

# **Padre Isles Property Owners Association**

Financial Statements and Report

March 31, 2020

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Gowland, Strealy, Morales & Co PLLC  
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**Accountant's Compilation Report**

Marvin Jones  
Padre Isles Property Owners Association  
Corpus Christi, TX, United States of America

Management is responsible for the accompanying financial statements of Padre Isles Property Owners Association (the Company), which comprise the balance sheet as of March 31, 2020, and the related statements of income and retained earnings for the three months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed the 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. Accordingly, we 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 the statement of cash flows 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, the financial statements are not designed for those who are not informed about such matters.

Jerry Spence:

*Gowland, Strealy, Morales & Co. PLLC*

Gowland, Strealy, Morales & Co PLLC  
Corpus Christi, TX

April 14, 2020

**Padre Isles Property Owners Association**

Balance Sheet

As of March 31, 2020

	<b>2020</b>
	<b>\$</b>
<b>Assets</b>	
<b>Current Assets</b>	
<b>Cash and Cash Equivalents</b>	
<b>Cash</b>	
American Bank Builders Deposit	\$ 90,973
Petty Cash	100
American Bank Operating 3820	294,912
Bill.com Payments Processing	(10,945)
<b>Total Cash</b>	375,040
<b>Cash Equivalents</b>	
Cash & Equivalents HPO LTD	688,350
Restricted Cash Current	7,878,771
<b>Total</b>	8,567,121
<b>Short-term Investments</b>	
<b>Marketable Securities, current</b>	
American Funds Bond Fd	971,260
Dodge & Cox Income Fund	722,115
Vanguard Fixed Income ST	310,732
American Century SM Cap Fund	70,878
Dodge & Cox Stk Fd	219,969
Fidelity Advisor Ser Sm Cap Fun	116,520
Growth Fund America Cl	247,053
<b>Total Marketable Securities, current</b>	2,658,527
<b>Receivables, net</b>	
Accounts Receivable, gross	1,040,216
Allowance for Doubtful Accounts Receivable	(199,166)
<b>Total</b>	841,050
Prepaid Expense	24,860
<b>Total Current Assets</b>	12,466,599
<b>Assets, Noncurrent</b>	
<b>Property, Plant and Equipment, net</b>	
Property, Plant and Equipment	148,710
Accumulated Depreciation, Depletion and Amortization	(141,818)
<b>Total Property, Plant and Equipment, net</b>	6,893
<b>Total Assets</b>	\$ 12,473,491

[See Accountant's compilation report]  
**Padre Isles Property Owners Association**  
 Balance Sheet  
 As of March 31, 2020

**Liabilities and Equity**

**Liabilities**

**Liabilities, current**

Accounts Payable	91,402
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**Deferred Revenue and Credits, current**

Prepaid Owner Assessments	10,925
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**Other Liabilities, current**

Contractor Refundable Deposits	54,685
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<b>Total Liabilities, current</b>	157,012
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**Equity**

**Retained Earnings (Deficit)**

Unrestricted Net Assets	2,049,543
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Unrealized Investment Gain (Loss)	(186,017)
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Net Income (Loss)	1,938,787
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<b>Total Retained Earnings (Deficit)</b>	3,802,313
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**Preferred Stock**

Fund Balance - Oprtns & Slf Ins	8,514,167
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<b>Total Equity</b>	12,316,480
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<b>Total Liabilities and Equity</b>	\$	12,473,491
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Unrealized Investment Gain (Loss) change from last month	(\$176,225)
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Padre Isles Property Owners Association  
Statement of Income  
As of March 31, 2020

	TOTAL			
	Mar 20	Budget	\$ Over/Under Budget	% of Budget
<b>Income</b>				
Finance Charges		23,000.00	-23,000.00	0.0%
Credit Card Convenience Fees		0.00	0.00	0.0%
Compliance Fees	50.00	0.00	50.00	100.0%
Assessments	1,932,286.23	1,914,576.00	17,710.23	100.93%
Lot Mowing Assessment Collected		0.00	0.00	0.0%
Garden Maint Collected	125.00	0.00	125.00	100.0%
Investment Income	54,582.54	0.00	54,582.54	100.0%
ACC, Decal & Transfer Fees	21,974.40	104,286.60	-82,312.20	21.07%
Billish Park - City of CC Contribution	361,226.21	0.00	361,226.21	100.0%
Miscellaneous Income		0.00	0.00	0.0%
Mooring Fee		0.00	0.00	0.0%
<b>Total Income</b>	<b>2,370,244.38</b>	<b>2,041,862.60</b>	<b>328,381.78</b>	<b>116.08%</b>
<b>Gross Profit</b>	<b>2,370,244.38</b>	<b>2,041,862.60</b>	<b>328,381.78</b>	<b>116.08%</b>
<b>Expense</b>				
ACC Compliance		0.00	0.00	0.0%
Accounting/Auditing	12,641.37	45,859.00	-33,217.63	27.57%
Balloting Expense	15,122.74	8,500.00	6,622.74	177.92%
Board/Annual Meeting	725.00	5,304.00	-4,579.00	13.67%
Investment Fees		10,000.00	-10,000.00	0.0%
POA Building Maintenance	440.00	12,000.00	-11,560.00	3.67%
Bulkhead Repair	119,034.00	600,000.00	-480,966.00	19.84%
Canal Cleanup		5,000.00	-5,000.00	0.0%
Canal Dredging		250,000.00	-250,000.00	0.0%
Common Area Maintenance	72,528.40	264,521.00	-191,992.60	27.42%
Billish Park Special Project		0.00	0.00	0.0%
Billish Park Maintenance	18,757.58	60,000.00	-41,242.42	31.26%
Billish Park Irrigation	4,382.55	0.00	4,382.55	100.0%
Billish Park Playground	6,846.50	0.00	6,846.50	100.0%
Computer Expense/IT	24,541.44	27,565.00	-3,023.56	89.03%
Contract Labor	13,999.17	14,000.00	-0.83	99.99%
Miscellaneous Expense		0.00	0.00	0.0%
Collection Expense	2,500.00	0.00	2,500.00	100.0%
Insurance Expense	25,571.91	54,145.00	-28,573.09	47.23%
Legal Fees	17,889.25	37,000.00	-19,110.75	48.35%
Collection Fees		6,000.00	-6,000.00	0.0%
Subscription Expense	278.99	0.00	278.99	100.0%
Bank & Credit Card Fees	6,703.55	13,200.00	-6,496.45	50.78%
Special Projects		2,000.00	-2,000.00	0.0%
Office Supplies	7,091.21	7,000.00	91.21	101.3%
Payroll Expenses	76,313.86	355,515.00	-279,201.14	21.47%
Postage and Delivery	1,055.37	10,000.00	-8,944.63	10.55%
Newsletter Expense		5,000.00	-5,000.00	0.0%
Property Taxes		8,000.00	-8,000.00	0.0%
Office Machine Contracts	2,362.11	10,000.00	-7,637.89	23.62%
Telephone Expense	538.75	5,000.00	-4,461.25	10.78%
Web Site Expense		6,000.00	-6,000.00	0.0%
Mileage Expense		5,600.00	-5,600.00	0.0%
Utilities	1,880.88	6,000.00	-4,119.12	31.35%
Security Alarm	253.10	1,000.00	-746.90	25.31%
Water Inspections		35,000.00	-35,000.00	0.0%
Aerator Reimbursements		9,120.00	-9,120.00	0.0%
<b>Total Expense</b>	<b>431,457.73</b>	<b>1,878,329.00</b>	<b>-1,446,871.27</b>	<b>22.97%</b>
<b>Net Income</b>	<b>1,938,786.65</b>			