

**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 10/31/25, and the related statements of activities for the 1 Month and 10 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  
11/10/25



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

**Current Assets**

Wells Fargo - Operating	\$ 152,119.97
Wells Fargo - Petty Cash	778.97
Wells Fargo Bank - CD	50,000.00
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	118,686.06
A/R - S Grand Apts	5,691.10
Allowance - Uncollectible A/R	(8,556.23)
Prepaid Worker's Comp Insurance	1,140.68
Prepaid Officer Insurance	1,491.70
Prepaid Storage Expense	530.00
Prepaid Contract Deputy	10,787.49
Prepaid - 4th of July Fireworks	16,750.00

<b>Total Current Assets</b>	<b>349,703.25</b>
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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	(238,657.72)

<b>Net Property and Equipment</b>	<b>38,180.79</b>
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<b>Total Assets</b>	<b>\$ 387,884.04</b>
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**Pecan Grove Plantation P. O. A., Inc.**  
**Financial Position**  
**As of October 31, 2025**  
**Unaudited**  
**Liabilities and Stockholders' Equity**

**Current Liabilities**

Accounts Payable	\$ 5,847.33
Contract Deputy Patrol Payable	9,905.52
FWT Payable	91.46
FICA/MED Payable	172.84
FUTA Payable	84.00
SUTA Payable	58.92
Defd Inc - 2025 Maint Fees	<u>92,833.30</u>

<b>Total Current Liabilities</b>	<u>108,993.37</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>108,993.37</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>80,700.56</u>
<b>Total Stockholders' Equity</b>	<u>278,890.67</u>

<b>Total Liabilities and Stockholders' Equity</b>	<u><u>\$ 387,884.04</u></u>
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**Pecan Grove Plantation P. O. A., Inc.**  
**Statement of Activities**  
**For the One Month and 10 Months Ended 10/31/25**

**Unaudited**

	1 Month Ended October 31, 2025	Percent	10 Months Ended October 31, 2025	Percent
<b>Sales</b>				
Maint Fees - Existing Homes	\$ 46,416.67	93.54 %	\$ 464,166.70	88.12 %
Maint Fees - South Grand Apts	2,364.04	4.76	23,640.40	4.49
Interest	1.59	0.00	21.84	0.00
Late, Legal & Collection Fees	0.00	0.00	24,709.18	4.69
Transfer, Moving & Other Fees	1,050.00	2.12	16,300.00	3.09
Provision for Bad Debts	(208.33)	(0.42)	(2,083.30)	(0.40)
<b>Total Sales</b>	<u>49,623.97</u>	<u>100.00</u>	<u>526,754.82</u>	<u>100.00</u>
<b>Cost of Goods Sold</b>				
Community Events	0.00	0.00	15,210.66	2.89
Parks & Esplanades Maintenance	6,323.00	12.74	66,937.71	12.71
Collection Fees	0.00	0.00	837.00	0.16
Legal Fees	2,390.50	4.82	26,644.76	5.06
Postage	73.12	0.15	496.96	0.09
Contract Deputy Patrol	11,250.00	22.67	112,500.00	21.36
Motorcycle Patrol	1,400.00	2.82	24,920.00	4.73
Utilities	8,515.99	17.16	76,968.59	14.61
<b>Total Cost of Goods Sold</b>	<u>29,952.61</u>	<u>60.36</u>	<u>324,515.68</u>	<u>61.61</u>
<b>Gross Profit</b>	<u>19,671.36</u>	<u>39.64</u>	<u>202,239.14</u>	<u>38.39</u>
<b>Operating Expenses</b>				
Accounting	0.00	0.00	23,224.08	4.41
Bank Charges	0.00	0.00	183.50	0.03
Contributions	0.00	0.00	1,500.00	0.28
Depreciation	570.87	1.15	5,715.80	1.09
Election	3,434.31	6.92	3,434.31	0.65
Insurance	717.74	1.45	8,315.48	1.58
Salaries	3,110.00	6.27	37,566.81	7.13
Office Costs	2,143.88	4.32	28,883.70	5.48
Rent	1,200.00	2.42	12,000.00	2.28
Taxes - Payroll	239.35	0.48	3,239.23	0.61
Telephone	95.90	0.19	957.44	0.18
<b>Total Operating Expenses</b>	<u>11,512.05</u>	<u>23.20</u>	<u>125,020.35</u>	<u>23.73</u>
<b>Operating Income (Loss)</b>	<u>8,159.31</u>	<u>16.44</u>	<u>77,218.79</u>	<u>14.66</u>
<b>Other Income (Expenses)</b>				
Insurance Reimbursement	0.00	0.00	3,481.77	0.66
<b>Total Other Income (Expenses)</b>	<u>0.00</u>	<u>0.00</u>	<u>3,481.77</u>	<u>0.66</u>
<b>Net Income (Loss) Before Taxes</b>	<u>8,159.31</u>	<u>16.44</u>	<u>80,700.56</u>	<u>15.32</u>
<b>Net Income (Loss)</b>	<u>\$ 8,159.31</u>	<u>16.44 %</u>	<u>\$ 80,700.56</u>	<u>15.32 %</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 Ten Months Ended October 31, 2025 (Historical and Budgeted)										
4											
5											
6		One Month				Ten 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)		464,167	464,167	0		464,167	557,000
10	Maint Fees - South Grand Apts	2,364	2,271	93		23,640	22,708	932		23,640	27,250
11	Interest	2	250	(248)		22	2,500	(2,478)		22	3,000
12	Late, Legal & Collection Fees	0	4,000	(4,000)		24,709	40,000	(15,291)		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	2,333	(2,333)		0	2,800
16	Transfer, Moving & Other Fees	1,050	1,667	(617)		16,300	16,667	(367)		16,300	20,000
17	Provision for Bad Debts	(208)	(208)	0		(2,083)	(2,083)	0		(2,083)	(2,500)
18	Less: Returns & Allowances	0	0	0		0	0	0		0	0
19	<b>Total Owners' Support &amp; Revenue</b>	<b>49,624</b>	<b>54,629</b>	<b>(5,005)</b>		<b>526,755</b>	<b>546,292</b>	<b>(19,537)</b>		<b>526,755</b>	<b>655,550</b>
20											
21	<b>Operating Expenses</b>										
22	Community Events	0	1,667	(1,667)		15,211	16,667	(1,456)		15,211	20,000
23	Parks & Esplanades	6,323	8,667	(2,344)		66,937	86,667	(19,730)		66,937	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	833	4		837	1,000
27	Legal Fees	2,391	3,750	(1,359)		26,645	37,500	(10,855)		26,645	45,000
28	Newsletter	0	0	0		0	0	0		0	0
29	Postage	73	83	(10)		497	833	(336)		497	1,000
30	Contract Deputy Patrol	11,250	11,250	0		112,500	112,500	0		112,500	135,000
31	Motorcycle Patrol	1,400	2,917	(1,517)		24,920	29,167	(4,247)		24,920	35,000
32	Building Applications-architect	0	0	0		0	0	0		0	0
33	Utilities	8,516	7,917	599		76,969	79,167	(2,198)		76,969	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>29,953</b>	<b>36,333</b>	<b>(6,380)</b>		<b>324,516</b>	<b>363,333</b>	<b>(38,817)</b>		<b>324,516</b>	<b>436,000</b>
37											
38	<b>General &amp; Administrative Expenses</b>										
39	Accounting	0	3,333	(3,333)		23,224	33,333	(10,109)		23,224	40,000
40	Audit	0	250	(250)		0	2,500	(2,500)		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		5,716	5,000	716		5,716	6,000
44	Meeting Costs	0	0	0		0	0	0		0	0
45	Election	3,434	417	3,017		3,434	4,167	(733)		3,434	5,000
46	Insurance	718	958	(240)		8,315	9,583	(1,268)		8,315	11,500
47	Salary	3,110	3,333	(223)		37,567	33,333	4,234		37,567	40,000
48	Office Cost	2,144	2,167	(23)		28,884	21,667	7,217		28,884	26,000
49	Rent	1,200	1,200	0		12,000	12,000	0		12,000	14,400
50	Taxes - Payroll	239	300	(61)		3,239	3,000	239		3,239	3,600
51	Taxes - Other	0	17	(17)		0	167	(167)		0	200
52	Telephone	96	0	96		957	0	957		957	0
53	Loss on Disposal of Assets	0	0	0		0	0	0		0	0
54	<b>Total G &amp; A Expenses</b>	<b>11,512</b>	<b>12,475</b>	<b>(963)</b>		<b>125,020</b>	<b>124,750</b>	<b>270</b>		<b>125,020</b>	<b>149,700</b>
55											
56	<b>Total Expenses</b>	<b>41,465</b>	<b>48,808</b>	<b>(7,343)</b>		<b>449,536</b>	<b>488,083</b>	<b>(38,547)</b>		<b>449,536</b>	<b>585,700</b>
57											
58	<b>Income Before Federal Income Tax</b>	<b>8,159</b>	<b>5,821</b>	<b>2,338</b>		<b>77,219</b>	<b>58,208</b>	<b>19,011</b>		<b>77,219</b>	<b>69,850</b>
59	<b>Other Income: Insurance Reimbursement</b>	<b>0</b>	<b>0</b>	<b>0</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>8,159</b>	<b>5,821</b>	<b>2,338</b>		<b>80,701</b>	<b>58,208</b>	<b>22,493</b>		<b>80,701</b>	<b>69,850</b>
63	See Accountant's Compilation Report										
64											