

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		<u>303,767.46</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>(239,228.59)</u>

Net Property and Equipment		<u>37,609.92</u>
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Total Assets	\$	<u><u>341,377.38</u></u>
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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	<u>63,772.78</u>
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Long-Term Liabilities

Total Long-Term Liabilities	<u>0.00</u>
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Total Liabilities	<u>63,772.78</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>79,414.49</u>
Total Stockholders' Equity	<u>277,604.60</u>

Total Liabilities and Stockholders' Equity	<u><u>\$ 341,377.38</u></u>
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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	(208.33)	(0.40)	(2,291.63)	(0.40)
Total Sales	<u>51,698.55</u>	<u>100.00</u>	<u>578,453.37</u>	<u>100.00</u>
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	7,596.73	14.69	84,565.32	14.62
Total Cost of Goods Sold	<u>33,651.30</u>	<u>65.09</u>	<u>358,166.98</u>	<u>61.92</u>
Gross Profit	<u>18,047.25</u>	<u>34.91</u>	<u>220,286.39</u>	<u>38.08</u>
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	95.90	0.19	1,053.34	0.18
Total Operating Expenses	<u>19,333.32</u>	<u>37.40</u>	<u>144,353.67</u>	<u>24.96</u>
Operating Income (Loss)	<u>(1,286.07)</u>	<u>(2.49)</u>	<u>75,932.72</u>	<u>13.13</u>
Other Income (Expenses)				
Insurance Reimbursement	<u>0.00</u>	<u>0.00</u>	<u>3,481.77</u>	<u>0.60</u>
Total Other Income (Expenses)	<u>0.00</u>	<u>0.00</u>	<u>3,481.77</u>	<u>0.60</u>
Net Income (Loss) Before Taxes	<u>(1,286.07)</u>	<u>(2.49)</u>	<u>79,414.49</u>	<u>13.73</u>
Net Income (Loss)	<u>\$ (1,286.07)</u>	<u>(2.49)%</u>	<u>\$ 79,414.49</u>	<u>13.73 %</u>

See Accountants' Compilation Report

	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		One Month				Eleven Months				Actual	Annual
7	Description	Actual	Budget	Over (Under)		Actual	Budget	Over (Under)		Year-to-Date	Budget
8	Owners' Support & Revenue										
9	Maint Fees - Existing Homes	46,417	46,417	0		510,583	510,583	(0)		510,583	557,000
10	Maint Fees - South Grand Apts	2,364	2,271	93		26,004	24,979	1,025		26,004	27,250
11	Interest	1	250	(249)		23	2,750	(2,727)		23	3,000
12	Late, Legal & Collection Fees	0	4,000	(4,000)		24,709	44,000	(19,291)		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	2,567	(2,567)		0	2,800
16	Transfer, Moving & Other Fees	3,125	1,667	1,458		19,425	18,333	1,092		19,425	20,000
17	Provision for Bad Debts	(208)	(208)	0		(2,292)	(2,292)	(0)		(2,292)	(2,500)
18	Less: Returns & Allowances	0	0	0		0	0	0		0	0
19	Total Owners' Support & Revenue	51,699	54,629	(2,930)		578,452	600,921	(22,469)		578,452	655,550
20											
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											
38	General & Administrative Expenses										
39	Accounting	6,950	3,333	3,617		30,174	36,667	(6,493)		30,174	40,000
40	Audit	0	250	(250)		0	2,750	(2,750)		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		6,287	5,500	787		6,287	6,000
44	Meeting Costs	0	0	0		0	0	0		0	0
45	Election	0	417	(417)		3,434	4,583	(1,149)		3,434	5,000
46	Insurance	718	958	(240)		9,033	10,542	(1,509)		9,033	11,500
47	Salary	3,797	3,333	464		41,364	36,667	4,697		41,364	40,000
48	Office Cost	5,709	2,167	3,542		34,593	23,833	10,760		34,593	26,000
49	Rent	1,200	1,200	0		13,200	13,200	0		13,200	14,400
50	Taxes - Payroll	291	300	(9)		3,530	3,300	230		3,530	3,600
51	Taxes - Other	1	17	(16)		1	183	(182)		1	200
52	Telephone	96	0	96		1,053	0	1,053		1,053	0
53	Loss on Disposal of Assets	0	0	0		0	0	0		0	0
54	Total G & A Expenses	19,333	12,475	6,858		144,353	137,225	7,128		144,353	149,700
55											
56	Total Expenses	52,985	48,808	4,177		502,520	536,892	(34,372)		502,520	585,700
57											
58	Income Before Federal Income Tax	(1,286)	5,821	(7,107)		75,932	64,029	11,903		75,932	69,850
59	Other Income: Insurance Reimbursement	0	0	0		3,482	0	3,482		3,482	0
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
63	See Accountant's Compilation Report										
64											