

**Meadowlake Village Homeowners' Association**

**Financial Statements**

**September 30, 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 September 30, 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.

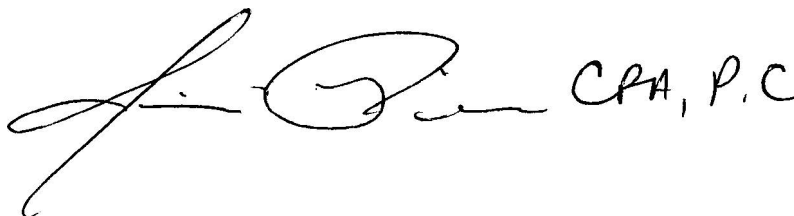
Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence 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 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.  
November 6, 2023

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

# MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

---

## BALANCE SHEET

SEPTEMBER 30, 2023

ASSETS	Operating Fund	Capital Projects & Reserves Fund	Total
Current Assets			
Cash & Cash Equivalents	\$ 131,049.93	\$ 307,592.58	\$ 438,642.51
Maintenance Fees Receivable	214,790.86	-	214,790.86
Prepaid Insurance	15,804.11	-	15,804.11
Due from/(to) other funds	<u>(53,738.95)</u>	<u>53,738.95</u>	<u>-</u>
Total Current Assets	307,905.95	361,331.53	669,237.48
Fixed Assets			
Playground Equipment	36,771.95	-	36,771.95
Pool Furniture	2,413.67	-	2,413.67
Office Equipment	3,459.02	-	3,459.02
Camera	1,292.45	-	1,292.45
Pool House Equipment	33,032.96	-	33,032.96
Less: Accum. Depreciation	<u>(71,090.17)</u>	<u>-</u>	<u>(71,090.17)</u>
Total Fixed Assets	<u>5,879.88</u>	<u>-</u>	<u>5,879.88</u>
Total Assets	<u>\$ 313,785.83</u>	<u>\$ 361,331.53</u>	<u>\$ 675,117.36</u>
LIABILITIES & FUND BALANCES			
Current Liabilities			
Tennis Key Deposits	\$ 440.00	\$ -	\$ 440.00
Deferred Maintenance Fees	<u>84,334.08</u>	<u>-</u>	<u>84,334.08</u>
Total Current Liabilities	\$ 84,774.08	\$ -	\$ 84,774.08
Fund Balances	<u>\$ 229,011.75</u>	<u>\$ 361,331.53</u>	<u>\$ 590,343.28</u>
Total Liabilities & Fund Balances	<u>\$ 313,785.83</u>	<u>\$ 361,331.53</u>	<u>\$ 675,117.36</u>

See accompanying accountant's compilation report.

# MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

---

## STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE QUARTER ENDED SEPTEMBER 30, 2023

	Operating Fund	Capital Projects Fund	Total
REVENUE			
Maintenance Fee Income	\$ 65,584.08	\$ 18,750.00	\$ 84,334.08
Online Credit Card Processing	1,402.17	-	1,402.17
Legal Fee Reimbursement Income	683.97	-	683.97
Administrative Fee Income	1,105.00	-	1,105.00
Transfer Fee Income	2,455.00	-	2,455.00
Interest Income - Bank Accounts	83.58	-	83.58
Interest Income - Homeowners	1,646.32	-	1,646.32
Pool Rental Income	300.00	-	300.00
Pool Tag Updates	160.00	-	160.00
Penalty Charges Income	20.00	-	20.00
Vending Machine Income	261.35	-	261.35
Total Revenue	73,701.47	18,750.00	92,451.47
EXPENSES			
Accounting Fees	11,347.50	-	11,347.50
Camera Maintenance & Repair	379.80	-	379.80
Credit Card Processing Fee	501.98	-	501.98
Mileage Reimbursement	504.02	-	504.02
Insurance Expense	5,093.74	-	5,093.74
Depreciation Expense	906.84	-	906.84
Deed Restriction Software	519.60	-	519.60
Trash Maintenance - Common Area	960.00	-	960.00
Miscellaneous	199.30	-	199.30
Office Supplies & Software	2,808.79	-	2,808.79
Postage & Copying	1,010.81	-	1,010.81
Postage Meter Rental	308.53	-	308.53
Legal Fees	7,520.30	-	7,520.30
Bad Debt Expense	1,161.77	-	1,161.77
Communication	835.73	-	835.73
Entrance Expense	81.41	-	81.41
Bath House - Repairs & Maintenance	1,313.23	-	1,313.23
Playground - Repairs & Maintenance	300.00	-	300.00
Pool - Staff/Chemicals	11,329.67	-	11,329.67
Pool Electricity	1,840.58	-	1,840.58
Pool Overhead (Tags, Etc.)	181.79	-	181.79
Pool Repairs & Maintenance	5,103.12	-	5,103.12
Pool Telephone	180.00	-	180.00
Pool Water & Sewer	606.22	-	606.22
Electricity - Street Lights	5,354.49	-	5,354.49
Patrol Service	13,625.63	-	13,625.63

See accompanying accountant's compilation report.

# MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

---

## STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE QUARTER ENDED SEPTEMBER 30, 2023

	<u>Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
Transfer/Resale Fee Expense	1,072.50	-	1,072.50
Basketball Court - Repairs	94.44	-	94.44
Lawn Maintenance - Common Area	3,474.09	-	3,474.09
Vending Machine Supplies	243.84	-	243.84
Capital Expenditures	<u>-</u>	<u>12,056.60</u>	<u>12,056.60</u>
TOTAL GENERAL EXPENSES	<u>78,859.72</u>	<u>12,056.60</u>	<u>90,916.32</u>
OTHER EXPENSES			
Loss on Disposition of Capital Assets	<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)	<u>\$ (5,191.25)</u>	<u>\$ 6,693.40</u>	<u>\$ 1,502.15</u>
FUND BALANCE JUNE 30, 2023	\$ 234,203.00	\$ 354,638.13	\$ 588,841.13
Net Revenues (Loss)	<u>(5,191.25)</u>	<u>6,693.40</u>	<u>1,502.15</u>
FUND BALANCE SEPTEMBER 30, 2023	<u>\$ 229,011.75</u>	<u>\$ 361,331.53</u>	<u>\$ 590,343.28</u>

See accompanying accountant's compilation report.

# MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

## STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2023

	Operating Fund	Capital Projects Fund	Total
<b>REVENUE</b>			
Maintenance Fee Income	\$ 196,752.24	\$ 56,250.00	\$ 253,002.24
Online Credit Card Processing	4,254.67	-	4,254.67
Legal Fee Reimbursement Income	26,400.89	-	26,400.89
Administrative Fee Income	2,787.37	-	2,787.37
Transfer Fee Income	8,730.00	-	8,730.00
Interest Income - Bank Accounts	292.87	-	292.87
Interest Income - Homeowners	4,652.15	-	4,652.15
NSF Charges Income	140.00	-	140.00
Pool Rental Income	780.00	-	780.00
Pool Tag Updates	461.00	-	461.00
Penalty Charges Income	4,920.00	-	4,920.00
Vending Machine Income	679.85	-	679.85
<b>Total Revenue</b>	<b>250,851.04</b>	<b>56,250.00</b>	<b>307,101.04</b>
<b>EXPENSES</b>			
Accounting Fees	35,083.28	-	35,083.28
Reserve Study	1,750.00	-	1,750.00
Security Cameras	12,960.00	-	12,960.00
Camera Maintenance & Repair	1,159.20	-	1,159.20
Credit Card Processing Fee	3,855.33	-	3,855.33
Mileage Reimbursement	1,623.98	-	1,623.98
Insurance Expense	14,707.94	-	14,707.94
Depreciation Expense	2,686.17	-	2,686.17
Miscellaneous	199.30	-	199.30
Deed Restriction Software	1,558.80	-	1,558.80
Trash Maintenance - Common Area	2,610.00	-	2,610.00
Office Supplies & Software	4,180.49	-	4,180.49
Postage & Copying	3,694.15	-	3,694.15
Postage Meter Rental	881.83	-	881.83
Taxes - Property & Income	1.44	-	1.44
Legal Fees	27,251.27	-	27,251.27
Bad Debt Expense	1,361.77	-	1,361.77
Communication	1,945.84	-	1,945.84
Recreation Committee	646.75	-	646.75
Entrance Expense	321.22	-	321.22
Bath House - Repairs & Maintenance	2,137.88	-	2,137.88
Playground - Repairs & Maintenance	550.00	-	550.00
Pool - Staff/Chemicals	51,297.95	-	51,297.95
Pool Electricity	5,549.27	-	5,549.27
Pool Overhead (Tags, Etc.)	1,166.31	-	1,166.31
Pool Repairs & Maintenance	7,287.90	-	7,287.90
Pool Telephone	540.00	-	540.00

See accompanying accountant's compilation report.

# MEADOWLAKE VILLAGE HOMEOWNERS' ASSOCIATION

---

## STATEMENT OF INCOME AND CHANGES IN FUND BALANCES

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2023

	Operating Fund	Capital Projects Fund	Total
	<u>                    </u>	<u>                    </u>	<u>                    </u>
Pool Water & Sewer	786.86	-	786.86
Tennis Courts - Repairs & Maintenance	75.00	-	75.00
Electricity - Street Lights	15,652.79	-	15,652.79
Patrol Service	33,485.11	-	33,485.11
Transfer/Resale Fee Expense	3,730.00	-	3,730.00
Basketball Court - Repairs	94.44	-	94.44
Lawn Maintenance - Common Area	11,772.27	-	11,772.27
Vending Machine Supplies	548.76	-	548.76
Capital Expenditures	-	37,754.81	37,754.81
	<u>                    </u>	<u>                    </u>	<u>                    </u>
TOTAL GENERAL EXPENSES	253,153.30	37,754.81	290,908.11
	<u>                    </u>	<u>                    </u>	<u>                    </u>
OTHER EXPENSES			
Loss on Disposition of Capital Assets	33.00	-	33.00
	<u>                    </u>	<u>                    </u>	<u>                    </u>
TOTAL OTHER EXPENSES	33.00	-	33.00
	<u>                    </u>	<u>                    </u>	<u>                    </u>
Net Revenues (Loss)	\$ (2,335.26)	\$ 18,495.19	\$ 16,159.93
	<u>                    </u>	<u>                    </u>	<u>                    </u>
FUND BALANCE DECEMBER 31, 2022	\$ 231,347.01	\$ 342,836.34	\$ 574,183.35
	<u>                    </u>	<u>                    </u>	<u>                    </u>
Net Revenues (Loss)	(2,335.26)	18,495.19	16,159.93
	<u>                    </u>	<u>                    </u>	<u>                    </u>
FUND BALANCE SEPTEMBER 30, 2023	\$ 229,011.75	\$ 361,331.53	\$ 590,343.28
	<u>                    </u>	<u>                    </u>	<u>                    </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 SEPTEMBER 30, 2023

	Actual	Budget	Difference
<b>REVENUE</b>			
Maintenance Fee Income	\$ 84,334.08	\$ 84,334.08	\$ -
Online Credit Card Processing	1,402.17	-	1,402.17
Legal Fee Reimbursement Income	683.97	-	683.97
Administrative Fee Income	1,105.00	625.00	480.00
Transfer Fee Income	2,455.00	2,500.00	(45.00)
Interest Income - Bank Accounts	83.58	50.00	33.58
Interest Income - Homeowners	1,646.32	750.00	896.32
NSF Charges Income	-	12.50	(12.50)
Pool Rental Income	300.00	250.00	50.00
Pool Tag Updates	160.00	-	160.00
Penalty Charges Income	20.00	-	20.00
Vending Machine Income	261.35	-	261.35
<b>Total Revenue</b>	<b>92,451.47</b>	<b>88,521.58</b>	<b>3,929.89</b>
<b>EXPENSES</b>			
Accounting Fees	11,347.50	15,000.00	(3,652.50)
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	379.80	500.00	(120.20)
Credit Card Processing Fee	501.98	-	501.98
Mileage Reimbursement	504.02	-	504.02
Insurance Expense	5,093.74	5,875.00	(781.26)
Depreciation Expense	906.84	-	906.84
Deed Restriction Software	519.60	600.00	(80.40)
Trash Maintenance - Common Area	960.00	-	960.00
Miscellaneous	199.30	250.00	(50.70)
Office Supplies & Software	2,808.79	625.00	2,183.79
Postage & Copying	1,010.81	1,375.00	(364.19)
Postage Meter Rental	308.53	300.00	8.53
Taxes - Property & Income	-	2.50	(2.50)
Legal Fees	7,520.30	2,500.00	5,020.30
Bad Debt Expense	1,161.77	1,250.00	(88.23)
Communication	835.73	775.00	60.73
Neighborhood Watch	-	75.00	(75.00)
Recreation Committee	-	375.00	(375.00)
Entrance Expense	81.41	562.50	(481.09)
Bath House - Repairs & Maintenance	1,313.23	1,500.00	(186.77)
Playground - Repairs & Maintenance	300.00	187.50	112.50
Pool - Staff/Chemicals	11,329.67	12,250.00	(920.33)
Pool Electricity	1,840.58	2,125.00	(284.42)
Pool Overhead (Tags, Etc.)	181.79	375.00	(193.21)
Pool Repairs & Maintenance	5,103.12	2,125.00	2,978.12

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 SEPTEMBER 30, 2023

	Actual	Budget	Difference
EXPENSES (cont)			
Pool Telephone	180.00	193.75	(13.75)
Pool Water & Sewer	606.22	362.50	243.72
Tennis Courts -Repairs & Maintenance	-	125.00	(125.00)
Electricity - Street Lights	5,354.49	6,375.00	(1,020.51)
Patrol Service	13,625.63	13,750.00	(124.37)
Transfer/Resale Fee Expense	1,072.50	1,000.00	72.50
Basketball Court Repairs	94.44	-	94.44
Lawn Maintenance - Common Area	3,474.09	4,250.00	(775.91)
Vending Machine Supplies	243.84	-	243.84
Maintenance Expense	-	1,150.00	(1,150.00)
Capital Expenditures	12,056.60	18,750.00	(6,693.40)
	<u>90,916.32</u>	<u>100,021.25</u>	<u>(9,104.93)</u>
Total General Expenses			
	<u>90,916.32</u>	<u>100,021.25</u>	<u>(9,104.93)</u>
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>\$ 1,502.15</u>	<u>\$ (11,499.67)</u>	<u>\$ 13,001.82</u>
Reconciliation of Net Income to Cash:			
Adjustments to Net Income			
(Increase)/Decrease in Accounts Receivable	\$ (101,753.85)		
(Increase)/Decrease in Prepaid Assets	(10,221.26)		
(Increase)/Decrease in Asset Accounts	3,140.00		
Increase/(Decrease) in Acc. Depreciation	(2,200.16)		
Increase/(Decrease) in Tennis Key Deposits	20.00		
Increase/(Decrease) in Deferred Fees	84,334.08		
Total Adjustments to Net Income	<u>\$ (26,681.19)</u>		
Beginning Cash Balances - June 2023	\$ 463,821.55		
Net Income	1,502.15		
Total Adjustments to Net Income	<u>(26,681.19)</u>		
Ending Cash Balances - September 30, 2023	<u>\$ 438,642.51</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 SEPTEMBER 30, 2023

	Actual	Budget	Difference
<b>REVENUE</b>			
Maintenance Fee Income	\$ 253,002.24	\$ 253,002.24	\$ -
Online Credit Card Processing	4,254.67	-	4,254.67
Legal Fee Reimbursement Income	26,400.89	-	26,400.89
Administrative Fee Income	2,787.37	1,875.00	912.37
Transfer Fee Income	8,730.00	7,500.00	1,230.00
Interest Income - Bank Accounts	292.87	150.00	142.87
Interest Income - Homeowners	4,652.15	2,250.00	2,402.15
NSF Charges Income	140.00	37.50	102.50
Pool Rental Income	780.00	750.00	30.00
Pool Tag Updates	461.00	-	461.00
Penalty Charges Income	4,920.00	-	4,920.00
Vending Machine Income	679.85	-	679.85
<b>Total Revenue</b>	<b>307,101.04</b>	<b>265,564.74</b>	<b>41,536.30</b>
<b>EXPENSES</b>			
Accounting Fees	35,083.28	45,000.00	(9,916.72)
Audit Expense	-	1,987.50	(1,987.50)
Reserve Study	1,750.00	3,000.00	(1,250.00)
Bank Service Charges	-	75.00	(75.00)
Security Cameras	12,960.00	11,250.00	1,710.00
Camera Maintenance	1,159.20	1,500.00	(340.80)
Credit Card Processing Fee	3,855.33	-	3,855.33
Mileage Reimbursement	1,623.98	-	1,623.98
Insurance Expense	14,707.94	17,625.00	(2,917.06)
Depreciation Expense	2,686.17	-	2,686.17
Deed Restriction Software	1,558.80	1,800.00	(241.20)
Trash Maintenance - Common Area	2,610.00	-	2,610.00
Miscellaneous	199.30	750.00	(550.70)
Office Supplies & Software	4,180.49	1,875.00	2,305.49
Postage & Copying	3,694.15	4,125.00	(430.85)
Postage Meter Rental	881.83	900.00	(18.17)
Taxes - Property & Income	1.44	7.50	(6.06)
Legal Fees	27,251.27	7,500.00	19,751.27
Bad Debt Expense	1,361.77	3,750.00	(2,388.23)
Communication	1,945.84	2,325.00	(379.16)
Neighborhood Watch	-	225.00	(225.00)
Recreation - Community	646.75	1,125.00	(478.25)
Entrance Expense	321.22	1,687.50	(1,366.28)
Bath House - Repairs & Maintenance	2,137.88	4,500.00	(2,362.12)
Playground - Repairs & Maintenance	550.00	562.50	(12.50)
Pool - Staff/Chemicals	51,297.95	36,750.00	14,547.95
Pool Electricity	5,549.27	6,375.00	(825.73)
Pool Overhead (Tags, Etc.)	1,166.31	1,125.00	41.31
Pool Repairs & Maintenance	7,287.90	6,000.00	1,287.90

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 SEPTEMBER 30, 2023

	Actual	Budget	Difference
EXPENSES (cont)			
Pool Telephone	540.00	581.25	(41.25)
Pool Water & Sewer	786.86	1,087.50	(300.64)
Tennis Courts -Repairs & Maintenance	75.00	375.00	(300.00)
Electricity - Street Lights	15,652.79	19,125.00	(3,472.21)
Patrol Service	33,485.11	41,250.00	(7,764.89)
Transfer/Resale Fee Expense	3,730.00	3,000.00	730.00
Basketball Court Repairs	94.44	-	94.44
Lawn Maintenance - Common Area	11,772.27	13,125.00	(1,352.73)
Vending Machine Supplies	548.76	-	548.76
Maintenance Expense	-	3,450.00	(3,450.00)
Capital Expenditures	37,754.81	56,250.00	(18,495.19)
	<u>290,908.11</u>	<u>300,063.75</u>	<u>(9,155.64)</u>
Total General Expenses			
	<u>290,908.11</u>	<u>300,063.75</u>	<u>(9,155.64)</u>
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>\$ 16,159.93</u>	<u>\$ (34,499.01)</u>	<u>\$ 50,658.94</u>
Reconciliation of Net Income to Cash:			
Adjustments to Net Income			
(Increase)/Decrease in Accounts Receivable	\$ (131,855.50)		
(Increase)/Decrease in Prepaid Assets	(5,821.26)		
(Increase)/Decrease in Asset Accounts	2,622.62		
Increase/(Decrease) in Acc. Depreciation	(420.83)		
Increase/(Decrease) in Tennis Key Deposits	100.00		
Increase/(Decrease) in Deferred Income	84,334.08		
Total Adjustments to Net Income	<u>\$ (51,040.89)</u>		
Beginning Cash Balances - December 31, 2022	\$ 473,523.47		
Net Income	16,159.93		
Total Adjustments to Net Income	<u>(51,040.89)</u>		
Ending Cash Balances - September 30, 2023	<u>\$ 438,642.51</u>		

See accompanying accountant's compilation report.