

Financial Statements

**Of
Hideaway at Old Moultrie Association, Inc
For the Period Ended August 31, 2026**

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

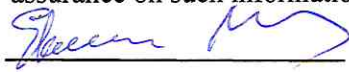
Management is responsible for the accompanying financial statements of Hideaway at Old Moultrie Association, Inc, which comprise the balance sheet as of August 31, 2026 and the related statements of revenues and expenses, and changes in member's equity for the year then ended in accordance with accounting 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, 2026 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: 9/18/2026

Hideaway at Old Moultrie Association, Inc
Balance Sheet
For the Period Ended August 31, 2026

	<u>Aug 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
102 · Hideaway Operating Acct	26,199.46
104 · Hideaway Reserve Acct	54,961.41
Total Checking/Savings	<u>81,160.87</u>
Accounts Receivable	
122 · Accounts Receivable	27,268.10
Total Accounts Receivable	<u>27,268.10</u>
Other Current Assets	
136 · Prepaid Insurance	3,803.08
Total Other Current Assets	<u>3,803.08</u>
Total Current Assets	<u>112,232.05</u>
TOTAL ASSETS	<u><u>112,232.05</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
306 · Deferred Revenue	22,092.00
320 · Prepaid Maintenance Fees	1,933.00
334 · Accrued Payroll Taxes	215.64
Total Other Current Liabilities	<u>24,240.64</u>
Total Current Liabilities	<u>24,240.64</u>
Total Liabilities	24,240.64
Equity	
503 · Capital Reserves	54,961.41
505 · Members Equity	25,023.04
Net Income	8,006.96
Total Equity	<u>87,991.41</u>
TOTAL LIABILITIES & EQUITY	<u><u>112,232.05</u></u>

Hideaway at Old Moultrie Association, Inc
Statement of Revenues and Expenses
For the Period Ending August 31, 2026

	Aug 26	Jan - Aug 26
Ordinary Income/Expense		
Income		
600 · Association Dues	5,523.00	44,184.00
601 · Late Fee Income	0.00	525.00
603 · Capital Contributions	200.00	400.00
625 · Other Income	350.00	700.00
Total Income	6,073.00	45,809.00
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	2,625.00
712 · Licenses, Taxes, Permits	0.00	61.25
714 · Office Supplies	0.00	50.87
715 · Postage/Fedex	0.00	190.17
735 · Insurance	345.73	4,407.57
740 · Electric	842.87	6,856.14
745 · Lake Maintenance	246.00	2,078.00
750 · Lawn Maintenance	1,000.00	8,000.00
755 · Maintenance Supplies/Repairs	25.84	380.24
766 · Mulch Irrig & Tree Trimming	100.00	3,200.00
Total Expense	4,098.41	37,802.04
Net Ordinary Income	1,974.59	8,006.96
Net Income	1,974.59	8,006.96

Hideaway At Old Moultrie Association, Inc
Statement of Changes in Members Equity
For the Month Ended August 31, 2026

	Beginning Equity	Change in Equity	Ending Equity
550 - Members Equity	31,638.74	1,391.26 *	33,030.00
503- Capital Reserves	54,378.08	583.33	54,961.41
Total	86,016.82	1,974.59	87,991.41
Net Ordinary Income (loss)		1,974.59	
Reserve Interest		0.00	
Reserve Transfers		(583.33)	
*Change in Member's Equity		1,391.26	

Hideaway at Old Moultrie Association, Inc
Profit & Loss Budget vs. Actual
For the Period Ending August 31, 2026

	<u>Aug 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
600 · Association Dues	5,523.00	5,523.00	0.00
603 · Capital Contributions	200.00	100.00	100.00
625 · Other Income	350.00	125.00	225.00
Total Income	6,073.00	5,748.00	325.00
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	320.00	-20.00
709 · Legal Fees	0.00	50.00	-50.00
712 · Licenses, Taxes, Permits	0.00	0.00	0.00
714 · Office Supplies	0.00	16.00	-16.00
715 · Postage/Fedex	0.00	12.00	-12.00
730 · Bank Charges	0.00	5.00	-5.00
735 · Insurance	345.73	491.00	-145.27
740 · Electric	842.87	833.00	9.87
745 · Lake Maintenance	246.00	291.00	-45.00
750 · Lawn Maintenance	1,000.00	1,000.00	0.00
755 · Maintenance Supplies/Repairs	25.84	417.00	-391.16
766 · Mulch Irrig & Tree Trimming	100.00	454.00	-354.00
Total Expense	4,098.41	5,139.00	-1,040.59
Net Ordinary Income	1,974.59	609.00	1,365.59
Net Income	1,974.59	609.00	1,365.59

Hideaway at Old Moultrie Association, Inc
Profit & Loss Budget vs. Actual
January through August 2026

	Jan - Aug 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	44,184.00	44,184.00	0.00
601 · Late Fee Income	525.00		
603 · Capital Contributions	400.00	800.00	-400.00
625 · Other Income	700.00	1,000.00	-300.00
Total Income	45,809.00	45,984.00	-175.00
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	2,625.00	2,820.00	-195.00
709 · Legal Fees	0.00	300.00	-300.00
712 · Licenses, Taxes, Permits	61.25	61.25	0.00
714 · Office Supplies	50.87	136.00	-85.13
715 · Postage/Fedex	190.17	102.00	88.17
730 · Bank Charges	0.00	30.00	-30.00
735 · Insurance	4,407.57	3,936.00	471.57
740 · Electric	6,856.14	6,668.00	188.14
745 · Lake Maintenance	2,078.00	2,336.00	-258.00
750 · Lawn Maintenance	8,000.00	8,000.00	0.00
755 · Maintenance Supplies/Repairs	380.24	3,346.75	-2,966.51
766 · Mulch Irrig & Tree Trimming	3,200.00	5,684.00	-2,484.00
Total Expense	37,802.04	43,420.00	-5,617.96
Net Ordinary Income	8,006.96	2,564.00	5,442.96
Net Income	8,006.96	2,564.00	5,442.96