

**PONDEROSA VALLEY HOMEOWNERS
ASSOCIATION, INC.**

FINANCIAL STATEMENTS

December 31, 2024

TOM D. DEARING
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ACCOUNTANT'S COMPILATION REPORT

TO THE BOARD OF DIRECTORS
PONDEROSA VALLEY HOMEOWNERS' ASSOCIATION, INC.

MANAGEMENT IS RESPONSIBLE FOR THE ACCOMPANYING FINANCIAL STATEMENTS OF PONDEROSA VALLEY HOMEOWNERS' ASSOCIATION, INC., WHICH COMPRISE THE BALANCE SHEET AS OF DECEMBER 31, 2024, AND THE RELATED INCOME STATEMENT AND CASH FLOWS FOR THE THREE MONTHS 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. I DO NOT EXPRESS AN OPINION, A CONCLUSION, OR PROVIDE ANY ASSURANCE ON THE FINANCIAL STATEMENTS.

THE SUPPLEMENTARY INFORMATION CONTAINED IN THE INCOME STATEMENT ANNUAL SUMMARY AND ACTUAL VERSE BUDGET STATEMENT OF INCOME ARE PRESENTED FOR PURPOSES OF ADDITIONAL ANALYSIS AND ARE NOT A REQUIRED PART OF THE BASIC FINANCIAL STATEMENTS. SUCH INFORMATION IS THE RESPONSIBILITY OF MANAGEMENT. THE SUPPLEMENTARY INFORMATION WAS SUBJECT TO MY COMPILATION ENGAGEMENT. I HAVE NOT AUDITED OR REVIEWED THE SUPPLEMENTARY INFORMATION AND DO NOT EXPRESS AN OPINION, A CONCLUSION, NOR PROVIDE ANY ASSURANCE ON SUCH INFORMATION.

MANAGEMENT HAS ELECTED TO OMIT SUBSTANTIALLY ALL OF THE DISCLOSURES REQUIRED BY ACCOUNTING PRINCIPLES GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA. IF THE OMITTED DISCLOSURES WERE INCLUDED IN THE FINANCIAL STATEMENTS, THEY MIGHT INFLUENCE THE USER'S CONCLUSIONS ABOUT THE COMPANY'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.

I AM NOT INDEPENDENT WITH RESPECT TO PONDEROSA VALLEY HOMEOWNERS' ASSOCIATION, INC.

TOM D. DEARING, CPA

PONDER, TEXAS
JANUARY 9, 2025

Ponderosa Valley HOA, Inc.
Balance Sheet
As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of the West Checking	2,551.16
Bank of the West Money Market	11,961.30
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Total Checking/Savings	14,512.46
Accounts Receivable	100.00
Other Current Assets	
Prepaid Insurance	3,125.50
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Total Other Current Assets	3,125.50
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Total Current Assets	17,737.96
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TOTAL ASSETS	<u>17,737.96</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	897.23
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Total Current Liabilities	897.23
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Total Liabilities	897.23
Equity	
Member's Equity w/o Restriction	22,153.54
Net Income	(5,312.81)
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Total Equity	16,840.73
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TOTAL LIABILITIES & EQUITY	<u>17,737.96</u>

See Accountant's Compilation Letter.

Ponderosa Valley HOA, Inc.
Income Statement
For the Three Months and Year ended December 31, 2024

	Oct - Dec 24	Jan - Dec 24
Ordinary Income/Expense		
Income		
Homeowners Dues Income	0.00	36,000.00
Transfer Fee Income	0.00	1,000.00
Late Fee / Admin Income	0.00	325.00
Fines and Penalty Assessments	0.00	200.00
Finance Fee Income	15.02	61.64
Total Income	15.02	37,586.64
Expense		
Christmas Light Decor Expense	854.00	854.00
Insurance	1,074.50	4,256.75
Landscaping Maintenance	2,887.56	17,802.00
Office Supplies and Expense	1.38	233.17
Postage	84.48	84.48
Repairs	0.00	205.68
Utilities	2,742.79	10,238.89
Website Expense	163.67	163.67
Total Expense	7,808.38	33,838.64
Net Ordinary Income	(7,793.36)	3,748.00
Other Income/Expense		
Other Income		
Interest Income	2.96	14.19
Total Other Income	2.96	14.19
Other Expense		
Capital Expenditures		
Front Entrance Lighting Replace	9,075.00	9,075.00
Total Capital Expenditures	9,075.00	9,075.00
Total Other Expense	9,075.00	9,075.00
Net Other Income	(9,072.04)	(9,060.81)
Net Income	(16,865.40)	(5,312.81)

See Accountant's Compilation Report.

Ponderosa Valley HOA, Inc.
Statement of Cash Flows
For the Three Months ended December 31, 2024

	<u>Oct - Dec 24</u>
OPERATING ACTIVITIES	
Net Income	(16,865.40)
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	450.00
Prepaid Insurance	(1,213.50)
Accounts Payable	<u>432.13</u>
Net cash provided by Operating Activities	<u>(17,196.77)</u>
Net cash increase for period	(17,196.77)
Cash at beginning of period	<u>31,709.23</u>
Cash at end of period	<u><u>14,512.46</u></u>

See Accountants Compilation Report

Ponderosa Valley HOA, Inc.
Statement of Cash Flows
For the Year ended December 31, 2024

	Jan - Dec 24
OPERATING ACTIVITIES	
Net Income	(5,312.81)
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	(300.00)
Prepaid Insurance	(2,329.25)
Accounts Payable	279.10
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Net cash provided by Operating Activities	(7,662.96)
FINANCING ACTIVITIES	
Member's Equity w/o Restriction	7,404.14
Retained Earnings	(7,404.14)
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Net cash provided by Financing Activities	0.00
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Net cash increase for period	(7,662.96)
Cash at beginning of period	22,175.42
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Cash at end of period	14,512.46
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See Accountants Compilation Report

Ponderosa Valley HOA, Inc.
Income Statement
Annual Summary - Supplemental Information

	Jan - Mar 24	Apr - Jun 24	Jul - Sep 24	Oct - Dec 24	TOTAL
Ordinary Income/Expense					
Income					
Homeowners Dues Income	36,000.00	0.00	0.00	0.00	36,000.00
Transfer Fee Income	0.00	750.00	250.00	0.00	1,000.00
Late Fee / Admin Income	300.00	25.00	0.00	0.00	325.00
Fines and Penalty Assessments	200.00	0.00	0.00	0.00	200.00
Finance Fee Income	46.62	0.00	0.00	15.02	61.64
Total Income	36,546.62	775.00	250.00	15.02	37,586.64
Expense					
Christmas Light Decor Expense	0.00	0.00	0.00	854.00	854.00
Insurance	1,049.75	1,058.00	1,074.50	1,074.50	4,256.75
Landscaping Maintenance	2,887.56	9,139.32	2,887.56	2,887.56	17,802.00
Office Supplies and Expense	0.00	0.00	231.79	1.38	233.17
Postage	0.00	0.00	0.00	84.48	84.48
Repairs	0.00	205.68	0.00	0.00	205.68
Utilities	1,215.46	2,328.96	3,951.68	2,742.79	10,238.89
Website Expense	0.00	0.00	0.00	163.67	163.67
Total Expense	5,152.77	12,731.96	8,145.53	7,808.38	33,838.64
Net Ordinary Income	31,393.85	(11,956.96)	(7,895.53)	(7,793.36)	3,748.00
Other Income/Expense					
Other Income					
Interest Income	2.45	4.74	4.04	2.96	14.19
Total Other Income	2.45	4.74	4.04	2.96	14.19
Other Expense					
Capital Expenditures	0.00	0.00	0.00	9,075.00	9,075.00
Total Other Expense	0.00	0.00	0.00	9,075.00	9,075.00
Net Other Income	2.45	4.74	4.04	(9,072.04)	(9,060.81)
Net Income	31,396.30	(11,952.22)	(7,891.49)	(16,865.40)	(5,312.81)

Ponderosa Valley HOA, Inc.
Supplemental Statement - Actual vs. Budget
For the Three Months ended December 31, 2024

	Oct - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Finance Fee Income	15.02	0.00	15.02	100.0%
Total Income	15.02	0.00	15.02	100.0%
Expense				
Christmas Light Decor Expense	854.00			
Bank Service Charges	0.00	60.00	(60.00)	0.0%
Insurance	1,074.50	1,109.50	(35.00)	96.8%
Landscaping Maintenance	2,887.56	2,887.56	0.00	100.0%
Office Supplies and Expense	1.38	25.00	(23.62)	5.5%
Postage	84.48	132.00	(47.52)	64.0%
Utilities	2,742.79	2,304.00	438.79	119.0%
Website Expense	163.67	200.00	(36.33)	81.8%
Total Expense	7,808.38	6,718.06	1,090.32	116.2%
Net Ordinary Income	(7,793.36)	(6,718.06)	(1,075.30)	116.0%
Other Income/Expense				
Other Income				
Interest Income	2.96	2.75	0.21	107.6%
Total Other Income	2.96	2.75	0.21	107.6%
Other Expense				
Reserve Replenishment	0.00	223.00	(223.00)	0.0%
Capital Expenditures				
Front Entrance Lighting Replace	9,075.00			
Total Capital Expenditures	9,075.00	0.00	9,075.00	100.0%
Total Other Expense	9,075.00	223.00	8,852.00	4,069.5%
Net Other Income	(9,072.04)	(220.25)	(8,851.79)	4,119.0%
Net Income	(16,865.40)	(6,938.31)	(9,927.09)	243.1%

Ponderosa Valley HOA, Inc.
Supplemental Statement - Actual vs. Budget
For the Year ended December 31, 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Homeowners Dues Income	36,000.00	36,000.00	0.00	100.0%
Transfer Fee Income	1,000.00	0.00	1,000.00	100.0%
Late Fee / Admin Income	325.00	0.00	325.00	100.0%
Fines and Penalty Assessments	200.00	0.00	200.00	100.0%
Finance Fee Income	61.64	0.00	61.64	100.0%
Total Income	37,586.64	36,000.00	1,586.64	104.4%
Expense				
Christmas Light Decor Expense	854.00			
Bank Service Charges	0.00	240.00	(240.00)	0.0%
Filing Fees	0.00	90.00	(90.00)	0.0%
Insurance	4,256.75	4,438.00	(181.25)	95.9%
Landscaping Maintenance	17,802.00	15,302.00	2,500.00	116.3%
Office Supplies and Expense	233.17	25.00	208.17	932.7%
Postage	84.48	132.00	(47.52)	64.0%
Repairs	205.68	645.00	(439.32)	31.9%
Utilities	10,238.89	9,216.00	1,022.89	111.1%
Website Expense	163.67	200.00	(36.33)	81.8%
Total Expense	33,838.64	30,288.00	3,550.64	111.7%
Net Ordinary Income	3,748.00	5,712.00	(1,964.00)	65.6%
Other Income/Expense				
Other Income				
Interest Income	14.19	11.00	3.19	129.0%
Total Other Income	14.19	11.00	3.19	129.0%
Other Expense				
Reserve Replenishment	0.00	223.00	(223.00)	0.0%
Capital Expenditures				
Front Entrance Lighting Replace	9,075.00			
Front Entrance Stone Repair	0.00	5,500.00	(5,500.00)	0.0%
Total Capital Expenditures	9,075.00	5,500.00	3,575.00	165.0%
Total Other Expense	9,075.00	5,723.00	3,352.00	158.6%
Net Other Income	(9,060.81)	(5,712.00)	(3,348.81)	158.6%
Net Income	(5,312.81)	0.00	(5,312.81)	100.0%