For the Period Ending April 30, 2023

	Apr 23	Jan - Apr 23
Ordinary Income/Expense		
Income		
600 • Association Dues	4,767.00	19,068.00
601 • Late Fee Income	0.00	350.00
602 • Violation Fee	0.00	100.00
603 • Capital Contributions	0.00	800.00
625 • Other Income	0.00	1,400.00
Total Income	4,767.00	21,718.00
Expense		
Payroll		
770 • Managers Salary	900.00	3,600.00
775 • Payroll Taxes	98.55	394.20
Total Payroll	998.55	3,994.20
705 • Accounting Fees	300.00	1,400.00
712 • Licenses, Taxes, Permits	0.00	61.25
730 • Bank Charges	0.00	0.00
735 • Insurance	415.03	1,660.13
740 • Electric	758.73	2,802.94
745 • Lake Maintenance	246.00	1,039.00
750 • Lawn Maintenance	900.00	4,025.00
755 • Maintenance Supplies/Repairs	0.00	134.06
Total Expense	3,618.31	15,116.58
Net Ordinary Income	1,148.69	6,601.42
Net Income	1,148.69	6,601.42

Hideaway At Old Moultrie Association, Inc  
Statement of Changes in Members Equity  
For the Month Ended April 30, 2023

	Beginning Equity	Change in Equity	Ending Equity
550 - Members Equity	28,708.78	565.36 *	29,274.14
503- Capital Reserves	44,687.43	583.33	45,270.76
<b>Total</b>	<b>73,396.21</b>	<b>1,148.69</b>	<b>74,544.90</b>
Net Ordinary Income (loss)		1,148.69	
Reserve Interest		0.00	
Reserve Transfers		(583.33)	
*Change in Member's Equity		565.36	

**Hideaway at Old Moultrie Association, Inc**  
**Profit & Loss Budget vs. Actual**  
For the Period Ending April 30, 2023

	Apr 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	4,767.00	4,767.00	0.00
603 · Capital Contributions	0.00	33.33	-33.33
625 · Other Income	0.00	83.33	-83.33
Total Income	4,767.00	4,883.66	-116.66
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	341.67	-41.67
709 · Legal Fees	0.00	250.00	-250.00
712 · Licenses, Taxes, Permits	0.00	0.00	0.00
714 · Office Supplies	0.00	41.67	-41.67
715 · Postage/Fedex	0.00	41.67	-41.67
730 · Bank Charges	0.00	4.17	-4.17
735 · Insurance	415.03	420.83	-5.80
740 · Electric	758.73	600.00	158.73
745 · Lake Maintenance	246.00	291.67	-45.67
750 · Lawn Maintenance	900.00	916.67	-16.67
755 · Maintenance Supplies/Repairs	0.00	345.00	-345.00
766 · Mulch Irrig & Tree Trimming	0.00	625.00	-625.00
Total Expense	3,618.31	4,878.35	-1,260.04
Net Ordinary Income	1,148.69	5.31	1,143.38
Net Income	1,148.69	5.31	1,143.38



**Hideaway at Old Moultrie Association, Inc**  
**Profit & Loss Budget vs. Actual**  
January through April 2023

	Jan - Apr 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	19,068.00	19,068.00	0.00
601 · Late Fee Income	350.00		
602 · Violation Fee	100.00		
603 · Capital Contributions	800.00	133.36	666.64
625 · Other Income	1,400.00	333.36	1,066.64
Total Income	21,718.00	19,534.72	2,183.28
Expense			
Payroll			
770 · Managers Salary	3,600.00	3,600.00	0.00
775 · Payroll Taxes	394.20	400.00	-5.80
Total Payroll	3,994.20	4,000.00	-5.80
705 · Accounting Fees	1,400.00	1,366.64	33.36
709 · Legal Fees	0.00	1,000.00	-1,000.00
712 · Licenses, Taxes, Permits	61.25	61.25	0.00
714 · Office Supplies	0.00	166.64	-166.64
715 · Postage/Fedex	0.00	166.64	-166.64
730 · Bank Charges	0.00	16.64	-16.64
735 · Insurance	1,660.13	1,683.36	-23.23
740 · Electric	2,802.94	2,400.00	402.94
745 · Lake Maintenance	1,039.00	1,166.64	-127.64
750 · Lawn Maintenance	4,025.00	3,666.64	358.36
755 · Maintenance Supplies/Repairs	134.06	1,382.75	-1,248.69
766 · Mulch Irrig & Tree Trimming	0.00	2,500.00	-2,500.00
Total Expense	15,116.58	19,577.20	-4,460.62
Net Ordinary Income	6,601.42	-42.48	6,643.90
Net Income	6,601.42	-42.48	6,643.90