

Meadowlake Village Homeowners' Association

Financial Statements

March 31, 2025

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 March 31, 2025, and the related statements of income, and changes in fund balances for the quarter 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 an opinion, a conclusion, nor 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.

A handwritten signature in black ink, appearing to read 'J. Pierce CPA, P.C.', is written over the printed name.

Jimmie Pierce CPA, P.C.
La Porte, TX.
May 5, 2025

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

BALANCE SHEET

MARCH 31, 2025

| ASSETS | Operating Fund | Capital Projects Fund | Total |
|-----------------------------------|----------------------|--------------------------|----------------------|
| Current Assets | | | |
| Cash & Cash Equivalents | \$ 235,705.48 | \$ 394,196.58 | \$ 629,902.06 |
| Maintenance Fees Receivable | 195,471.64 | - | 195,471.64 |
| Prepaid Insurance | 5,584.98 | - | 5,584.98 |
| Due from/(to) other funds | <u>(73,839.55)</u> | <u>73,839.55</u> | <u>-</u> |
| Total Current Assets | 362,922.55 | 468,036.13 | 830,958.68 |
| 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 | 15,277.45 | - | 15,277.45 |
| Pool House Equipment | 33,032.96 | - | 33,032.96 |
| Less: Accum. Depreciation | <u>(80,096.00)</u> | <u>-</u> | <u>(80,096.00)</u> |
| Total Fixed Assets | <u>12,320.41</u> | <u>-</u> | <u>12,320.41</u> |
| Total Assets | <u>\$ 375,242.96</u> | <u>\$ 468,036.13</u> | <u>\$ 843,279.09</u> |
| LIABILITIES & FUND BALANCES | | | |
| Current Liabilities | | | |
| Tennis Court Deposits | \$ 640.00 | \$ - | \$ 640.00 |
| Deferred Maintenance Fees | <u>88,550.40</u> | <u>-</u> | <u>88,550.40</u> |
| Total Current Liabilities | 89,190.40 | - | 89,190.40 |
| Fund Balances | <u>286,052.56</u> | <u>468,036.13</u> | <u>754,088.69</u> |
| Total Liabilities & Fund Balances | <u>\$ 375,242.96</u> | <u>\$ 468,036.13</u> | <u>\$ 843,279.09</u> |

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE QUARTER ENDED MARCH 31, 2025

| | Operating Fund | Capital Projects Fund | Total |
|------------------------------------|-------------------|--------------------------|--------------|
| REVENUE | | | |
| Maintenance Fee Income | \$ 63,550.40 | \$ 25,000.00 | \$ 88,550.40 |
| Online Credit Card Processing | 2,819.07 | | 2,819.07 |
| Legal Fee Reimbursement Income | 15,893.92 | - | 15,893.92 |
| Administrative Fee Income | 1,350.00 | - | 1,350.00 |
| Transfer Fee Income | 3,610.00 | - | 3,610.00 |
| Interest Income - Bank Accounts | 1,876.64 | - | 1,876.64 |
| Interest Income - Homeowners | 1,715.93 | - | 1,715.93 |
| Pool Rental Income | 1,282.50 | - | 1,282.50 |
| Penalty Charges Income | 14,248.90 | - | 14,248.90 |
| Total Revenue | 106,347.36 | 25,000.00 | 131,347.36 |
| EXPENSES | | | |
| Accounting Fees | 11,662.50 | - | 11,662.50 |
| Credit Card Processing Fee | 743.89 | - | 743.89 |
| Mileage Reimbursement | 333.55 | - | 333.55 |
| Insurance Expense | 5,216.27 | - | 5,216.27 |
| Depreciation Expense | 1,573.00 | - | 1,573.00 |
| Security Entrance Cams | 12,000.00 | - | 12,000.00 |
| Camera Maintenance & Repair | 360.00 | - | 360.00 |
| Office Supplies | 735.86 | - | 735.86 |
| Bank Service Charges | 0.60 | - | 0.60 |
| Postage Meter Rental | 1,292.15 | - | 1,292.15 |
| Legal Fees | 4,327.35 | - | 4,327.35 |
| Bad Debt Write-Off | 52.24 | - | 52.24 |
| Transfer/Resale Fee Expense | 737.50 | - | 737.50 |
| Communication/Website | 446.68 | - | 446.68 |
| Trash Maintenance - Common Area | 1,120.00 | - | 1,120.00 |
| Recreation - Community | 200.00 | - | 200.00 |
| Deed Restriction Software | 519.60 | - | 519.60 |
| Entrance Expense | 510.85 | - | 510.85 |
| Bath House - Repairs & Maintenance | 670.06 | - | 670.06 |
| Playground - Repairs & Maintenance | 150.00 | - | 150.00 |
| Pool - Staff/Chemicals | 3,270.58 | - | 3,270.58 |
| Pool Electricity | 1,298.72 | - | 1,298.72 |
| Pool Overhead (Tags, Etc.) | 164.85 | - | 164.85 |
| Pool Repairs | 1,410.00 | - | 1,410.00 |
| Pool Telephone | 170.00 | - | 170.00 |
| Pool Water & Sewer | 374.90 | - | 374.90 |
| Electricity - Street Lights | 3,638.00 | - | 3,638.00 |

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE QUARTER ENDED MARCH 31, 2025

| | Operating Fund | Capital Projects Fund | Total |
|--------------------------------|----------------------|--------------------------|----------------------|
| Patrol Service | 9,296.00 | - | 9,296.00 |
| Lawn Maintenance - Common Area | 3,824.09 | - | 3,824.09 |
| Utilities | 42.38 | - | 42.38 |
| Capital Expenditures | <u>-</u> | <u>12,937.12</u> | <u>12,937.12</u> |
| TOTAL GENERAL EXPENSES | <u>66,141.62</u> | <u>12,937.12</u> | <u>79,078.74</u> |
| Net Revenues (Loss) | <u>\$ 40,205.74</u> | <u>\$ 12,062.88</u> | <u>\$ 52,268.62</u> |
| FUND BALANCE DECEMBER 31, 2024 | \$ 245,846.82 | \$ 455,973.25 | \$ 701,820.07 |
| Net Revenues (Loss) | <u>40,205.74</u> | <u>12,062.88</u> | <u>52,268.62</u> |
| FUND BALANCE MARCH 31, 2025 | <u>\$ 286,052.56</u> | <u>\$ 468,036.13</u> | <u>\$ 754,088.69</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 MARCH 31, 2025

| | Actual | Budget | Difference |
|------------------------------------|--------------|--------------|-------------|
| REVENUE | | | |
| Maintenance Fee Income | \$ 88,550.40 | \$ 88,550.40 | \$ - |
| Online Credit Card Processing | 2,819.07 | - | 2,819.07 |
| Legal Fee Reimbursement Income | 15,893.92 | - | 15,893.92 |
| Administrative Fee Income | 1,350.00 | 625.00 | 725.00 |
| Transfer Fee Income | 3,610.00 | 1,875.00 | 1,735.00 |
| Interest Income - Bank Accounts | 1,876.64 | 50.00 | 1,826.64 |
| Interest Income - Homeowners | 1,715.93 | 750.00 | 965.93 |
| NSF Charges Income | - | 12.50 | (12.50) |
| Pool Rental Income | 1,282.50 | 250.00 | 1,032.50 |
| Penalty Charges Income | 14,248.90 | - | 14,248.90 |
| Total Revenue | 131,347.36 | 92,112.90 | 39,234.46 |
| EXPENSES | | | |
| Accounting Fees | 11,662.50 | 15,000.00 | (3,337.50) |
| Audit Expense | - | 662.50 | (662.50) |
| Bank Service Charges | 0.60 | 25.00 | (24.40) |
| Security - Entrance Cameras | 12,000.00 | 3,750.00 | 8,250.00 |
| Camera Maintenance & Repair | 360.00 | 500.00 | (140.00) |
| Credit Card Processing Fee | 743.89 | - | 743.89 |
| Mileage Reimbursement | 333.55 | - | 333.55 |
| Insurance Expense | 5,216.27 | 6,250.00 | (1,033.73) |
| Depreciation Expense | 1,573.00 | - | 1,573.00 |
| Deed Restriction Software | 519.60 | 600.00 | (80.40) |
| Miscellaneous | - | 250.00 | (250.00) |
| Office Supplies | 735.86 | 625.00 | 110.86 |
| Postage & Copying | - | 1,375.00 | (1,375.00) |
| Postage Meter Rental | 1,292.15 | 300.00 | 992.15 |
| Taxes - Property & Income | - | 2.50 | (2.50) |
| Trash Maintenance - Common Area | 1,120.00 | - | 1,120.00 |
| Legal Fees | 4,327.35 | 2,500.00 | 1,827.35 |
| Bad Debt Expense | 52.24 | 1,250.00 | (1,197.76) |
| Communication/Website | 446.68 | 775.00 | (328.32) |
| Neighborhood Watch | - | 75.00 | (75.00) |
| Recreation - Community | 200.00 | 375.00 | (175.00) |
| Entrance Expense | 510.85 | 562.50 | (51.65) |
| Bath House - Repairs & Maintenance | 670.06 | 1,500.00 | (829.94) |
| Playground - Repairs & Maintenance | 150.00 | 187.50 | (37.50) |
| Pool - Staff/Chemicals | 3,270.58 | 13,500.00 | (10,229.42) |
| Pool Electricity | 1,298.72 | 2,125.00 | (826.28) |
| Pool Overhead (Tags, Etc.) | 164.85 | 375.00 | (210.15) |
| Pool Repairs | 1,410.00 | 1,625.00 | (215.00) |

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 MARCH 31, 2025

| | Actual | Budget | Difference |
|--------------------------------------|--------------|----------------|--------------|
| EXPENSES (cont) | | | |
| Pool Telephone | 170.00 | 193.75 | (23.75) |
| Pool Water & Sewer | 374.90 | 362.50 | 12.40 |
| Tennis Courts -Repairs & Maintenance | - | 125.00 | (125.00) |
| Electricity - Street Lights | 3,638.00 | 7,500.00 | (3,862.00) |
| Transfer Fee Expense | 737.50 | 1,000.00 | (262.50) |
| Patrol Service | 9,296.00 | 13,750.00 | (4,454.00) |
| Lawn Maintenance - Common Area | 3,824.09 | 4,625.00 | (800.91) |
| Maintenance Expense | - | 1,250.00 | (1,250.00) |
| Utilities | 42.38 | - | 42.38 |
| Capital Expenditures | 12,937.12 | 25,000.00 | (12,062.88) |
| | | | |
| Total General Expenses | 79,078.74 | 107,996.25 | (28,917.51) |
| | | | |
| Net Revenues (Loss) from Operations | \$ 52,268.62 | \$ (15,883.35) | \$ 68,151.97 |

Reconciliation of Net Income to Cash:

| | |
|---|----------------|
| Adjustments to Net Income | |
| (Increase)/Decrease in Accounts Receivable | \$ (65,119.36) |
| (Increase)/Decrease in Prepaid Assets | 5,216.27 |
| (Increase)/Decrease in Tennis Key Deposits | 60.00 |
| Increase/(Decrease) in Acc. Depreciation | 1,573.00 |
| Increase/(Decrease) in Deferred Fees | 88,550.40 |
| Total Adjustments to Net Income | \$ 30,280.31 |
| | |
| Beginning Cash Balances - December 31, 2024 | \$ 547,353.13 |
| Net Income | 52,268.62 |
| Total Adjustments to Net Income | 30,280.31 |
| Ending Cash Balances - March 31, 2025 | \$ 629,902.06 |

See accompanying accountant's compilation report.