

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 08/31/25, and the related statements of activities for the 1 Month and 8 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
09/19/25

Pecan Grove Plantation P. O. A., Inc.
Financial Position
As of August 31, 2025
Unaudited
Assets

Current Assets

Wells Fargo - Operating	\$ 180,673.34
Wells Fargo - Petty Cash	1,096.45
Wells Fargo Bank - CD	100,000.00
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	134,152.85
A/R - S Grand Apts	8,055.14
Allowance - Uncollectible A/R	(8,139.57)
Prepaid Worker's Comp Insurance	1,901.10
Prepaid Officer Insurance	564.76
Prepaid Storage Expense	530.00
Prepaid Contract Deputy	<u>10,787.49</u>

Total Current Assets	<u>429,905.07</u>
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Property and Equipment

Land - Donated	1.00
Furniture & Equipment	50,773.14
Improvements	136,505.25
Computer Software	1,545.00
Community Service Vehicle	2,291.86
Christmas Wreaths & Accessories	85,722.26
Accumulated Depreciation	<u>(237,515.98)</u>

Net Property and Equipment	<u>39,322.53</u>
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Total Assets	<u><u>\$ 469,227.60</u></u>
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Pecan Grove Plantation P. O. A., Inc.
Financial Position
As of August 31, 2025
Unaudited
Liabilities and Stockholders' Equity

Current Liabilities

Accounts Payable	\$ 5,847.33
Contract Deputy Patrol Payable	9,905.52
FWT Payable	721.61
FICA/MED Payable	621.15
FUTA Payable	84.00
SUTA Payable	51.58
Defd Inc - 2025 Maint Fees	<u>185,666.64</u>

Total Current Liabilities	<u>202,897.83</u>
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Long-Term Liabilities

Total Long-Term Liabilities	<u>0.00</u>
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Total Liabilities	<u>202,897.83</u>
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Stockholders' Equity

Unrestricted General Fund	183,339.01
Designated by the Board Sidewalk Repairs	14,851.10
Unrestricted Current Earnings	<u>68,139.66</u>
Total Stockholders' Equity	<u>266,329.77</u>

Total Liabilities and Stockholders' Equity	<u><u>\$ 469,227.60</u></u>
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Pecan Grove Plantation P. O. A., Inc.
Statement of Activities
For the One Month and 8 Months Ended 08/31/25

Unaudited

	1 Month Ended August 31, 2025	Percent	8 Months Ended August 31, 2025	Percent
Sales				
Maint Fees - Existing Homes	\$ 46,416.67	84.83 %	\$ 371,333.36	87.04 %
Maint Fees - South Grand Apts	2,364.04	4.32	18,912.32	4.43
Interest	1.73	0.00	18.36	0.00
Late, Legal & Collection Fees	4,317.08	7.89	24,709.18	5.79
Transfer, Moving & Other Fees	1,825.00	3.34	13,300.00	3.12
Provision for Bad Debts	(208.33)	(0.38)	(1,666.64)	(0.39)
Total Sales	<u>54,716.19</u>	<u>100.00</u>	<u>426,606.58</u>	<u>100.00</u>
Cost of Goods Sold				
Community Events	0.00	0.00	15,210.66	3.57
Parks & Esplanades Maintenance	6,030.50	11.02	48,583.21	11.39
Collection Fees	0.00	0.00	837.00	0.20
Legal Fees	0.00	0.00	19,614.52	4.60
Postage	41.68	0.08	340.24	0.08
Contract Deputy Patrol	11,250.00	20.56	90,000.00	21.10
Motorcycle Patrol	2,520.00	4.61	20,825.00	4.88
Utilities	8,620.02	15.75	59,692.49	13.99
Total Cost of Goods Sold	<u>28,462.20</u>	<u>52.02</u>	<u>255,103.12</u>	<u>59.80</u>
Gross Profit	<u>26,253.99</u>	<u>47.98</u>	<u>171,503.46</u>	<u>40.20</u>
Operating Expenses				
Accounting	0.00	0.00	21,517.83	5.04
Bank Charges	0.00	0.00	183.50	0.04
Contributions	0.00	0.00	1,500.00	0.35
Depreciation	577.97	1.06	4,574.06	1.07
Insurance	717.74	1.31	6,880.00	1.61
Salaries	3,348.31	6.12	31,068.56	7.28
Office Costs	2,602.45	4.76	24,450.51	5.73
Rent	1,200.00	2.19	9,600.00	2.25
Taxes - Payroll	133.03	0.24	2,823.50	0.66
Telephone	95.70	0.17	765.84	0.18
Total Operating Expenses	<u>8,675.20</u>	<u>15.85</u>	<u>103,363.80</u>	<u>24.23</u>
Operating Income (Loss)	<u>17,578.79</u>	<u>32.13</u>	<u>68,139.66</u>	<u>15.97</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>17,578.79</u>	<u>32.13</u>	<u>68,139.66</u>	<u>15.97</u>
Net Income (Loss)	<u>\$ 17,578.79</u>	<u>32.13 %</u>	<u>\$ 68,139.66</u>	<u>15.97 %</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 Eight Months Ended August 31, 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	46,416	46,417	(1)		371,333	371,333	(0)		371,333	557,000
10	Maint Fees - South Grand Apts	2,364	2,271	93		18,912	18,167	745		18,912	27,250
11	Interest	2	250	(248)		18	2,000	(1,982)		18	3,000
12	Late, Legal & Collection Fees	4,317	4,000	317		24,709	32,000	(7,291)		24,709	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	1,867	(1,867)		0	2,800
16	Transfer, Moving & Other Fees	1,825	1,667	158		13,300	13,333	(33)		13,300	20,000
17	Provision for Bad Debts	(208)	(208)	0		(1,666)	(1,667)	1		(1,666)	(2,500)
18	Less: Returns & Allowances	0	0	0		0	0	0		0	0
19	Total Owners' Support & Revenue	54,716	54,629	87		426,606	437,033	(10,427)		426,606	655,550
20											
21	Operating Expenses										
22	Community Events	0	1,667	(1,667)		15,211	13,333	1,878		15,211	20,000
23	Parks & Esplanades	6,030	8,667	(2,637)		48,583	69,333	(20,750)		48,583	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	667	170		837	1,000
27	Legal Fees	0	3,750	(3,750)		19,614	30,000	(10,386)		19,614	45,000
28	Newsletter	0	0	0		0	0	0		0	0
29	Postage	42	83	(41)		340	667	(327)		340	1,000
30	Contract Deputy Patrol	11,250	11,250	0		90,000	90,000	0		90,000	135,000
31	Motorcycle Patrol	2,520	2,917	(397)		20,825	23,333	(2,508)		20,825	35,000
32	Building Applications-architect	0	0	0		0	0	0		0	0
33	Utilities	8,620	7,917	703		59,692	63,333	(3,641)		59,692	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	28,462	36,333	(7,871)		255,102	290,667	(35,565)		255,102	436,000
37											
38	General & Administrative Expenses										
39	Accounting	0	3,333	(3,333)		21,518	26,667	(5,149)		21,518	40,000
40	Audit	0	250	(250)		0	2,000	(2,000)		0	3,000
41	Bank Charges	0	0	0		184	0	184		184	0
42	Contributions	0	0	0		1,500	0	1,500		1,500	0
43	Depreciation	578	500	78		4,574	4,000	574		4,574	6,000
44	Meeting Costs	0	0	0		0	0	0		0	0
45	Election	0	417	(417)		0	3,333	(3,333)		0	5,000
46	Insurance	718	958	(240)		6,880	7,667	(787)		6,880	11,500
47	Salary	3,348	3,333	15		31,068	26,667	4,401		31,068	40,000
48	Office Cost	2,602	2,167	435		24,450	17,333	7,117		24,450	26,000
49	Rent	1,200	1,200	0		9,600	9,600	0		9,600	14,400
50	Taxes - Payroll	133	300	(167)		2,824	2,400	424		2,824	3,600
51	Taxes - Other	0	17	(17)		0	133	(133)		0	200
52	Telephone	96	0	96		766	0	766		766	0
53	Loss on Disposal of Assets	0	0	0		0	0	0		0	0
54	Total G & A Expenses	8,675	12,475	(3,800)		103,364	99,800	3,564		103,364	149,700
55											
56	Total Expenses	37,137	48,808	(11,671)		358,466	390,467	(32,001)		358,466	585,700
57											
58	Income Before Federal Income Tax	17,579	5,821	11,758		68,140	46,567	21,573		68,140	69,850
59	Federal Income Taxes	0	0	0		0	0	0		0	0
60	Net Increase (Decrease) in Fund Balance	17,579	5,821	11,758		68,140	46,567	21,573		68,140	69,850
61											
62	See Accountant's Compilation Report										
63											