

Potter & Golden, P.C.
Certified Public Accountants
11111 Wilcrest Green Dr., Suite 440
Houston, Texas 77042

Accountant's Compilation Report

To Management
Pecan Grove Plantation P. O. A., Inc.
1305 FM 359 RD, Suite B
Richmond, TX 77406

Management is responsible for the accompanying financial statements of Pecan Grove Plantation P. O. A., Inc., (a Texas Not-for-Profit Corporation) which comprise the statement of financial position as of 04/30/25, and the related statements of activities for the 1 Month and 4 Months then ended in accordance with the 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.

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 a 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.

The supplementary budget information and the schedule of community service vehicle costs information is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The supplementary budget information and the schedule of community service vehicle costs information was subject to our compilation engagement, however we have not audited or reviewed the supplementary budget information and the schedule of community service vehicle costs information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary budget information or community service vehicle costs information.

We are not independent with respect to Pecan Grove Plantation P. O. A., Inc..

Potter & Golden, P.C.
Houston, TX
05/13/25

Pecan Grove Plantation P. O. A., Inc.
Financial Position
As of April 30, 2025
Unaudited
Assets

Current Assets

Wells Fargo - Operating	\$ 289,149.95
Wells Fargo - Petty Cash	335.83
Wells Fargo Bank - CD	100,000.00
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	198,170.03
A/R - S Grand Apts	963.02
Allowance - Uncollectible A/R	(7,306.25)
Prepaid Worker's Comp Insurance	3,421.94
Prepaid Officer Insurance	1,914.88
Prepaid Contract Deputy	10,787.49
Prepaid - 4th of July Fireworks	<u>15,759.00</u>

Total Current Assets	<u>613,479.40</u>
-----------------------------	-------------------

Property and Equipment

Land - Donated	1.00
Furniture & Equipment	50,773.14
Improvements	133,099.25
Computer Software	1,545.00
Community Service Vehicle	2,291.86
Christmas Wreaths & Accessories	85,722.26
Accumulated Depreciation	<u>(235,225.40)</u>

Net Property and Equipment	<u>38,207.11</u>
-----------------------------------	------------------

Total Assets	<u><u>\$ 651,686.51</u></u>
---------------------	-----------------------------

Pecan Grove Plantation P. O. A., Inc.
Financial Position
As of April 30, 2025
Unaudited
Liabilities and Stockholders' Equity

Current Liabilities

Accounts Payable	\$ 5,847.33
Contract Deputy Patrol Payable	9,905.52
FWT Payable	559.15
FICA/MED Payable	535.46
FUTA Payable	58.05
SUTA Payable	59.52
Defd Inc - 2025 Maint Fees	371,333.32
4th of July - Defd Reimbursement	<u>7,033.59</u>

Total Current Liabilities	<u>395,331.94</u>
----------------------------------	-------------------

Long-Term Liabilities

Total Long-Term Liabilities	<u>0.00</u>
------------------------------------	-------------

Total Liabilities	<u>395,331.94</u>
--------------------------	-------------------

Stockholders' Equity

Unrestricted General Fund	183,339.01
Designated by the Board Sidewalk Repairs	14,851.10
Unrestricted Current Earnings	<u>58,164.46</u>
Total Stockholders' Equity	<u>256,354.57</u>

Total Liabilities and Stockholders' Equity	<u><u>\$ 651,686.51</u></u>
---	-----------------------------

Pecan Grove Plantation P. O. A., Inc.
Statement of Activities
For the One Month and 4 Months Ended 04/30/25

Unaudited

	1 Month Ended April 30, 2025	Percent	4 Months Ended April 30, 2025	Percent
Sales				
Maint Fees - Existing Homes	\$ 46,416.67	78.45 %	\$ 185,666.68	84.27 %
Maint Fees - South Grand Apts	2,364.04	4.00	9,456.16	4.29
Interest	2.52	0.00	10.28	0.00
Late, Legal & Collection Fees	7,067.10	11.94	20,392.10	9.26
Transfer, Moving & Other Fees	3,525.00	5.96	5,625.00	2.55
Provision for Bad Debts	(208.33)	(0.35)	(833.32)	(0.38)
Total Sales	<u>59,167.00</u>	<u>100.00</u>	<u>220,316.90</u>	<u>100.00</u>
Cost of Goods Sold				
Parks & Esplanades Maintenance	5,032.02	8.50	19,948.87	9.05
Collection Fees	0.00	0.00	837.00	0.38
Legal Fees	6,264.30	10.59	11,884.01	5.39
Postage	67.92	0.11	201.60	0.09
Contract Deputy Patrol	11,250.00	19.01	45,000.00	20.43
Motorcycle Patrol	2,625.00	4.44	10,290.00	4.67
Utilities	6,708.50	11.34	27,110.99	12.31
Total Cost of Goods Sold	<u>31,947.74</u>	<u>54.00</u>	<u>115,272.47</u>	<u>52.32</u>
Gross Profit	<u>27,219.26</u>	<u>46.00</u>	<u>105,044.43</u>	<u>47.68</u>
Operating Expenses				
Accounting	3,185.00	5.38	7,431.25	3.37
Bank Charges	10.00	0.02	183.50	0.08
Contributions	1,000.00	1.69	1,500.00	0.68
Depreciation	570.87	0.96	2,283.48	1.04
Insurance	1,078.43	1.82	4,009.04	1.82
Salaries	3,500.00	5.92	14,618.50	6.64
Office Costs	3,284.74	5.55	10,023.15	4.55
Rent	1,200.00	2.03	4,800.00	2.18
Taxes - Payroll	275.30	0.47	1,648.11	0.75
Telephone	95.75	0.16	382.94	0.17
Total Operating Expenses	<u>14,200.09</u>	<u>24.00</u>	<u>46,879.97</u>	<u>21.28</u>
Operating Income (Loss)	<u>13,019.17</u>	<u>22.00</u>	<u>58,164.46</u>	<u>26.40</u>
Other Income (Expenses)				
Total Other Income (Expenses)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss) Before Taxes	<u>13,019.17</u>	<u>22.00</u>	<u>58,164.46</u>	<u>26.40</u>
Net Income (Loss)	<u>\$ 13,019.17</u>	<u>22.00 %</u>	<u>\$ 58,164.46</u>	<u>26.40 %</u>

See Accountants' Compilation Report

	A	B	C	D	E	F	G	H	I	J	K
1	Pecan Grove Plantation Property Owners' Association, Inc.										
2	Statements of Activities										
3	One Month and Four Months Ended April 30, 2025 (Historical and Budgeted)										
4											
5											
6											
7	Description	Actual	Budget	Over (Under)		Actual	Budget	Over (Under)		Actual	Annual
8	Owners' Support & Revenue									Year-to-Date	Budget
9	Maint Fees - Existing Homes	46,417	46,417	0		185,667	185,667	0		185,667	557,000
10	Maint Fees - South Grand Apts	2,364	2,271	93		9,456	9,083	373		9,456	27,250
11	Interest	2	250	(248)		10	1,000	(990)		10	3,000
12	Late, Legal & Collection Fees	7,067	4,000	3,067		20,392	16,000	4,392		20,392	48,000
13	Newsletter Advertising	0	0	0		0	0	0		0	0
14	Building Applications-architect	0	0	0		0	0	0		0	0
15	Donations	0	233	(233)		0	933	(933)		0	2,800
16	Transfer, Moving & Other Fees	3,525	1,667	1,858		5,625	6,667	(1,042)		5,625	20,000
17	Provision for Bad Debts	(208)	(208)	0		(833)	(833)	0		(833)	(2,500)
18	Less: Returns & Allowances	0	0	0		0	0	0		0	0
19	Total Owners' Support & Revenue	59,167	54,629	4,538		220,317	218,517	1,800		220,317	655,550
20											
21	Operating Expenses										
22	Community Events	0	1,667	(1,667)		0	6,667	(6,667)		0	20,000
23	Parks & Esplanades	5,032	8,667	(3,635)		19,949	34,667	(14,718)		19,949	104,000
24	Sidewalk Repairs	0	0	0		0	0	0		0	0
25	Deed Restriction Enforcement	0	0	0		0	0	0		0	0
26	Collection Fees	0	83	(83)		837	333	504		837	1,000
27	Legal Fees	6,264	3,750	2,514		11,884	15,000	(3,116)		11,884	45,000
28	Newsletter	0	0	0		0	0	0		0	0
29	Postage	68	83	(15)		201	333	(132)		201	1,000
30	Contract Deputy Patrol	11,250	11,250	0		45,000	45,000	0		45,000	135,000
31	Motorcycle Patrol	2,625	2,917	(292)		10,290	11,667	(1,377)		10,290	35,000
32	Building Applications-architect	0	0	0		0	0	0		0	0
33	Utilities	6,709	7,917	(1,208)		27,111	31,667	(4,556)		27,111	95,000
34	Repairs	0	0	0		0	0	0		0	0
35	Community Service Vehicle	0	0	0		0	0	0		0	0
36	Total Operating Expenses	31,948	36,333	(4,385)		115,272	145,333	(30,061)		115,272	436,000
37											
38	General & Administrative Expenses										
39	Accounting	3,185	3,333	(148)		7,431	13,333	(5,902)		7,431	40,000
40	Audit	0	250	(250)		0	1,000	(1,000)		0	3,000
41	Bank Charges	10	0	10		184	0	184		184	0
42	Contributions	1,000	0	1,000		1,500	0	1,500		1,500	0
43	Depreciation	571	500	71		2,283	2,000	283		2,283	6,000
44	Meeting Costs	0	0	0		0	0	0		0	0
45	Election	0	417	(417)		0	1,667	(1,667)		0	5,000
46	Insurance	1,078	958	120		4,009	3,833	176		4,009	11,500
47	Salary	3,500	3,333	167		14,619	13,333	1,286		14,619	40,000
48	Office Cost	3,285	2,167	1,118		10,023	8,667	1,356		10,023	26,000
49	Rent	1,200	1,200	0		4,800	4,800	0		4,800	14,400
50	Taxes - Payroll	275	300	(25)		1,648	1,200	448		1,648	3,600
51	Taxes - Other	0	17	(17)		0	67	(67)		0	200
52	Telephone	96	0	96		383	0	383		383	0
53	Loss on Disposal of Assets	0	0	0		0	0	0		0	0
54	Total G & A Expenses	14,200	12,475	1,725		46,880	49,900	(3,020)		46,880	149,700
55											
56	Total Expenses	46,148	48,808	(2,660)		162,152	195,233	(33,081)		162,152	585,700
57											
58	Income Before Federal Income Tax	13,019	5,821	7,198		58,165	23,283	34,882		58,165	69,850
59	Federal Income Taxes	0	0	0		0	0	0		0	0
60	Net Increase (Decrease) in Fund Balance	13,019	5,821	7,198		58,165	23,283	34,882		58,165	69,850
61											
62	See Accountant's Compilation Report										
63											