

Meadowlake Village Homeowners' Association

Financial Statements

December 31, 2023

Jimmie Pierce CPA, P.C.

601 West Main
La Porte, TX 77571

ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors
Meadowlake Village Homeowners' Association
Baytown, TX 77521

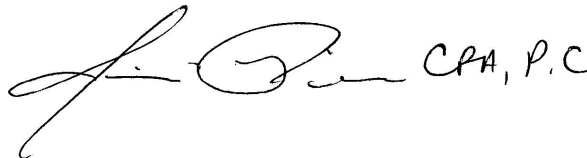
Management is responsible for the accompanying financial statements of Meadowlake Village Homeowners' Association (a corporation), which comprise the balance sheet as of December 31, 2023, and the related statements of income, and changes in fund balances for the quarter and year then ended in accordance with accounting principles generally accepted in the United States of America. I 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. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of 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 statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The supplementary information contained in Schedule I 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 information was subject to my compilation engagement, however, I have not audited or reviewed the supplementary information and, accordingly, do not express and opinion, a conclusion, not provide any form of assurance on such supplementary information.

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 to 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 the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

I am not independent with respect to Meadowlake Village Homeowners' Association.



Jimmie Pierce CPA, P.C.
La Porte, TX.
February 12, 2024

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

BALANCE SHEET

DECEMBER 31, 2023

ASSETS	Operating Fund	Capital Projects & Reserves Fund	Total
Current Assets			
Cash & Cash Equivalents	\$ 95,945.20	\$ 343,901.19	\$ 439,846.39
Maintenance Fees Receivable	134,072.08	-	134,072.08
Prepaid Insurance	10,671.80	-	10,671.80
Due from/(to) other funds	<u>(13,322.06)</u>	<u>13,322.06</u>	<u>-</u>
Total Current Assets	227,367.02	357,223.25	584,590.27
Fixed Assets			
Playground Equipment	36,771.95	-	36,771.95
Pool Furniture	2,413.67	-	2,413.67
Office Equipment	4,920.38	-	4,920.38
Camera	1,292.45	-	1,292.45
Pool House Equipment	33,032.96	-	33,032.96
Less: Accum. Depreciation	<u>(72,289.00)</u>	<u>-</u>	<u>(72,289.00)</u>
Total Fixed Assets	<u>6,142.41</u>	<u>-</u>	<u>6,142.41</u>
Total Assets	<u>\$ 233,509.43</u>	<u>\$ 357,223.25</u>	<u>\$ 590,732.68</u>
LIABILITIES & FUND BALANCES			
Current Liabilities			
Tennis Key Deposits	\$ <u>460.00</u>	\$ <u>-</u>	\$ <u>460.00</u>
Total Current Liabilities	\$ 460.00	\$ -	\$ 460.00
Fund Balances	<u>\$ 233,049.43</u>	<u>\$ 357,223.25</u>	<u>\$ 590,272.68</u>
Total Liabilities & Fund Balances	<u>\$ 233,509.43</u>	<u>\$ 357,223.25</u>	<u>\$ 590,732.68</u>

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE QUARTER ENDED DECEMBER 31, 2023

	Operating Fund	Capital Projects Fund	Total
REVENUE			
Maintenance Fee Income	\$ 65,584.08	\$ 18,750.00	\$ 84,334.08
Online Credit Card Processing	1,468.36	-	1,468.36
Legal Fee Reimbursement Income	4,510.20	-	4,510.20
Administrative Fee Income	1,045.00	-	1,045.00
Transfer Fee Income	5,620.00	-	5,620.00
Interest Income - Bank Accounts	808.61	-	808.61
Interest Income - Homeowners	2,002.02	-	2,002.02
NSF Charges Income	70.00	-	70.00
Pool Rental Income	490.00	-	490.00
Penalty Charges Income	5,280.00	-	5,280.00
Vending Machine Income	64.00	-	64.00
Total Revenue	86,942.27	18,750.00	105,692.27
EXPENSES			
Accounting Fees	16,347.50	-	16,347.50
Camera Maintenance & Repair	360.00	-	360.00
Credit Card Processing Fee	2,656.98	-	2,656.98
Mileage Reimbursement	711.20	-	711.20
Insurance Expense	5,132.31	-	5,132.31
Depreciation Expense	1,198.83	-	1,198.83
Deed Restriction Software	519.60	-	519.60
Trash Maintenance - Common Area	1,140.00	-	1,140.00
Office Supplies & Software	609.48	-	609.48
Postage & Copying	2,184.03	-	2,184.03
Postage Meter Rental	282.40	-	282.40
Taxes - Property & Income	3.03	-	3.03
Legal Fees	12,628.10	-	12,628.10
Bad Debt Expense	737.46	-	737.46
Communication	824.84	-	824.84
Recreation - Community	1,218.03	-	1,218.03
Entrance Expense	1,136.14	-	1,136.14
Bath House - Repairs & Maintenance	2,292.06	-	2,292.06
Playground - Repairs & Maintenance	200.00	-	200.00
Pool - Staff/Chemicals	1,057.57	-	1,057.57
Pool Electricity	1,778.96	-	1,778.96
Pool Overhead (Tags, Etc.)	80.00	-	80.00
Pool Repairs & Maintenance	1,807.00	-	1,807.00
Pool Telephone	200.00	-	200.00
Pool Water & Sewer	551.95	-	551.95
Electricity - Street Lights	5,401.22	-	5,401.22
Patrol Service	13,768.78	-	13,768.78

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE QUARTER ENDED DECEMBER 31, 2023

	<u>Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
Transfer/Resale Fee Expense	3,445.00	-	3,445.00
Lawn Maintenance - Common Area	4,632.12	-	4,632.12
Capital Expenditures	<u>-</u>	<u>22,858.28</u>	<u>22,858.28</u>
TOTAL GENERAL EXPENSES	<u>82,904.59</u>	<u>22,858.28</u>	<u>105,762.87</u>
Net Revenues (Loss)	<u>\$ 4,037.68</u>	<u>\$ (4,108.28)</u>	<u>\$ (70.60)</u>
FUND BALANCE SEPTEMBER 30, 2023	\$ 229,011.75	\$ 361,331.53	\$ 590,343.28
Net Revenues (Loss)	<u>4,037.68</u>	<u>(4,108.28)</u>	<u>(70.60)</u>
FUND BALANCE DECEMBER 31, 2023	<u>\$ 233,049.43</u>	<u>\$ 357,223.25</u>	<u>\$ 590,272.68</u>

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2023

	Operating Fund	Capital Projects Fund	Total
REVENUE			
Maintenance Fee Income	\$ 262,336.32	\$ 75,000.00	\$ 337,336.32
Online Credit Card Processing	5,723.03	-	5,723.03
Legal Fee Reimbursement Income	34,476.34	-	34,476.34
Administrative Fee Income	3,812.37	-	3,812.37
Transfer Fee Income	14,350.00	-	14,350.00
Interest Income - Bank Accounts	1,101.48	-	1,101.48
Interest Income - Homeowners	6,654.17	-	6,654.17
NSF Charges Income	210.00	-	210.00
Pool Rental Income	1,270.00	-	1,270.00
Pool Tag Updates	461.00	-	461.00
Penalty Charges Income	10,220.00	-	10,220.00
Vending Machine Income	743.85	-	743.85
Total Revenue	341,358.56	75,000.00	416,358.56
EXPENSES			
Accounting Fees	51,430.78	-	51,430.78
Reserve Study	1,750.00	-	1,750.00
Security Cameras	12,960.00	-	12,960.00
Camera Maintenance & Repair	1,519.20	-	1,519.20
Credit Card Processing Fee	6,512.31	-	6,512.31
Mileage Reimbursement	2,335.18	-	2,335.18
Insurance Expense	19,840.25	-	19,840.25
Depreciation Expense	3,885.00	-	3,885.00
Miscellaneous	199.30	-	199.30
Deed Restriction Software	2,078.40	-	2,078.40
Trash Maintenance - Common Area	3,750.00	-	3,750.00
Office Supplies & Software	4,789.97	-	4,789.97
Postage & Copying	5,878.18	-	5,878.18
Postage Meter Rental	1,164.23	-	1,164.23
Taxes - Property & Income	4.47	-	4.47
Legal Fees	43,444.62	-	43,444.62
Bad Debt Expense	2,099.23	-	2,099.23
Communication	2,770.68	-	2,770.68
Recreation - Community	1,864.78	-	1,864.78
Entrance Expense	1,457.36	-	1,457.36
Bath House - Repairs & Maintenance	4,429.94	-	4,429.94
Playground - Repairs & Maintenance	750.00	-	750.00
Pool - Staff/Chemicals	52,355.52	-	52,355.52
Pool Electricity	7,328.23	-	7,328.23
Pool Overhead (Tags, Etc.)	1,246.31	-	1,246.31
Pool Repairs & Maintenance	9,094.90	-	9,094.90
Pool Telephone	740.00	-	740.00

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2023

	Operating Fund	Capital Projects Fund	Total
Pool Water & Sewer	1,338.81	-	1,338.81
Tennis Courts - Repairs & Maintenance	75.00	-	75.00
Electricity - Street Lights	21,054.01	-	21,054.01
Patrol Service	47,253.89	-	47,253.89
Transfer/Resale Fee Expense	7,175.00	-	7,175.00
Basketball Court - Repairs	94.44	-	94.44
Lawn Maintenance - Common Area	16,404.39	-	16,404.39
Vending Machine Supplies	548.76	-	548.76
Capital Expenditures	-	60,613.09	60,613.09
TOTAL GENERAL EXPENSES	<u>339,623.14</u>	<u>60,613.09</u>	<u>400,236.23</u>
OTHER EXPENSES			
Loss on Disposition of Capital Assets	33.00	-	33.00
TOTAL OTHER EXPENSES	<u>33.00</u>	<u>-</u>	<u>33.00</u>
Net Revenues (Loss)	<u>\$ 1,702.42</u>	<u>\$ 14,386.91</u>	<u>\$ 16,089.33</u>
FUND BALANCE DECEMBER 31, 2022	\$ 231,347.01	\$ 342,836.34	\$ 574,183.35
Net Revenues (Loss)	<u>1,702.42</u>	<u>14,386.91</u>	<u>16,089.33</u>
FUND BALANCE DECEMBER 31, 2023	<u>\$ 233,049.43</u>	<u>\$ 357,223.25</u>	<u>\$ 590,272.68</u>

See accompanying accountant's compilation report.

Supplementary Information

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

SCHEDULE I: COMPARISON OF ACTUAL REVENUES AND EXPENSES TO BUDGETED REVENUES AND EXPENSES

FOR THE QUARTER ENDED DECEMBER 31, 2023

	Actual	Budget	Difference
REVENUE			
Maintenance Fee Income	\$ 84,334.08	\$ 84,334.08	\$ -
Online Credit Card Processing	1,468.36	-	1,468.36
Legal Fee Reimbursement Income	4,510.20	-	4,510.20
Administrative Fee Income	1,045.00	625.00	420.00
Transfer Fee Income	5,620.00	2,500.00	3,120.00
Interest Income - Bank Accounts	808.61	50.00	758.61
Interest Income - Homeowners	2,002.02	750.00	1,252.02
NSF Charges Income	70.00	12.50	57.50
Pool Rental Income	490.00	250.00	240.00
Penalty Charges Income	5,280.00	-	5,280.00
Vending Machine Income	64.00	-	64.00
Total Revenue	105,692.27	88,521.58	17,170.69
EXPENSES			
Accounting Fees	16,347.50	15,000.00	1,347.50
Audit Expense	-	662.50	(662.50)
Reserve Study	-	1,000.00	(1,000.00)
Bank Service Charges	-	25.00	(25.00)
Security Cameras	-	3,750.00	(3,750.00)
Camera Maintenance	360.00	500.00	(140.00)
Credit Card Processing Fee	2,656.98	-	2,656.98
Mileage Reimbursement	711.20	-	711.20
Insurance Expense	5,132.31	5,875.00	(742.69)
Depreciation Expense	1,198.83	-	1,198.83
Deed Restriction Software	519.60	600.00	(80.40)
Trash Maintenance - Common Area	1,140.00	-	1,140.00
Miscellaneous	-	250.00	(250.00)
Office Supplies & Software	609.48	625.00	(15.52)
Postage & Copying	2,184.03	1,375.00	809.03
Postage Meter Rental	282.40	300.00	(17.60)
Taxes - Property & Income	3.03	2.50	0.53
Legal Fees	12,628.10	2,500.00	10,128.10
Bad Debt Expense	737.46	1,250.00	(512.54)
Communication	824.84	775.00	49.84
Neighborhood Watch	-	75.00	(75.00)
Recreation Committee	1,218.03	375.00	843.03
Entrance Expense	1,136.14	562.50	573.64
Bath House - Repairs & Maintenance	2,292.06	1,500.00	792.06
Playground - Repairs & Maintenance	200.00	187.50	12.50
Pool - Staff/Chemicals	1,057.57	12,250.00	(11,192.43)
Pool Electricity	1,778.96	2,125.00	(346.04)
Pool Overhead (Tags, Etc.)	80.00	375.00	(295.00)
Pool Repairs & Maintenance	1,807.00	2,125.00	(318.00)

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

SCHEDULE I: COMPARISON OF ACTUAL REVENUES AND EXPENSES TO BUDGETED REVENUES AND EXPENSES

FOR THE QUARTER ENDED DECEMBER 31, 2023

	<u>Actual</u>	<u>Budget</u>	<u>Difference</u>
EXPENSES (cont)			
Pool Telephone	200.00	193.75	6.25
Pool Water & Sewer	551.95	362.50	189.45
Tennis Courts -Repairs & Maintenance	-	125.00	(125.00)
Electricity - Street Lights	5,401.22	6,375.00	(973.78)
Patrol Service	13,768.78	13,750.00	18.78
Transfer/Resale Fee Expense	3,445.00	1,000.00	2,445.00
Lawn Maintenance - Common Area	4,632.12	4,250.00	382.12
Maintenance Expense	-	1,150.00	(1,150.00)
Capital Expenditures	<u>22,858.28</u>	<u>18,750.00</u>	<u>4,108.28</u>
 Total General Expenses	 <u>105,762.87</u>	 <u>100,021.25</u>	 <u>5,741.62</u>
 Net Revenues (Loss) from Operations	 <u>\$ (70.60)</u>	 <u>\$ (11,499.67)</u>	 <u>\$ 11,429.07</u>

Reconciliation of Net Income to Cash:

Adjustments to Net Income	
(Increase)/Decrease in Accounts Receivable	\$ 80,718.78
(Increase)/Decrease in Prepaid Assets	5,132.31
(Increase)/Decrease in Asset Accounts	(1,461.36)
Increase/(Decrease) in Acc. Depreciation	1,198.83
Increase/(Decrease) in Tennis Key Deposits	20.00
Increase/(Decrease) in Deferred Fees	<u>(84,334.08)</u>
Total Adjustments to Net Income	<u>\$ 1,274.48</u>
 Beginning Cash Balances - September 2023	 \$ 438,642.51
Net Income	(70.60)
Total Adjustments to Net Income	<u>1,274.48</u>
Ending Cash Balances - December 31, 2023	<u>\$ 439,846.39</u>

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

SCHEDULE I: COMPARISON OF ACTUAL REVENUES AND EXPENSES TO BUDGETED REVENUES AND EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2023

	Actual	Budget	Difference
REVENUE			
Maintenance Fee Income	\$ 337,336.32	\$ 337,336.32	\$ -
Online Credit Card Processing	5,723.03	-	5,723.03
Legal Fee Reimbursement Income	34,476.34	-	34,476.34
Administrative Fee Income	3,812.37	2,500.00	1,312.37
Transfer Fee Income	14,350.00	10,000.00	4,350.00
Interest Income - Bank Accounts	1,101.48	200.00	901.48
Interest Income - Homeowners	6,654.17	3,000.00	3,654.17
NSF Charges Income	210.00	50.00	160.00
Pool Rental Income	1,270.00	1,000.00	270.00
Pool Tag Updates	461.00	-	461.00
Penalty Charges Income	10,220.00	-	10,220.00
Vending Machine Income	743.85	-	743.85
Total Revenue	416,358.56	354,086.32	62,272.24
EXPENSES			
Accounting Fees	51,430.78	60,000.00	(8,569.22)
Audit Expense	-	2,650.00	(2,650.00)
Reserve Study	1,750.00	4,000.00	(2,250.00)
Bank Service Charges	-	100.00	(100.00)
Security Cameras	12,960.00	15,000.00	(2,040.00)
Camera Maintenance	1,519.20	2,000.00	(480.80)
Credit Card Processing Fee	6,512.31	-	6,512.31
Mileage Reimbursement	2,335.18	-	2,335.18
Insurance Expense	19,840.25	23,500.00	(3,659.75)
Depreciation Expense	3,885.00	-	3,885.00
Deed Restriction Software	2,078.40	2,400.00	(321.60)
Trash Maintenance - Common Area	3,750.00	-	3,750.00
Miscellaneous	199.30	1,000.00	(800.70)
Office Supplies & Software	4,789.97	2,500.00	2,289.97
Postage & Copying	5,878.18	5,500.00	378.18
Postage Meter Rental	1,164.23	1,200.00	(35.77)
Taxes - Property & Income	4.47	10.00	(5.53)
Legal Fees	43,444.62	10,000.00	33,444.62
Bad Debt Expense	2,099.23	5,000.00	(2,900.77)
Communication	2,770.68	3,100.00	(329.32)
Neighborhood Watch	-	300.00	(300.00)
Recreation - Community	1,864.78	1,500.00	364.78
Entrance Expense	1,457.36	2,250.00	(792.64)
Bath House - Repairs & Maintenance	4,429.94	6,000.00	(1,570.06)
Playground - Repairs & Maintenance	750.00	750.00	-
Pool - Staff/Chemicals	52,355.52	49,000.00	3,355.52
Pool Electricity	7,328.23	8,500.00	(1,171.77)
Pool Overhead (Tags, Etc.)	1,246.31	1,500.00	(253.69)
Pool Repairs & Maintenance	9,094.90	8,000.00	1,094.90

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

SCHEDULE I: COMPARISON OF ACTUAL REVENUES AND EXPENSES TO BUDGETED REVENUES AND EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2023

	Actual	Budget	Difference
EXPENSES (cont)			
Pool Telephone	740.00	775.00	(35.00)
Pool Water & Sewer	1,338.81	1,450.00	(111.19)
Tennis Courts -Repairs & Maintenance	75.00	500.00	(425.00)
Electricity - Street Lights	21,054.01	25,500.00	(4,445.99)
Patrol Service	47,253.89	55,000.00	(7,746.11)
Transfer/Resale Fee Expense	7,175.00	4,000.00	3,175.00
Basketball Court Repairs	94.44	-	94.44
Lawn Maintenance - Common Area	16,404.39	17,500.00	(1,095.61)
Vending Machine Supplies	548.76	-	548.76
Maintenance Expense	-	4,600.00	(4,600.00)
Capital Expenditures	60,613.09	75,000.00	(14,386.91)
	<u>400,236.23</u>	<u>400,085.00</u>	<u>151.23</u>
Total General Expenses			
OTHER EXPENSES			
Loss on Disposition of Capital Assets	33.00	-	33.00
	<u>33.00</u>	<u>-</u>	<u>33.00</u>
TOTAL OTHER EXPENSES			
	<u>33.00</u>	<u>-</u>	<u>33.00</u>
Net Revenues (Loss) from Operations	<u>\$ 16,089.33</u>	<u>\$ (45,998.68)</u>	<u>\$ 62,088.01</u>
Reconciliation of Net Income to Cash:			
Adjustments to Net Income			
(Increase)/Decrease in Accounts Receivable	\$ (51,136.72)		
(Increase)/Decrease in Prepaid Assets	(688.95)		
(Increase)/Decrease in Asset Accounts	1,161.26		
Increase/(Decrease) in Acc. Depreciation	778.00		
Increase/(Decrease) in Tennis Key Deposits	120.00		
Total Adjustments to Net Income	<u>\$ (49,766.41)</u>		
Beginning Cash Balances - December 31, 2022	\$ 473,523.47		
Net Income	16,089.33		
Total Adjustments to Net Income	<u>(49,766.41)</u>		
Ending Cash Balances - December 31, 2023	<u>\$ 439,846.39</u>		

See accompanying accountant's compilation report.