

Meadowlake Village Homeowners' Association

Financial Statements

December 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 December 31, 2025, 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 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.

Jimmie Pierce CPA, P.C.
La Porte, TX.
February 9, 2026

A handwritten signature in black ink, appearing to read "Jimmie Pierce CPA, P.C.", is written over the typed name and title.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

BALANCE SHEET

DECEMBER 31, 2025

ASSETS	Operating Fund	Capital Projects & Reserves Fund	Total
Current Assets			
Cash & Cash Equivalents	\$ 155,745.12	\$ 439,205.43	\$ 594,950.55
Maintenance Fees Receivable	110,820.49	-	110,820.49
Prepaid Insurance	11,999.41	-	11,999.41
Due from/(to) other funds	<u>(56,916.25)</u>	<u>56,916.25</u>	<u>-</u>
Total Current Assets	221,648.77	496,121.68	717,770.45
Fixed Assets			
Playground Equipment	40,521.95	-	40,521.95
Tennis Courts	22,550.00	-	22,550.00
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>(86,131.00)</u>	<u>-</u>	<u>(86,131.00)</u>
Total Fixed Assets	<u>32,585.41</u>	<u>-</u>	<u>32,585.41</u>
Total Assets	<u>\$ 254,234.18</u>	<u>\$ 496,121.68</u>	<u>\$ 750,355.86</u>
LIABILITIES & FUND BALANCES			
Current Liabilities			
Tennis Key Deposits	<u>\$ 940.00</u>	<u>\$ -</u>	<u>\$ 940.00</u>
Total Current Liabilities	\$ 940.00	\$ -	\$ 940.00
Fund Balances	<u>\$ 253,294.18</u>	<u>\$ 496,121.68</u>	<u>\$ 749,415.86</u>
Total Liabilities & Fund Balances	<u>\$ 254,234.18</u>	<u>\$ 496,121.68</u>	<u>\$ 750,355.86</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, 2025

	Operating Fund	Capital Projects Fund	Total
REVENUE			
Maintenance Fee Income	\$ 63,550.40	\$ 25,000.00	\$ 88,550.40
Deed Restriction Violation	15.00		15.00
Online Credit Card Processing	1,561.96		1,561.96
Legal Fee Reimbursement Income	5,535.84	-	5,535.84
Administrative Fee Income	2,065.00	-	2,065.00
Transfer Fee Income	5,940.00	-	5,940.00
Interest Income - Bank Accounts	2,238.55	-	2,238.55
Interest Income - Homeowners	1,471.18	-	1,471.18
NSF Charges Income	140.00	-	140.00
Pool Rental Income	156.25	-	156.25
Vending Machine Income	32.00	-	32.00
Penalty Charges Income	11,900.00	-	11,900.00
Total Revenue	94,606.18	25,000.00	119,606.18
EXPENSES			
Accounting Fees	17,720.00	-	17,720.00
Bank Service Charges	9.20	-	9.20
Credit Card Processing Fee	2,811.91	-	2,811.91
Mileage Reimbursement	1,015.63	-	1,015.63
Insurance Expense	5,752.80	-	5,752.80
Depreciation Expense	1,902.00	-	1,902.00
Camera Maintenance & Repair	660.00	-	660.00
Miscellaneous	150.00	-	150.00
Office Supplies	2,600.96	-	2,600.96
Postage & Copying	2,243.25	-	2,243.25
Deed Restriction Software	519.60	-	519.60
Trash Maintenance - Common Area	1,440.00	-	1,440.00
Lawn Maintenance - Common Area	3,574.09	-	3,574.09
Legal Fees	13,747.03	-	13,747.03
Bad Debt Expense	1,749.60	-	1,749.60
Communication/Website	411.78	-	411.78
Postage Meter Rental	297.84	-	297.84
Recreation Committee	977.96	-	977.96
Entrance Expense	688.81	-	688.81
Bath House - Repairs & Maintenance	651.51	-	651.51
Playground - Repairs & Maintenance	150.00	-	150.00
Pool - Staff/Chemicals	2,912.15	-	2,912.15
Pool Electricity	2,441.33	-	2,441.33

See accompanying accountant's compilation report.

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE QUARTER ENDED DECEMBER 31, 2025

	Operating Fund	Capital Projects Fund	Total
	<u> </u>	<u> </u>	<u> </u>
Pool Repairs & Maintenance	613.00	-	613.00
Pool Telephone	190.63	-	190.63
Pool Water & Sewer	220.52	-	220.52
Patrol Service	15,580.00	-	15,580.00
Electricity - Street Lights	6,186.16	-	6,186.16
Utilities	127.32	-	127.32
Taxes - Property	7.26	-	7.26
Transfer/Resale Fee Expense	3,285.00	-	3,285.00
Capital Expenditures	-	28,804.55	28,804.55
	<u> </u>	<u> </u>	<u> </u>
TOTAL GENERAL EXPENSES	90,637.34	28,804.55	119,441.89
	<u> </u>	<u> </u>	<u> </u>
Net Revenues (Loss)	\$ 3,968.84	\$ (3,804.55)	\$ 164.29
	<u> </u>	<u> </u>	<u> </u>
FUND BALANCE SEPTEMBER 30, 2025	\$ 249,325.34	\$ 499,926.23	\$ 749,251.57
	<u> </u>	<u> </u>	<u> </u>
Net Revenues (Loss)	3,968.84	(3,804.55)	164.29
	<u> </u>	<u> </u>	<u> </u>
FUND BALANCE DECEMBER 31, 2025	\$ 253,294.18	\$ 496,121.68	\$ 749,415.86
	<u> </u>	<u> </u>	<u> </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, 2025

	Operating Fund	Capital Projects Fund	Total
REVENUE			
Maintenance Fee Income	\$ 254,201.60	\$ 100,000.00	\$ 354,201.60
Deed Restriction Violation	90.00	-	90.00
Online Credit Card Processing	8,629.66	-	8,629.66
Legal Fee Reimbursement Income	40,837.87	-	40,837.87
Administrative Fee Income	6,587.50	-	6,587.50
Transfer Fee Income	18,995.00	-	18,995.00
Interest Income - Bank Accounts	6,885.49	-	6,885.49
Interest Income - Homeowners	5,801.19	-	5,801.19
NSF Charges Income	280.00	-	280.00
Pool Rental Income	1,623.75	-	1,623.75
Pool Tag Updates	410.00	-	410.00
Vending Machine Income	550.00	-	550.00
Penalty Charges Income	42,153.62	-	42,153.62
Total Revenue	387,045.68	100,000.00	487,045.68
EXPENSES			
Accounting Fees	55,482.50	-	55,482.50
Bank Service Charges	13.00	-	13.00
Credit Card Processing Fee	9,176.44	-	9,176.44
Mileage Reimbursement	2,712.57	-	2,712.57
Insurance Expense	21,813.04	-	21,813.04
Depreciation Expense	7,608.00	-	7,608.00
Security Entrance Cameras	12,000.00	-	12,000.00
Camera Maintenance & Repair	2,240.00	-	2,240.00
Community Trash Pickup	500.00	-	500.00
Basketball Court Repairs	120.20	-	120.20
Office Supplies	6,028.46	-	6,028.46
Postage & Copying	5,688.10	-	5,688.10
Miscellaneous	150.00	-	150.00
Deed Restriction Software	2,078.40	-	2,078.40
Trash Maintenance - Common Area	4,924.83	-	4,924.83
Postage Meter Rental	1,145.04	-	1,145.04
Legal Fees	45,203.95	-	45,203.95
Bad Debt Expense	8,793.01	-	8,793.01
Transfer/Resale Fee Expense	9,585.00	-	9,585.00
Communications/Website	1,912.27	-	1,912.27
Recreation - Community	2,791.33	-	2,791.33
Taxes - Property	7.26	-	7.26
Entrance Expense	1,700.48	-	1,700.48
Tennis Courts - Repairs & Maintenance	244.95	-	244.95
Bath House - Repairs & Maintenance	4,295.00	-	4,295.00
Playground - Repairs & Maintenance	682.12	-	682.12
Pool - Staff/Chemicals	62,332.73	-	62,332.73
Pool Electricity	7,416.98	-	7,416.98
Pool Overhead (Tags, Etc.)	1,446.35	-	1,446.35
Pool Repairs & Maintenance	4,514.78	-	4,514.78
Pool Telephone	720.63	-	720.63
Pool Water & Sewer	1,265.35	-	1,265.35

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, 2025

	Operating Fund	Capital Projects Fund	Total
Electricity - Street Lights	21,322.08	-	21,322.08
Utilities	477.04	-	477.04
Vending Supplies	504.37	-	504.37
Patrol Service	52,301.00	-	52,301.00
Lawn Maintenance - Homes	875.00	-	875.00
Lawn Maintenance - Common Area	17,803.33	-	17,803.33
Maintenance Expense	1,722.73	-	1,722.73
Capital Expenditures	-	59,851.57	59,851.57
TOTAL GENERAL EXPENSES	<u>379,598.32</u>	<u>59,851.57</u>	<u>439,449.89</u>
 Net Revenues (Loss)	<u>\$ 7,447.36</u>	<u>\$ 40,148.43</u>	<u>\$ 47,595.79</u>
 FUND BALANCE DECEMBER 31, 2024	\$ 245,846.82	\$ 455,973.25	\$ 701,820.07
 Net Revenues (Loss)	<u>7,447.36</u>	<u>40,148.43</u>	<u>47,595.79</u>
 FUND BALANCE DECEMBER 31, 2025	<u>\$ 253,294.18</u>	<u>\$ 496,121.68</u>	<u>\$ 749,415.86</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, 2025

	Actual	Budget	Difference
REVENUE			
Maintenance Fee Income	\$ 88,550.40	\$ 88,550.40	\$ (0.00)
Deed Restriction Violations	15.00	-	15.00
Online Credit Card Processing	1,561.96	-	1,561.96
Legal Fee Reimbursement Income	5,535.84	-	5,535.84
Administrative Fee Income	2,065.00	625.00	1,440.00
Transfer Fee Income	5,940.00	1,875.00	4,065.00
Interest Income - Bank Accounts	2,238.55	50.00	2,188.55
Interest Income - Homeowners	1,471.18	750.00	721.18
NSF Charges Income	140.00	12.50	127.50
Pool Rental Income	156.25	250.00	(93.75)
Pool Tag Updates	-	-	-
Penalty Charges Income	11,900.00	-	11,900.00
Vending Machine Income	32.00	-	32.00
Total Revenue	119,606.18	92,112.90	27,493.28
EXPENSES			
Accounting Fees	17,720.00	15,000.00	2,720.00
Audit Expense	-	662.50	(662.50)
Bank Service Charges	9.20	25.00	(15.80)
Security Cameras	-	3,750.00	(3,750.00)
Camera Maintenance	660.00	500.00	160.00
Credit Card Processing Fee	2,811.91	-	2,811.91
Mileage Reimbursement	1,015.63	-	1,015.63
Insurance Expense	5,752.80	6,250.00	(497.20)
Depreciation Expense	1,902.00	-	1,902.00
Deed Restriction Software	519.60	600.00	(80.40)
Trash Maintenance - Common Area	1,440.00	-	1,440.00
Miscellaneous	150.00	250.00	(100.00)
Office Supplies	2,600.96	625.00	1,975.96
Postage & Copying	2,243.25	1,375.00	868.25
Postage Meter Rental	297.84	300.00	(2.16)
Taxes - Property & Income	7.26	2.50	4.76
Legal Fees	13,747.03	2,500.00	11,247.03
Bad Debt Expense	1,749.60	1,250.00	499.60
Communication/Website	411.78	775.00	(363.22)
Neighborhood Watch	-	75.00	(75.00)
Recreation Committee	977.96	375.00	602.96
Entrance Expense	688.81	562.50	126.31
Bath House - Repairs & Maintenance	651.51	1,500.00	(848.49)
Playground - Repairs & Maintenance	150.00	187.50	(37.50)
Pool - Staff/Chemicals	2,912.15	13,500.00	(10,587.85)
Pool Electricity	2,441.33	2,125.00	316.33
Pool Overhead (Tags, Etc.)	-	375.00	(375.00)
Pool Repairs & Maintenance	613.00	1,625.00	(1,012.00)

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, 2025

	<u>Actual</u>	<u>Budget</u>	<u>Difference</u>
EXPENSES (cont)			
Pool Telephone	190.63	193.75	(3.12)
Pool Water & Sewer	220.52	362.50	(141.98)
Tennis Courts -Repairs & Maintenance	-	125.00	(125.00)
Electricity - Street Lights	6,186.16	7,500.00	(1,313.84)
Patrol Service	15,580.00	13,750.00	1,830.00
Transfer/Resale Fee Expense	3,285.00	1,000.00	2,285.00
Lawn Maintenance - Common Area	3,574.09	4,625.00	(1,050.91)
Utilities	127.32	-	127.32
Maintenance Expense	-	1,250.00	(1,250.00)
Capital Expenditures	<u>28,804.55</u>	<u>25,000.00</u>	<u>3,804.55</u>
 Total General Expenses	 <u>119,441.89</u>	 <u>107,996.25</u>	 <u>11,445.64</u>
 Net Revenues (Loss) from Operations	 <u>\$ 164.29</u>	 <u>\$ (15,883.35)</u>	 <u>\$ 16,047.64</u>

Reconciliation of Net Income to Cash:

Adjustments to Net Income	
(Increase)/Decrease in Accounts Receivable	\$ 81,093.69
(Increase)/Decrease in Prepaid Assets	5,752.80
(Increase)/Decrease in Asset Accounts	-
Increase/(Decrease) in Acc. Depreciation	1,902.00
Increase/(Decrease) in Tennis Key Deposits	20.00
Increase/(Decrease) in Deferred Fees	<u>(88,550.40)</u>
Total Adjustments to Net Income	<u>\$ 218.09</u>
 Beginning Cash Balances - September 30, 2025	 \$ 594,568.17
Net Income	164.29
Total Adjustments to Net Income	<u>218.09</u>
Ending Cash Balances - December 31, 2025	<u>\$ 594,950.55</u>

MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

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

FOR THE YEAR ENDED DECEMBER 31, 2025

	Actual	Budget	Difference
REVENUE			
Maintenance Fee Income	\$ 354,203.13	\$ 354,203.13	\$ -
Deed Restriction Violations	90.00	-	90.00
Online Credit Card Processing	8,628.13	-	8,628.13
Legal Fee Reimbursement Income	40,837.87	-	40,837.87
Administrative Fee Income	6,587.50	2,500.00	4,087.50
Transfer Fee Income	18,995.00	7,500.00	11,495.00
Interest Income - Bank Accounts	6,885.49	200.00	6,685.49
Interest Income - Homeowners	5,801.19	3,000.00	2,801.19
NSF Charges Income	280.00	50.00	230.00
Pool Rental Income	1,623.75	1,000.00	623.75
Pool Tag Updates	410.00	-	410.00
Penalty Charges Income	42,153.62	-	42,153.62
Vending Machine Income	550.00	-	550.00
Total Revenue	487,045.68	368,453.13	118,592.55
EXPENSES			
Accounting Fees	55,482.50	60,000.00	(4,517.50)
Audit Expense	-	2,650.00	(2,650.00)
Bank Service Charges	13.00	100.00	(87.00)
Security Cameras	12,000.00	15,000.00	(3,000.00)
Camera Maintenance	2,240.00	2,000.00	240.00
Basketball Court Repairs	120.20	-	120.20
Community Trash Pickup	500.00	-	500.00
Credit Card Processing Fee	9,176.44	-	9,176.44
Mileage Reimbursement	2,712.57	-	2,712.57
Insurance Expense	21,813.04	25,000.00	(3,186.96)
Depreciation Expense	7,608.00	-	7,608.00
Deed Restriction Software	2,078.40	2,400.00	(321.60)
Trash Maintenance - Common Area	4,924.83	-	4,924.83
Miscellaneous	150.00	1,000.00	(850.00)
Office Supplies	6,028.46	2,500.00	3,528.46
Postage & Copying	5,688.10	5,500.00	188.10
Postage Meter Rental	1,145.04	1,200.00	(54.96)
Taxes - Property & Income	7.26	10.00	(2.74)
Legal Fees	45,203.95	10,000.00	35,203.95
Bad Debt Expense	8,793.01	5,000.00	3,793.01
Communication/Website	1,912.27	3,100.00	(1,187.73)
Neighborhood Watch	-	300.00	(300.00)
Recreation - Community	2,791.33	1,500.00	1,291.33
Entrance Expense	1,700.48	2,250.00	(549.52)
Bath House - Repairs & Maintenance	4,295.00	6,000.00	(1,705.00)
Playground - Repairs & Maintenance	682.12	750.00	(67.88)
Pool - Staff/Chemicals	62,332.73	54,000.00	8,332.73
Pool Electricity	7,416.98	8,500.00	(1,083.02)
Pool Overhead (Tags, Etc.)	1,446.35	1,500.00	(53.65)
Pool Repairs & Maintenance	4,514.78	6,500.00	(1,985.22)

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, 2025

	<u>Actual</u>	<u>Budget</u>	<u>Difference</u>
EXPENSES (cont)			
Pool Telephone	720.63	775.00	(54.37)
Pool Water & Sewer	1,265.35	1,450.00	(184.65)
Tennis Courts -Repairs & Maintenance	244.95	500.00	(255.05)
Electricity - Street Lights	21,322.08	30,000.00	(8,677.92)
Patrol Service	52,301.00	55,000.00	(2,699.00)
Transfer/Resale Fee Expense	9,585.00	4,000.00	5,585.00
Lawn Maintenance - Homes	875.00	-	875.00
Lawn Maintenance - Common Area	17,803.33	18,500.00	(696.67)
Utilities	477.04	-	477.04
Vending Machine Supplies	504.37	-	504.37
Maintenance Expense	1,722.73	5,000.00	(3,277.27)
Capital Expenditures	<u>59,851.57</u>	<u>100,000.00</u>	<u>(40,148.43)</u>
 Total General Expenses	 <u>439,449.89</u>	 <u>431,985.00</u>	 <u>7,464.89</u>
 Net Revenues (Loss) from Operations	 <u>\$ 47,595.79</u>	 <u>\$ (63,531.87)</u>	 <u>\$ 111,127.66</u>

Reconciliation of Net Income to Cash:

Adjustments to Net Income	
(Increase)/Decrease in Accounts Receivable	\$ 19,531.79
(Increase)/Decrease in Prepaid Assets	(1,198.16)
(Increase)/Decrease in Asset Accounts	(26,300.00)
Increase/(Decrease) in Acc. Depreciation	7,608.00
Increase/(Decrease) in Tennis Key Deposits	360.00
Total Adjustments to Net Income	<u>\$ 1.63</u>
 Beginning Cash Balances - December 31, 2024	 \$ 547,353.13
Net Income	47,595.79
Total Adjustments to Net Income	<u>1.63</u>
Ending Cash Balances - December 31, 2025	<u>\$ 594,950.55</u>