

Financial Statements

**Of
Hideaway at Old Moultrie Association, Inc
For the Period Ended January 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

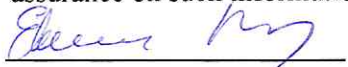
Management is responsible for the accompanying financial statements of Hideaway at Old Moultrie Association, Inc, which comprise the balance sheet as of January 31, 2026 and the related statements of revenues and expenses, and changes in member's equity for the year then ended in accordance with accounting 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 January 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: 2/23/2026

Hideaway at Old Moultrie Association, Inc

Balance Sheet

For the Period Ended January 31, 2026

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
102 · Hideaway Operating Acct	37,720.86
104 · Hideaway Reserve Acct	50,878.10
Total Checking/Savings	88,598.96
Accounts Receivable	
122 · Accounts Receivable	48,812.10
Total Accounts Receivable	48,812.10
Other Current Assets	
136 · Prepaid Insurance	3,481.58
Total Other Current Assets	3,481.58
Total Current Assets	140,892.64
TOTAL ASSETS	140,892.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
306 · Deferred Revenue	60,753.00
320 · Prepaid Maintenance Fees	1,396.00
334 · Accrued Payroll Taxes	223.01
Total Other Current Liabilities	62,372.01
Total Current Liabilities	62,372.01
Total Liabilities	62,372.01
Equity	
503 · Capital Reserves	50,878.10
505 · Members Equity	29,106.35
Net Income	-1,463.82
Total Equity	78,520.63
TOTAL LIABILITIES & EQUITY	140,892.64

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

	Jan 26	Jan 26
Ordinary Income/Expense		
Income		
600 · Association Dues	5,523.00	5,523.00
Total Income	5,523.00	5,523.00
Expense		
Payroll		
770 · Managers Salary	1,150.00	1,150.00
775 · Payroll Taxes	96.03	96.03
Total Payroll	1,246.03	1,246.03
705 · Accounting Fees	300.00	300.00
712 · Licenses, Taxes, Permits	61.25	61.25
715 · Postage/Fedex	190.17	190.17
735 · Insurance	580.26	580.26
740 · Electric	763.11	763.11
745 · Lake Maintenance	246.00	246.00
750 · Lawn Maintenance	1,000.00	1,000.00
766 · Mulch Irrig & Tree Trimming	2,600.00	2,600.00
Total Expense	6,986.82	6,986.82
Net Ordinary Income	-1,463.82	-1,463.82
Net Income	-1,463.82	-1,463.82

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

	Beginning Equity	Change in Equity	Ending Equity
550 - Members Equity	29,689.68	(2,047.15) *	27,642.53
503- Capital Reserves	50,294.77	583.33	50,878.10
Total	79,984.45	(1,463.82)	78,520.63
Net Ordinary Income (loss)		(1,463.82)	
Reserve Interest		0.00	
Reserve Transfers		(583.33)	
*Change in Member's Equity		(2,047.15)	

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

	Jan 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	5,523.00	5,523.00	0.00
603 · Capital Contributions	0.00	100.00	-100.00
625 · Other Income	0.00	125.00	-125.00
Total Income	5,523.00	5,748.00	-225.00
Expense			
Payroll			
770 · Managers Salary	1,150.00	1,150.00	0.00
775 · Payroll Taxes	96.03	100.00	-3.97
Total Payroll	1,246.03	1,250.00	-3.97
705 · Accounting Fees	300.00	320.00	-20.00
709 · Legal Fees	0.00	0.00	0.00
712 · Licenses, Taxes, Permits	61.25	61.25	0.00
714 · Office Supplies	0.00	20.00	-20.00
715 · Postage/Fedex	190.17	18.00	172.17
730 · Bank Charges	0.00	0.00	0.00
735 · Insurance	580.26	499.00	81.26
740 · Electric	763.11	837.00	-73.89
745 · Lake Maintenance	246.00	299.00	-53.00
750 · Lawn Maintenance	1,000.00	1,000.00	0.00
755 · Maintenance Supplies/Repairs	0.00	427.75	-427.75
766 · Mulch Irrig & Tree Trimming	2,600.00	2,500.00	100.00
Total Expense	6,986.82	7,232.00	-245.18
Net Ordinary Income	-1,463.82	-1,484.00	20.18
Net Income	-1,463.82	-1,484.00	20.18