POWDER VALLEY – SHADOW BROOK HOMEOWNER'S ASSOCIATION, INC.

Financial Statements – Tax Basis
with
Accountants' Compilation Report

For the Year Ended June 30, 2025

ACCOUNTANTS' COMPILATION REPORT

To the Homeowner's Association Board
Powder Valley – Shadow Brook Homeowner's Association, Inc.
Driggs, Idaho

Management is responsible for the accompanying financial statements of Powder Valley – Shadow Brook Homeowner's Association, Inc. (the "Association") (a corporation), which comprise the statement of assets, liabilities, and association equity—tax basis as of June 30, 2025 and the related statement of revenues, expenses, and changes in association equity—tax basis for the year then ended in accordance with the tax basis of accounting, and for determining that the tax basis of accounting is an acceptable financial reporting framework. We 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. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

The financial statements are prepared in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Powder Valley – Shadow Brook Homeowner's Association, Inc.

Rudd & Company, PLLC

Rexburg, Idaho
September 17, 2025

490 First American Circle | Rexburg, ID 83440 | bus: 208-356-3677 | fax: 208-356-3689 | www.ruddco.com

POWDER VALLEY – SHADOW BROOK HOMEOWNER'S ASSOCIATION, INC.
Statement of Assets, Liabilities, and Association Equity – Tax Basis
June 30, 2025

Assets		
Current Assets		
Cash		
General checking	$	41,563
Unrestricted CD		21,431
Restricted CD		73,497
Restricted revenue savings		39,294
Total Cash		175,785
Accounts receivable		3,210
Prepaid insurance		29,161
Total Assets	$	208,156
Liabilities and Association Equity		
Current Liabilities		
Accounts payable	$	7,141
Accrued expenses		28,258
Total Liabilities		35,399
Association Equity		
Reserve funds		112,791
Unrestricted funds		59,966
Total Association Equity		172,757
Total Liabilities and Association Equity	$	208,156

See Accountants' Compilation Report. Substantially All Disclosures Omitted.

POWDER VALLEY – SHADOW BROOK HOMEOWNER'S ASSOCIATION, INC.
Statement of Revenues, Expenses, and Changes in Association Equity – Tax Basis
For the Year Ended June 30, 2025

Revenues	
Homeowner's assessments	$ 201,192
Water line assessments	1,608
Interest income	851
Other income	1,267
Total Revenues	204,918
Administrative Expenses	
Insurance	38,485
Accounting	10,105
Other administrative expenses	10,826
Total Administrative Expenses	59,416
General Maintenance and Repairs	
Snow removal	25,859
Staining	37,800
Lawn maintenance	24,597
Other general maintenance and repairs	10,057
Facility manager	3,600
Total General Maintenance and Repairs	101,913
Utilities	
Sewer and water	31,394
Refuse removal	10,283
Electric	864
Total Utilities	42,541
Total Expenses	203,870
Excess of Revenues over Expenses from Operations	1,048
Other Revenues and Expenses	
Interest income	2,711
Reserve assessments	10,321
Total Other Revenues and Expenses	13,032
Revenues over Expenses	14,080
Association Equity, June 30, 2024	158,677
Association Equity, June 30, 2025	$ 172,757

See Accountants' Compilation Report. Substantially All Disclosures Omitted.