

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 01/31/26, and the related statements of activities for the 1 Month and 1 Month 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.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. The effects of this departure from accounting principles generally accepted in the United States of America on the financial statements have not been determined.

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
02/19/26

Pecan Grove Plantation P. O. A., Inc.
Financial Position
As of January 31, 2026
Unaudited
Assets

Current Assets

Wells Fargo - Operating	\$ 348,311.79
Wells Fargo - Petty Cash	2,239.30
Wells Fargo Bank - CD	150,000.00
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	294,801.62
A/R - S Grand Apts	3,461.02
Allowance - Uncollectible A/R	(9,181.22)
Prepaid Officer Insurance	3,744.11
Prepaid Storage Expense	530.00
Prepaid Contract Deputy	10,787.49
Prepaid - 4th of July Fireworks	<u>16,750.00</u>

Total Current Assets 821,727.62

Property and Equipment

Land - Donated	1.00
Furniture & Equipment	50,773.14
Improvements	136,505.25
Computer Software	1,545.00
Christmas Wreaths & Accessories	85,722.26
Accumulated Depreciation	<u>(238,377.23)</u>

Net Property and Equipment 36,169.42

Total Assets \$ 857,897.04

Pecan Grove Plantation P. O. A., Inc.
Financial Position
As of January 31, 2026
Unaudited
Liabilities and Stockholders' Equity

Current Liabilities	
Accounts Payable	\$ 5,847.33
Contract Deputy Patrol Payable	9,905.52
FWT Payable	593.20
FICA/MED Payable	563.78
FUTA Payable	22.11
SUTA Payable	18.79
Defd Inc - 2026 Maint Fees	561,641.67
4th of July - Defd Reimbursement	<u>2,696.75</u>
Total Current Liabilities	<u>581,289.15</u>
Long-Term Liabilities	
Total Long-Term Liabilities	<u>0.00</u>
Total Liabilities	<u>581,289.15</u>
Stockholders' Equity	
Unrestricted General Fund	245,285.53
Designated by the Board Sidewalk Repairs	14,851.10
Unrestricted Current Earnings	<u>16,471.26</u>
Total Stockholders' Equity	<u>276,607.89</u>
Total Liabilities and Stockholders' Equity	<u>\$ 857,897.04</u>

Pecan Grove Plantation P. O. A., Inc.
Statement of Activities
For the One Month and 1 Month Ended 01/31/26

Unaudited

	1 Month Ended January 31, 2026	Percent	1 Month Ended January 31, 2026	Percent
Sales				
Maint Fees - Existing Homes	\$ 51,058.33	94.25 %	\$ 51,058.33	94.25 %
Maint Fees - South Grand Apts	2,498.00	4.61	2,498.00	4.61
Interest	2.70	0.00	2.70	0.00
Transfer, Moving & Other Fees	825.00	1.52	825.00	1.52
Provision for Bad Debts	(208.33)	(0.38)	(208.33)	(0.38)
Total Sales	<u>54,175.70</u>	<u>100.00</u>	<u>54,175.70</u>	<u>100.00</u>
Cost of Goods Sold				
Legal Fees	5,496.27	10.15	5,496.27	10.15
Contract Deputy Patrol	9,994.16	18.45	9,994.16	18.45
Motorcycle Patrol	1,400.00	2.58	1,400.00	2.58
Utilities	7,845.32	14.48	7,845.32	14.48
Total Cost of Goods Sold	<u>24,735.75</u>	<u>45.66</u>	<u>24,735.75</u>	<u>45.66</u>
Gross Profit	<u>29,439.95</u>	<u>54.34</u>	<u>29,439.95</u>	<u>54.34</u>
Operating Expenses				
Accounting	2,215.00	4.09	2,215.00	4.09
Bank Charges	95.00	0.18	95.00	0.18
Depreciation	577.92	1.07	577.92	1.07
Insurance	717.79	1.32	717.79	1.32
Salaries	3,684.85	6.80	3,684.85	6.80
Office Costs	4,027.91	7.43	4,027.91	7.43
Rent	1,200.00	2.22	1,200.00	2.22
Taxes - Payroll	354.36	0.65	354.36	0.65
Telephone	95.86	0.18	95.86	0.18
Total Operating Expenses	<u>12,968.69</u>	<u>23.94</u>	<u>12,968.69</u>	<u>23.94</u>
Operating Income (Loss)	<u>16,471.26</u>	<u>30.40</u>	<u>16,471.26</u>	<u>30.40</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>16,471.26</u>	<u>30.40</u>	<u>16,471.26</u>	<u>30.40</u>
Net Income (Loss)	<u>\$ 16,471.26</u>	<u>30.40 %</u>	<u>\$ 16,471.26</u>	<u>30.40 %</u>

	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 One Month Ended January 31, 2026 (Historical and Budgeted)										
4											
5											
6		One Month				One Month				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	51,058	51,058	(0)	51,058	51,058	(0)	51,058	612,700		
10	Maint Fees - South Grand Apts	2,498	2,498	0	2,498	2,498	0	2,498	29,975		
11	Interest	3	250	(247)	3	250	(247)	3	3,000		
12	Late, Legal & Collection Fees	0	3,000	(3,000)	0	3,000	(3,000)	0	36,000		
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	0	0	0	0	0	0	0		
16	Transfer, Moving & Other Fees	825	1,667	(842)	825	1,667	(842)	825	20,000		
17	Provision for Bad Debts	(208)	(208)	0	(208)	(208)	0	(208)	(2,500)		
18	Less: Returns & Allowances	0	0	0	0	0	0	0	0		
19	Total Owners' Support & Revenue	54,176	58,265	(4,089)	54,176	58,265	(4,089)	54,176	699,175		
20											
21	Operating Expenses										
22	Community Events	0	1,550	(1,550)	0	1,550	(1,550)	0	18,600		
23	Parks & Esplanades	0	7,833	(7,833)	0	7,833	(7,833)	0	94,000		
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	125	(125)	0	125	(125)	0	1,500		
27	Legal Fees	5,496	3,333	2,163	5,496	3,333	2,163	5,496	40,000		
28	Newsletter	0	0	0	0	0	0	0	0		
29	Postage	0	83	(83)	0	83	(83)	0	1,000		
30	Contract Deputy Patrol	9,994	10,000	(6)	9,994	10,000	(6)	9,994	120,000		
31	Motorcycle Patrol	1,400	2,917	(1,517)	1,400	2,917	(1,517)	1,400	35,000		
32	Building Applications-architect	0	0	0	0	0	0	0	0		
33	Utilities	7,846	7,917	(71)	7,846	7,917	(71)	7,846	95,000		
34	Repairs	0	1,667	(1,667)	0	1,667	(1,667)	0	20,000		
35	Community Service Vehicle	0	0	0	0	0	0	0	0		
36	Total Operating Expenses	24,736	35,425	(10,689)	24,736	35,425	(10,689)	24,736	425,100		
37											
38	General & Administrative Expenses										
39	Accounting	2,215	3,667	(1,452)	2,215	3,667	(1,452)	2,215	44,000		
40	Audit	0	0	0	0	0	0	0	0		
41	Bank Charges	95	17	78	95	17	78	95	200		
42	Contributions	0	583	(583)	0	583	(583)	0	7,000		
43	Depreciation	578	575	3	578	575	3	578	6,900		
44	Meeting Costs	0	0	0	0	0	0	0	0		
45	Election	0	333	(333)	0	333	(333)	0	4,000		
46	Insurance	718	958	(240)	718	958	(240)	718	11,500		
47	Salary	3,685	4,054	(369)	3,685	4,054	(369)	3,685	48,650		
48	Office Cost	4,028	3,333	695	4,028	3,333	695	4,028	40,000		
49	Rent	1,200	1,200	0	1,200	1,200	0	1,200	14,400		
50	Taxes - Payroll	354	365	(11)	354	365	(11)	354	4,379		
51	Taxes - Other	0	100	(100)	0	100	(100)	0	1,200		
52	Telephone	96	0	96	96	0	96	96	0		
53	Loss on Disposal of Assets	0	0	0	0	0	0	0	0		
54	Total G & A Expenses	12,969	15,186	(2,217)	12,969	15,186	(2,217)	12,969	182,229		
55											
56	Total Expenses	37,705	50,611	(12,906)	37,705	50,611	(12,906)	37,705	607,329		
57											
58	Income Before Federal Income Tax	16,471	7,654	8,817	16,471	7,654	8,817	16,471	91,846		
59	Other Income: Insurance Reimbursement	0	0	0	0	0	0	0	0		
60	Federal Income Taxes	0	0	0	0	0	0	0	0		
61	Net Increase (Decrease) in Fund Balance	16,471	7,654	8,817	16,471	7,654	8,817	16,471	91,846		
63											
64	See Accountant's Compilation Report										