

Padre Isles Property Owners Association

Financial Statements and Report

December 31, 2020

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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 December 31, 2020, and the related statements of income and retained earnings for the twelve 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.

Gowland, Streal, Morales & Co. PLLC

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

February 3, 2021

Padre Isles Property Owners Association

Balance Sheet

As of December 31, 2020

		2020
		\$
Assets		
Current Assets		
Cash and Cash Equivalents		
Cash		
American Bank Builders Deposit	\$	21,709
Petty Cash		-
American Bank Operating 3820		54,877
HPO Cash		177,497
Bill.com Payments Processing		-
Total Cash		254,083
Cash Equivalents		
Restricted Cash Current		8,539,814
Total Cash Equivalents		8,539,814
Short-term Investments		
Marketable Securities, current		
American Funds Bond Fd		991,390
Dodge & Cox Income Fund		766,593
Vanguard Fixed Income ST		326,417
American Century SM Cap Fund		117,493
Dodge & Cox Stk Fd		314,807
Fidelity Advisor Ser Sm Cap Fun		185,136
Growth Fund America CI		384,401
Total Marketable Securities, current		3,086,236
Receivables, net		
Accounts Receivable, Assessments & Fees		176,606
Accounts Receivable, Trade		14,700
Total Receivables, net		191,306
Total Current Assets		12,071,439
Assets, Noncurrent		
Non-Current Receivables		227,573
Allowance for Doubtful Accounts Receivable		(199,166)
Total Assets, Noncurrent		28,407
Property, Plant and Equipment, net		
Property, Plant and Equipment		148,710
Accumulated Depreciation, Depletion and Amortization		(142,966)
Total Property, Plant and Equipment, net		5,745
Total Assets	\$	12,105,590

Padre Isles Property Owners Association

Balance Sheet

As of December 31, 2020

Liabilities and Equity

Liabilities

Liabilities, current

Accounts Payable 51,588

Deferred Revenue and Credits, current

Prepaid Owner Assessments 18,480

Other Liabilities, current

Contractor Refundable Deposits -

Total Liabilities, current 70,068

Equity

Retained Earnings (Deficit)

Unrealized Investment Gain (Loss) 301,892

Net Income (Loss) 1,170,591

Fund Balance 10,563,040

Total Equity 12,035,522

Total Liabilities and Equity \$ 12,105,590

Unrealized Investment Gain (Loss) change from last month (\$26,099)

**Padre Isles Property Owners Association
Dec-20 Income Statement**

REVENUE	Dec-20	2020 YTD Actual	2020 YTD Budget	\$ Over/Under YTD Budget	% Over/Under YTD Budget	Projected 2020 Annual	2020 Annual Budget
Operating Revenue							
Assessments	0	1,932,286	1,914,576	17,710	1%	1,932,286	1,914,576
Miscellaneous Revenue							
ACC Applications	0	95,954	104,287	-8,332	-8%	95,954	104,287
Decal Sales	0	-	-	0			
Transfer Fees	0	-	-	0			
Finance Charges	42,723	42,723	23,000	19,723	86%		23,000
Misc Revenue, Other	1,003	1,928	-	1,928	0%	1,928	
Total Operating Revenue	43,726	2,072,892	2,041,863	31,029	2%	2,030,169	2,041,863
Non-Operating Revenue							
Investment Income	60,529	280,785	-	280,785			
Total Non-Operating Revenue	60,529	280,785	0	280,785	0%	0	0
Non-Recurring Revenue/(Expense)							
Billish Park - City of CC Contribution	0	375,926	-	375,926		375,926	0
Refund of Builder Fees	15,811	(1,040)	-	-1,040		-1,040	0
Refund of Member Fines	(27,530)	(38,682)	-	-38,682		-38,682	0
CAM Fee Writeoffs & Adjustment	(49,486)	(49,486)	-	-49,486		-49,486	0
HPO Class Action Settlement	0	21,348	-	21,348		21,348	0
Non-Recurring Revenue, Total	(61,205)	308,066	0	308,066	0%	308,066	0
Total Revenue	43,050	2,661,743	2,041,863	619,880	30%	2,338,235	2,041,863
EXPENSE	Dec-20	2020 YTD	2020 YTD Budget	\$ Over/Under YTD Budget	% Over/Under YTD Budget	Projected 2020 Annual	2020 Annual Budget
Routine Operations							
Bulkheads & Canals			600,000	-600,000	-100%	0	600,000
Bulkhead Inspection	800	1,880	0	1,880		1,880	0
Bulkhead Panel Repair	-29,335	245,535	0	245,535		245,535	0
Bulkhead Washout/Screen	7,900	31,440	0	31,440		31,440	0
Bulkhead Tieback Repair	34,650	59,550	0	59,550		59,550	0
Bulkhead Caps Repair	10,500	38,565	0	38,565		38,565	0
Canal Dredging	0	0	250,000	-250,000	-100%	0	250,000
Canal Maintenance	1,823	2,423	0	2,423		2,423	0
Canal Cleanup	434	10,850	5,000	5,850	117%	10,850	5,000
Bulkhead Repairs, Total	26,772	390,243	855,000	-464,757	-54%	390,243	855,000
Billish Park							
Billish Park Lawn Maintenance	3,747	67,379	60,000	7,379	12%	67,379	60,000
Billish Park Irrigation	275	7,244	0	7,244		7,244	0
Billish Park Playground	0	6,847	0	6,847		6,847	0
Billish Park General Maintenance	0	2,440	0	2,440		2,440	0
Billish Park Special Project	0	0	0	0		0	0
Billish Park - City of CC Contributio	-14,700	-14,700	0	-14,700		-14,700	0
Billish Park, Total	-10,678	69,210	60,000	9,210	15%	69,210	60,000

**Padre Isles Property Owners Association
Dec-20 Income Statement**

	Dec-20	2020 YTD	2020 YTD Budget	Projected \$ Over/Under Annual	Projected % Over/Under Annual	Projected 2020 Annual	2020 Annual Budget
Common Area Maintenance							
Common Area Mowing/Trimming	19,260	217,709	264,521	-46,812	-18%	217,709	264,521
Boat Ramp Wash/Maintenance	4,452	38,265	0	38,265		38,265	0
Common Area Special Projects							
Water Inspections	0	31,800	35,000	-3,200	-9%	31,800	35,000
Aerator Reimbursements	2,550	10,200	9,120	1,080	12%	10,200	9,120
Security Expense	0	1,525	0	1,525		1,525	0
Common Area Maintenance, Total	26,262	299,499	308,641	-9,142	-3%	299,499	308,641
Cost of Routine Operations, Total	42,356	758,952	1,223,641	-464,689	-38%	758,952	1,223,641
G&A							
Office Expense							
Payroll Expenses	17,982	319,104	355,515	-36,411	-10%	319,104	355,515
Computer Expense/IT	424	49,529	27,565	21,964	80%	49,529	27,565
Contract Labor	13,238	50,225	14,000	36,225	259%	50,225	14,000
Credit Card Fees	546	18,950	13,200	5,750	44%	18,950	13,200
Bank Fees	140	2,698	0	2,698		2,698	0
POA Building Maintenance	440	1,076	12,000	-10,924	-91%	1,076	12,000
Postage and Delivery	500	2,280	10,000	-7,720	-77%	2,280	10,000
Office Machine Contracts	1,544	9,896	10,000	-104	-1%	9,896	10,000
Property Taxes	0	6,205	8,000	-1,795	-22%	6,205	8,000
Office Supplies	883	20,124	7,000	13,124	187%	20,124	7,000
Utilities	758	6,952	6,000	952	16%	6,952	6,000
Depreciation Expense	1,148	1,148	0	1,148		1,148	0
Web Site Expense	0	2,000	6,000	-4,000	-67%	2,000	6,000
Newsletter Expense	0	10,790	5,000	5,790	116%	10,790	5,000
Mileage Expense	0	161	5,600	-5,439	-97%	161	5,600
Membership Fees	25	630	0	630		630	0
Telephone Expense	122	2,870	5,000	-2,130	-43%	2,870	5,000
Administrative Special Projects	0	0	2,000	-2,000	-100%	0	2,000
Security Alarm	25	3,328	1,000	2,328	233%	3,328	1,000
Subscription Expense	-310	212	0	212		212	0
Miscellaneous Expense	31	617	0	617		617	0
Office Expense, Total	37,496	508,793	487,880	20,913	4%	508,793	487,880
Association Fees & 3rd Party Expenses							
Insurance Expense	25,758	95,248	54,145	41,103	76%	95,248	54,145
Balloting Expense	-169	14,954	8,500	6,454	76%	14,954	8,500
Board/Annual Meeting	968	8,031	5,304	2,727	51%	8,031	5,304
Collection Fees			6,000	-6,000	-100%	0	6,000
Association Fees, Total	26,556	118,233	73,949	44,284	60%	118,233	73,949
Professional Fees							
Accounting/Auditing	0	47,386	45,859	1,527	3%	47,386	45,859
Legal Fees	-17,187	52,768	37,000	15,768	43%	52,768	37,000
Investment Fees	0	5,020	10,000	-4,980	-50%	5,020	10,000
Professional Fees, Total	-17,187	105,174	92,859	12,315	13%	105,174	92,859
G&A, Total	46,865	732,200	654,688	77,512	12%	732,200	654,688
Total Expense	89,221	1,491,152	1,878,329	-387,177	-21%	1,491,152	1,878,329
Net Income	-46,171	1,170,591	163,534	1,007,057	616%	847,083	163,534