

**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 09/30/25, and the related statements of activities for the 1 Month and 9 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  
10/21/25

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

**Current Assets**

Wells Fargo - Operating	\$ 199,711.12
Wells Fargo - Petty Cash	981.97
Wells Fargo Bank - CD	50,000.00
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	122,359.36
A/R - S Grand Apts	10,419.18
Allowance - Uncollectible A/R	(8,347.90)
Prepaid Worker's Comp Insurance	1,520.89
Prepaid Officer Insurance	227.23
Prepaid Storage Expense	530.00
Prepaid Contract Deputy	<u>10,787.49</u>

<b>Total Current Assets</b>	<u>388,472.85</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>(238,086.85)</u>

<b>Net Property and Equipment</b>	<u>38,751.66</u>
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<b>Total Assets</b>	<u><u>\$ 427,224.51</u></u>
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**Pecan Grove Plantation P. O. A., Inc.**  
**Financial Position**  
**As of September 30, 2025**  
**Unaudited**  
**Liabilities and Stockholders' Equity**

**Current Liabilities**

Accounts Payable	\$ 5,847.33
Contract Deputy Patrol Payable	9,905.52
FWT Payable	721.63
FICA/MED Payable	627.21
FUTA Payable	84.00
SUTA Payable	57.49
Defd Inc - 2025 Maint Fees	<u>139,249.97</u>

<b>Total Current Liabilities</b>	<u>156,493.15</u>
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**Long-Term Liabilities**

<b>Total Long-Term Liabilities</b>	<u>0.00</u>
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<b>Total Liabilities</b>	<u>156,493.15</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>72,541.25</u>
<b>Total Stockholders' Equity</b>	<u>270,731.36</u>

<b>Total Liabilities and Stockholders' Equity</b>	<u><u>\$ 427,224.51</u></u>
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**Pecan Grove Plantation P. O. A., Inc.**  
**Statement of Activities**  
**For the One Month and 9 Months Ended 09/30/25**

**Unaudited**

	<b>1 Month Ended</b>	<b>Percent</b>	<b>9 Months Ended</b>	<b>Percent</b>
	<b>September 30, 2025</b>		<b>September 30, 2025</b>	
<b>Sales</b>				
Maint Fees - Existing Homes	\$ 46,416.67	91.87 %	\$ 417,750.03	87.55 %
Maint Fees - South Grand Apts	2,364.04	4.68	21,276.36	4.46
Interest	1.89	0.00	20.25	0.00
Late, Legal & Collection Fees	0.00	0.00	24,709.18	5.18
Transfer, Moving & Other Fees	1,950.00	3.86	15,250.00	3.20
Provision for Bad Debts	(208.33)	(0.41)	(1,874.97)	(0.39)
<b>Total Sales</b>	<u>50,524.27</u>	<u>100.00</u>	<u>477,130.85</u>	<u>100.00</u>
<b>Cost of Goods Sold</b>				
Community Events	0.00	0.00	15,210.66	3.19
Parks & Esplanades Maintenance	12,031.50	23.81	60,614.71	12.70
Collection Fees	0.00	0.00	837.00	0.18
Legal Fees	4,639.74	9.18	24,254.26	5.08
Postage	83.60	0.17	423.84	0.09
Contract Deputy Patrol	11,250.00	22.27	101,250.00	21.22
Motorcycle Patrol	2,695.00	5.33	23,520.00	4.93
Utilities	8,760.11	17.34	68,452.60	14.35
<b>Total Cost of Goods Sold</b>	<u>39,459.95</u>	<u>78.10</u>	<u>294,563.07</u>	<u>61.74</u>
<b>Gross Profit</b>	<u>11,064.32</u>	<u>21.90</u>	<u>182,567.78</u>	<u>38.26</u>
<b>Operating Expenses</b>				
Accounting	1,706.25	3.38	23,224.08	4.87
Bank Charges	0.00	0.00	183.50	0.04
Contributions	0.00	0.00	1,500.00	0.31
Depreciation	570.87	1.13	5,144.93	1.08
Insurance	717.74	1.42	7,597.74	1.59
Salaries	3,388.25	6.71	34,456.81	7.22
Office Costs	2,289.31	4.53	26,739.82	5.60
Rent	1,200.00	2.38	10,800.00	2.26
Taxes - Payroll	176.38	0.35	2,999.88	0.63
Telephone	95.70	0.19	861.54	0.18
<b>Total Operating Expenses</b>	<u>10,144.50</u>	<u>20.08</u>	<u>113,508.30</u>	<u>23.79</u>
<b>Operating Income (Loss)</b>	<u>919.82</u>	<u>1.82</u>	<u>69,059.48</u>	<u>14.47</u>
<b>Other Income (Expenses)</b>				
Insurance Reimbursement	3,481.77	6.89	3,481.77	0.73
<b>Total Other Income (Expenses)</b>	<u>3,481.77</u>	<u>6.89</u>	<u>3,481.77</u>	<u>0.73</u>
<b>Net Income (Loss) Before Taxes</b>	<u>4,401.59</u>	<u>8.71</u>	<u>72,541.25</u>	<u>15.20</u>
<b>Net Income (Loss)</b>	<u>\$ 4,401.59</u>	<u>8.71 %</u>	<u>\$ 72,541.25</u>	<u>15.20 %</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 Nine Months Ended September 30, 2025 (Historical and Budgeted)										
4											
5											
6		One Month				Nine Months				Actual	Annual
7	Description	Actual	Budget	Over (Under)		Actual	Budget	Over (Under)		Year-to-Date	Budget
8	<b>Owners' Support &amp; Revenue</b>										
9	Maint Fees - Existing Homes	46,416	46,417	(1)		417,750	417,750	0		417,750	557,000
10	Maint Fees - South Grand Apts	2,364	2,271	93		21,277	20,438	840		21,277	27,250
11	Interest	2	250	(248)		20	2,250	(2,230)		20	3,000
12	Late, Legal & Collection Fees	0	4,000	(4,000)		24,709	36,000	(11,291)		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	2,100	(2,100)		0	2,800
16	Transfer, Moving & Other Fees	1,950	1,667	283		15,250	15,000	250		15,250	20,000
17	Provision for Bad Debts	(208)	(208)	0		(1,875)	(1,875)	0		(1,875)	(2,500)
18	Less: Returns & Allowances	0	0	0		0	0	0		0	0
19	<b>Total Owners' Support &amp; Revenue</b>	<b>50,524</b>	<b>54,629</b>	<b>(4,105)</b>		<b>477,131</b>	<b>491,663</b>	<b>(14,532)</b>		<b>477,131</b>	<b>655,550</b>
20											
21	<b>Operating Expenses</b>										
22	Community Events	0	1,667	(1,667)		15,211	15,000	211		15,211	20,000
23	Parks & Esplanades	12,031	8,667	3,364		60,615	78,000	(17,385)		60,615	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	750	87		837	1,000
27	Legal Fees	4,640	3,750	890		24,254	33,750	(9,496)		24,254	45,000
28	Newsletter	0	0	0		0	0	0		0	0
29	Postage	84	83	1		424	750	(326)		424	1,000
30	Contract Deputy Patrol	11,250	11,250	0		101,250	101,250	0		101,250	135,000
31	Motorcycle Patrol	2,695	2,917	(222)		23,520	26,250	(2,730)		23,520	35,000
32	Building Applications-architect	0	0	0		0	0	0		0	0
33	Utilities	8,760	7,917	843		68,452	71,250	(2,798)		68,452	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	<b>Total Operating Expenses</b>	<b>39,460</b>	<b>36,333</b>	<b>3,127</b>		<b>294,563</b>	<b>327,000</b>	<b>(32,437)</b>		<b>294,563</b>	<b>436,000</b>
37											
38	<b>General &amp; Administrative Expenses</b>										
39	Accounting	1,706	3,333	(1,627)		23,224	30,000	(6,776)		23,224	40,000
40	Audit	0	250	(250)		0	2,250	(2,250)		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	571	500	71		5,145	4,500	645		5,145	6,000
44	Meeting Costs	0	0	0		0	0	0		0	0
45	Election	0	417	(417)		0	3,750	(3,750)		0	5,000
46	Insurance	718	958	(240)		7,598	8,625	(1,027)		7,598	11,500
47	Salary	3,388	3,333	55		34,457	30,000	4,457		34,457	40,000
48	Office Cost	2,289	2,167	122		26,740	19,500	7,240		26,740	26,000
49	Rent	1,200	1,200	0		10,800	10,800	0		10,800	14,400
50	Taxes - Payroll	176	300	(124)		3,000	2,700	300		3,000	3,600
51	Taxes - Other	0	17	(17)		0	150	(150)		0	200
52	Telephone	96	0	96		861	0	861		861	0
53	Loss on Disposal of Assets	0	0	0		0	0	0		0	0
54	<b>Total G &amp; A Expenses</b>	<b>10,144</b>	<b>12,475</b>	<b>(2,331)</b>		<b>113,509</b>	<b>112,275</b>	<b>1,234</b>		<b>113,509</b>	<b>149,700</b>
55											
56	<b>Total Expenses</b>	<b>49,604</b>	<b>48,808</b>	<b>796</b>		<b>408,072</b>	<b>439,275</b>	<b>(31,203)</b>		<b>408,072</b>	<b>585,700</b>
57											
58	<b>Income Before Federal Income Tax</b>	<b>920</b>	<b>5,821</b>	<b>(4,901)</b>		<b>69,059</b>	<b>52,388</b>	<b>16,672</b>		<b>69,059</b>	<b>69,850</b>
59	<b>Other Income: Insurance Reimbursement</b>	<b>3,482</b>	<b>0</b>	<b>3,482</b>		<b>3,482</b>	<b>0</b>	<b>3,482</b>		<b>3,482</b>	<b>0</b>
60	<b>Federal Income Taxes</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>
61	<b>Net Increase (Decrease) in Fund Balance</b>	<b>4,402</b>	<b>5,821</b>	<b>(4,901)</b>		<b>72,541</b>	<b>52,388</b>	<b>20,154</b>		<b>72,541</b>	<b>69,850</b>
63											
64	See Accountant's Compilation Report										