

**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 11/30/25, and the related statements of activities for the 1 Month and 11 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
12/19/25

Pecan Grove Plantation P. O. A., Inc.

Financial Position

As of November 30, 2025

Unaudited

Assets

Current Assets

Wells Fargo - Operating	\$ 117,969.40
Wells Fargo - Petty Cash	2,161.06
Wells Fargo Bank - CD	50,000.00
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	106,444.82
A/R - S Grand Apts	5,691.10
Allowance - Uncollectible A/R	(8,764.56)
Prepaid Worker's Comp Insurance	760.47
Prepaid Officer Insurance	1,154.17
Prepaid Storage Expense	530.00
Prepaid Contract Deputy	10,787.49
Prepaid - 4th of July Fireworks	<u>16,750.00</u>

Total Current Assets

303,767.46

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>(239,228.59)</u>

Net Property and Equipment

37,609.92

Total Assets

\$ 341,377.38

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

Current Liabilities

Accounts Payable	\$ 5,847.33
Contract Deputy Patrol Payable	9,905.52
FWT Payable	706.54
FICA/MED Payable	753.84
FUTA Payable	84.00
SUTA Payable	58.92
Defd Inc - 2025 Maint Fees	<u>46,416.63</u>

Total Current Liabilities

63,772.78

Long-Term Liabilities

Total Long-Term Liabilities

0.00

Total Liabilities

63,772.78

Stockholders' Equity

Unrestricted General Fund	183,339.01
Designated by the Board Sidewalk Repairs	14,851.10
Unrestricted Current Earnings	<u>79,414.49</u>
Total Stockholders' Equity	<u>277,604.60</u>

Total Liabilities and Stockholders' Equity

\$ 341,377.38

Pecan Grove Plantation P. O. A., Inc.
Statement of Activities
For the One Month and 11 Months Ended 11/30/25

	Unaudited			
	1 Month Ended November 30, 2025	Percent	11 Months Ended November 30, 2025	Percent
Sales				
Maint Fees - Existing Homes	\$ 46,416.67	89.78 %	\$ 510,583.37	88.27 %
Maint Fees - South Grand Apts	2,364.04	4.57	26,004.44	4.50
Interest	1.17	0.00	23.01	0.00
Late, Legal & Collection Fees	0.00	0.00	24,709.18	4.27
Transfer, Moving & Other Fees	3,125.00	6.04	19,425.00	3.36
Provision for Bad Debts	<u>(208.33)</u>	<u>(0.40)</u>	<u>(2,291.63)</u>	<u>(0.40)</u>
Total Sales	51,698.55	100.00	578,453.37	100.00
Cost of Goods Sold				
Community Events	0.00	0.00	15,210.66	2.63
Parks & Esplanades Maintenance	10,962.10	21.20	77,899.81	13.47
Collection Fees	0.00	0.00	837.00	0.14
Legal Fees	973.80	1.88	27,618.56	4.77
Postage	64.51	0.12	561.47	0.10
Contract Deputy Patrol	9,994.16	19.33	122,494.16	21.18
Motorcycle Patrol	4,060.00	7.85	28,980.00	5.01
Utilities	<u>7,596.73</u>	<u>14.69</u>	<u>84,565.32</u>	<u>14.62</u>
Total Cost of Goods Sold	33,651.30	65.09	358,166.98	61.92
Gross Profit	18,047.25	34.91	220,286.39	38.08
Operating Expenses				
Accounting	6,950.40	13.44	30,174.48	5.22
Bank Charges	0.00	0.00	183.50	0.03
Contributions	0.00	0.00	1,500.00	0.26
Depreciation	570.87	1.10	6,286.67	1.09
Election	0.00	0.00	3,434.31	0.59
Insurance	717.74	1.39	9,033.22	1.56
Salaries	3,797.25	7.34	41,364.06	7.15
Office Costs	5,709.53	11.04	34,593.23	5.98
Rent	1,200.00	2.32	13,200.00	2.28
Taxes - Payroll	290.50	0.56	3,529.73	0.61
Taxes - Other	1.13	0.00	1.13	0.00
Telephone	<u>95.90</u>	<u>0.19</u>	<u>1,053.34</u>	<u>0.18</u>
Total Operating Expenses	19,333.32	37.40	144,353.67	24.96
Operating Income (Loss)	(1,286.07)	(2.49)	75,932.72	13.13
Other Income (Expenses)				
Insurance Reimbursement	0.00	0.00	3,481.77	0.60
Total Other Income (Expenses)	0.00	0.00	3,481.77	0.60
Net Income (Loss) Before Taxes	(1,286.07)	(2.49)	79,414.49	13.73
Net Income (Loss)	\$ (1,286.07)	(2.49)%	\$ 79,414.49	13.73 %

	A	B	C	D	E	F	G	H	I	J	K															
1	Pecan Grove Plantation Property Owners' Association, Inc. Statements of Activities One Month and Eleven Months Ended November 30, 2025 (Historical and Budgeted)																									
2																										
3																										
4																										
5																										
6																										
7	One Month		Eleven Months		Actual		Budget		Over (Under)		Actual															
8	Description		Actual		Budget		Over (Under)		Actual		Year-to-Date															
9	Owners' Support & Revenue		Actual		Budget		Over (Under)		Actual		Annual Budget															
10	Maint Fees - Existing Homes	46,417	46,417	0	510,583	510,583	(0)		510,583	557,000																
11	Maint Fees - South Grand Apts	2,364	2,271	93	26,004	24,979	1,025		26,004	27,250																
12	Interest	1	250	(249)	23	2,750	(2,727)		23	3,000																
13	Late, Legal & Collection Fees	0	4,000	(4,000)	24,709	44,000	(19,291)		24,709	48,000																
14	Newsletter Advertising	0	0	0	0	0	0		0	0																
15	Building Applications-architect	0	0	0	0	0	0		0	0																
16	Donations	0	233	(233)	0	2,567	(2,567)		0	2,800																
17	Transfer, Moving & Other Fees	3,125	1,667	1,458	19,425	18,333	1,092		19,425	20,000																
18	Provision for Bad Debts	(208)	(208)	0	(2,292)	(2,292)	(0)		(2,292)	(2,500)																
19	Less: Returns & Allowances	0	0	0	0	0	0		0	0																
20	Total Owners' Support & Revenue		51,699		54,629		(2,930)		578,452		600,921		(22,469)		578,452		655,550									
21	Operating Expenses																									
22	Community Events	0	1,667	(1,667)	15,211	18,333	(3,122)		15,211	20,000																
23	Parks & Esplanades	10,962	8,667	2,295	77,900	95,333	(17,433)		77,900	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	917	(80)		837	1,000																
27	Legal Fees	974	3,750	(2,776)	27,619	41,250	(13,631)		27,619	45,000																
28	Newsletter	0	0	0	0	0	0		0	0																
29	Postage	65	83	(18)	561	917	(356)		561	1,000																
30	Contract Deputy Patrol	9,994	11,250	(1,256)	122,494	123,750	(1,256)		122,494	135,000																
31	Motorcycle Patrol	4,060	2,917	1,143	28,980	32,083	(3,103)		28,980	35,000																
32	Building Applications-architect	0	0	0	0	0	0		0	0																
33	Utilities	7,597	7,917	(320)	84,565	87,083	(2,518)		84,565	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		33,652		36,333		(2,681)		358,167		399,667		(41,500)		358,167		436,000									
37	General & Administrative Expenses																									
38	Accounting	6,950	3,333	3,617	30,174	36,667	(6,493)		30,174	40,000																
39	Audit	0	250	(250)	0	2,750	(2,750)		0	3,000																
40	Bank Charges	0	0	0	184	0	184		184	0																
41	Contributions	0	0	0	1,500	0	1,500		1,500	0																
42	Depreciation	571	500	71	6,287	5,500	787		6,287	6,000																
43	Meeting Costs	0	0	0	0	0	0		0	0																
44	Election	0	417	(417)	3,434	4,583	(1,149)		3,434	5,000																
45	Insurance	718	958	(240)	9,033	10,542	(1,509)		9,033	11,500																
46	Salary	3,797	3,333	464	41,364	36,667	4,697		41,364	40,000																
47	Office Cost	5,709	2,167	3,542	34,593	23,833	10,760		34,593	26,000																
48	Rent	1,200	1,200	0	13,200	13,200	0		13,200	14,400																
49	Taxes - Payroll	291	300	(9)	3,530	3,300	230		3,530	3,600																
50	Taxes - Other	1	17	(16)	1	183	(182)		1	200																
51	Telephone	96	0	96	1,053	0	1,053		1,053	0																
52	Loss on Disposal of Assets	0	0	0	0	0	0		0	0																
53	Total G & A Expenses		19,333		12,475		6,858		144,353		137,225		7,128		144,353		149,700									
54	Total Expenses																									
55																										
56	Income Before Federal Income Tax		(1,286)		5,821		(7,107)		75,932		64,029		11,903		75,932		69,850									
57																										
58	Other Income: Insurance Reimbursement		0		0		0		3,482		0		3,482		0		0									
59																										
60	Federal Income Taxes		0		0		0		0		0		0		0		0									
61	Net Increase (Decrease) in Fund Balance		(1,286)		5,821		(7,107)		79,414		64,029		15,385		79,414		69,850									
62																										
63	See Accountant's Compilation Report <th data-kind="ghost"></th> <td data-cs="2" data-kind="parent"></td> <td data-kind="ghost"></td>																									
64																										