

Potter & Golden, P.C.
Certified Public Accountants
11111 Wilcrest Green Dr., Suite 440
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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 02/28/26, and the related statements of activities for the 1 Month and 2 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.

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
03/28/26

Pecan Grove Plantation P. O. A., Inc.
Financial Position
As of February 28, 2026
Unaudited
Assets

Current Assets

Wells Fargo - Operating	\$	402,583.84
Wells Fargo - Petty Cash		2,092.28
Wells Fargo Bank - CD		150,000.00
Petty Cash on Hand		283.51
Acct Rec - Maint Fee		217,803.91
A/R - S Grand Apts		1,435.82
Allowance - Uncollectible A/R		(9,389.55)
Prepaid Officer Insurance		3,406.58
Prepaid Storage Expense		530.00
Prepaid Contract Deputy		10,787.49
Prepaid - 4th of July Fireworks		<u>16,750.00</u>

Total Current Assets 796,283.88

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>(238,944.34)</u>

Net Property and Equipment 35,602.31

Total Assets \$ 831,886.19

Pecan Grove Plantation P. O. A., Inc.
Financial Position
As of February 28, 2026
Unaudited
Liabilities and Stockholders' Equity

Current Liabilities		
Accounts Payable	\$	5,847.33
Contract Deputy Patrol Payable		9,905.52
FWT Payable		1,237.32
FICA/MED Payable		1,175.58
FUTA Payable		46.10
SUTA Payable		39.18
Defd Inc - 2026 Maint Fees		510,583.34
4th of July - Defd Reimbursement		<u>12,244.25</u>
Total Current Liabilities		<u>541,078.62</u>
 Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		<u>541,078.62</u>
 Stockholders' Equity		
Unrestricted General Fund		245,285.53
Designated by the Board Sidewalk Repairs		14,851.10
Unrestricted Current Earnings		<u>30,670.94</u>
Total Stockholders' Equity		<u>290,807.57</u>
 Total Liabilities and Stockholders' Equity	 \$	 <u><u>831,886.19</u></u>

Pecan Grove Plantation P. O. A., Inc.
Statement of Activities
For the One Month and 2 Months Ended 02/28/26

Unaudited

	1 Month Ended February 28, 2026	Percent	2 Months Ended February 28, 2026	Percent
Sales				
Maint Fees - Existing Homes	\$ 51,058.33	93.20 %	\$ 102,116.66	93.72 %
Maint Fees - South Grand Apts	2,702.88	4.93	5,200.88	4.77
Interest	3.02	0.01	5.72	0.01
Transfer, Moving & Other Fees	1,225.00	2.24	2,050.00	1.88
Provision for Bad Debts	(208.33)	(0.38)	(416.66)	(0.38)
Total Sales	<u>54,780.90</u>	<u>100.00</u>	<u>108,956.60</u>	<u>100.00</u>
Cost of Goods Sold				
Parks & Esplanades Maintenance	5,055.50	9.23	5,055.50	4.64
Legal Fees	2,841.00	5.19	8,337.27	7.65
Postage	116.14	0.21	116.14	0.11
Contract Deputy Patrol	9,994.16	18.24	19,988.32	18.35
Motorcycle Patrol	2,555.00	4.66	3,955.00	3.63
Utilities	7,822.87	14.28	15,668.19	14.38
Total Cost of Goods Sold	<u>28,384.67</u>	<u>51.81</u>	<u>53,120.42</u>	<u>48.75</u>
Gross Profit	<u>26,396.23</u>	<u>48.19</u>	<u>55,836.18</u>	<u>51.25</u>
Operating Expenses				
Accounting	3,017.00	5.51	5,232.00	4.80
Bank Charges	0.00	0.00	95.00	0.09
Depreciation	567.11	1.04	1,145.03	1.05
Insurance	337.53	0.62	1,055.32	0.97
Salaries	3,998.70	7.30	7,683.55	7.05
Office Costs	2,530.07	4.62	6,557.98	6.02
Rent	1,300.00	2.37	2,500.00	2.29
Taxes - Payroll	350.28	0.64	704.64	0.65
Telephone	95.86	0.17	191.72	0.18
Total Operating Expenses	<u>12,196.55</u>	<u>22.26</u>	<u>25,165.24</u>	<u>23.10</u>
Operating Income (Loss)	<u>14,199.68</u>	<u>25.92</u>	<u>30,670.94</u>	<u>28.15</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>14,199.68</u>	<u>25.92</u>	<u>30,670.94</u>	<u>28.15</u>
Net Income (Loss)	<u>\$ 14,199.68</u>	<u>25.92 %</u>	<u>\$ 30,670.94</u>	<u>28.15 %</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 Two Months Ended February 28, 2026 (Historical and Budgeted)										
4											
5											
6											
7	Description	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	Actual	Annual	Year-to-Date	Budget
8	Owners' Support & Revenue										
9	Maint Fees - Existing Homes	51,058	51,058	(0)	102,117	102,117	0	102,117	612,700		
10	Maint Fees - South Grand Apts	2,703	2,498	205	5,201	4,996	205	5,201	29,975		
11	Interest	3	250	(247)	6	500	(494)	6	3,000		
12	Late, Legal & Collection Fees	0	3,000	(3,000)	0	6,000	(6,000)	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	1,225	1,667	(442)	2,050	3,333	(1,283)	2,050	20,000		
17	Provision for Bad Debts	(208)	(208)	0	(417)	(417)	(0)	(417)	(2,500)		
18	Less: Returns & Allowances	0	0	0	0	0	0	0	0		
19	Total Owners' Support & Revenue	54,781	58,265	(3,484)	108,957	116,529	(7,572)	108,957	699,175		
20											
21	Operating Expenses										
22	Community Events	0	1,550	(1,550)	0	3,100	(3,100)	0	18,600		
23	Parks & Esplanades	5,056	7,833	(2,777)	5,056	15,667	(10,611)	5,056	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	250	(250)	0	1,500		
27	Legal Fees	2,841	3,333	(492)	8,337	6,667	1,670	8,337	40,000		
28	Newsletter	0	0	0	0	0	0	0	0		
29	Postage	116	83	33	116	167	(51)	116	1,000		
30	Contract Deputy Patrol	9,994	10,000	(6)	19,988	20,000	(12)	19,988	120,000		
31	Motorcycle Patrol	2,555	2,917	(362)	3,955	5,833	(1,878)	3,955	35,000		
32	Building Applications-architect	0	0	0	0	0	0	0	0		
33	Utilities	7,823	7,917	(94)	15,668	15,833	(165)	15,668	95,000		
34	Repairs	0	1,667	(1,667)	0	3,333	(3,333)	0	20,000		
35	Community Service Vehicle	0	0	0	0	0	0	0	0		
36	Total Operating Expenses	28,385	35,425	(7,040)	53,120	70,850	(17,730)	53,120	425,100		
37											
38	General & Administrative Expenses										
39	Accounting	3,017	3,667	(650)	5,232	7,333	(2,101)	5,232	44,000		
40	Audit	0	0	0	0	0	0	0	0		
41	Bank Charges	0	17	(17)	95	33	62	95	200		
42	Contributions	0	583	(583)	0	1,167	(1,167)	0	7,000		
43	Depreciation	567	575	(8)	1,145	1,150	(5)	1,145	6,900		
44	Meeting Costs	0	0	0	0	0	0	0	0		
45	Election	0	333	(333)	0	667	(667)	0	4,000		
46	Insurance	338	958	(620)	1,055	1,917	(862)	1,055	11,500		
47	Salary	3,999	4,054	(55)	7,684	8,108	(424)	7,684	48,650		
48	Office Cost	2,530	3,333	(803)	6,558	6,667	(109)	6,558	40,000		
49	Rent	1,300	1,200	100	2,500	2,400	100	2,500	14,400		
50	Taxes - Payroll	350	365	(15)	705	730	(25)	705	4,379		
51	Taxes - Other	0	100	(100)	0	200	(200)	0	1,200		
52	Telephone	96	0	96	192	0	192	192	0		
53	Loss on Disposal of Assets	0	0	0	0	0	0	0	0		
54	Total G & A Expenses	12,197	15,186	(2,989)	25,166	30,372	(5,206)	25,166	182,229		
55											
56	Total Expenses	40,582	50,611	(10,029)	78,286	101,222	(22,936)	78,286	607,329		
57											
58	Income Before Federal Income Tax	14,199	7,654	6,545	30,671	15,308	15,363	30,671	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	14,199	7,654	6,545	30,671	15,308	15,363	30,671	91,846		
63											
64											

See Accountant's Compilation Report