

# **Padre Isles Property Owners Association**

Financial Statements and Report

July 31, 2020

## Table of Contents

Accountant's Compilation Report.....	1
Balance Sheet.....	2
Statement of Income.....	4



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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 July 31, 2020, and the related statements of income and retained earnings for the seven 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, Streatly, Morales & Co. PLLC*

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

August 12, 2020

**Padre Isles Property Owners Association**

Balance Sheet

As of July 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	\$ 31,195
Petty Cash	100
American Bank Operating 3820	263,487
Bill.com Payments Processing	(44,274)
<b>Total Cash</b>	250,508
<b>Cash Equivalents</b>	
Cash & Equivalents HPO LTD	112,797
Restricted Cash Current	8,716,767
<b>Total</b>	8,829,564
<b>Short-term Investments</b>	
<b>Marketable Securities, current</b>	
American Funds Bond Fd	1,023,023
Dodge & Cox Income Fund	776,012
Vanguard Fixed Income ST	325,529
American Century SM Cap Fund	86,689
Dodge & Cox Stk Fd	269,407
Fidelity Advisor Ser Sm Cap Fun	152,736
Growth Fund America Cl	330,609
<b>Total Marketable Securities, current</b>	2,964,003
<b>Receivables, net</b>	
Accounts Receivable, gross	541,653
Allowance for Doubtful Accounts Receivable	(199,166)
<b>Total</b>	342,487
Prepaid Expense	24,860
<b>Total Current Assets</b>	12,411,422
<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>	\$ 12,418,315

**Padre Isles Property Owners Association**

Balance Sheet

As of July 31, 2020

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**Liabilities and Equity**

**Liabilities**

**Liabilities, current**

Accounts Payable 44,109

**Deferred Revenue and Credits, current**

Prepaid Owner Assessments 10,925

**Other Liabilities, current**

Contractor Refundable Deposits (12,665)

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**Total Liabilities, current** 42,369

**Equity**

**Retained Earnings (Deficit)**

Unrestricted Net Assets 2,048,873

Unrealized Investment Gain (Loss) 206,625

Net Income (Loss) 1,606,280

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**Total Retained Earnings (Deficit)** 3,861,779

**Preferred Stock**

Fund Balance - Oprtns & Slf Ins 8,514,167

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**Total Equity** 12,375,946

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**Total Liabilities and Equity** \$ 12,418,315

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Unrealized Investment Gain (Loss) change from last month \$69,690

Padre Isles Property Owners Association  
Statement of Income  
As of July 31, 2020

		TOTAL		
	July 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	225.00	0.00	225.00	100.0%
Investment Income	163,531.17	0.00	163,531.17	100.0%
ACC, Decal & Transfer Fees	54,229.40	104,286.60	-50,057.20	52.0%
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	500.00	0.00	500.00	100.0%
<b>Total Income</b>	<b>2,512,048.01</b>	<b>2,041,862.60</b>	<b>470,185.41</b>	<b>123.03%</b>
<b>Gross Profit</b>	<b>2,512,048.01</b>	<b>2,041,862.60</b>	<b>470,185.41</b>	<b>123.03%</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	2,830.00	5,304.00	-2,474.00	53.36%
Investment Fees		10,000.00	-10,000.00	0.0%
POA Building Maintenance	440.00	12,000.00	-11,560.00	3.67%
Bulkhead Tieback Inspection	680.00			
Bulkhead Tieback Repair	5,800.00			
Bulkhead Washout/Screen	7,315.00			
Bulkhead Caps Repair	250.00			
Bulkhead Panel Repair	256,745.00			
Bulkhead Repair	270,790.00	600,000.00	-329,210.00	45.13%
Canal Cleanup	1,943.10	5,000.00	-3,056.90	38.86%
Canal Dredging		250,000.00	-250,000.00	0.0%
Common Area Maintenance	144,999.33	264,521.00	-119,521.67	54.82%
Billish Park Special Project		0.00	0.00	0.0%
Billish Park Maintenance	38,538.96	60,000.00	-21,461.04	64.23%
Billish Park Lawn Maintenance	6,180.52	0.00	6,180.52	100.0%
Billish Park Irrigation	5,718.80	0.00	5,718.80	100.0%
Billish Park Playground	6,846.50	0.00	6,846.50	100.0%
Billish Park General Maintenance	2,215.38	0.00	2,215.38	100.0%
Computer Expense/IT	41,039.60	27,565.00	13,474.60	148.88%
Contract Labor	28,591.83	14,000.00	14,591.83	204.23%
Miscellaneous Expense	40.00	0.00	40.00	100.0%
Collection Expense	2,500.00	0.00	2,500.00	100.0%
Insurance Expense	65,898.08	54,145.00	11,753.08	121.71%
Legal Fees	32,557.75	37,000.00	-4,442.25	87.99%
Collection Fees		6,000.00	-6,000.00	0.0%
Subscription Expense	278.99	0.00	278.99	100.0%
Bank & Credit Card Fees	-854.84	13,200.00	-14,054.84	-6.48%
Special Projects		2,000.00	-2,000.00	0.0%
Office Supplies	13,230.41	7,000.00	6,230.41	189.01%
Payroll Expenses	173,473.88	355,515.00	-182,041.12	48.8%
Postage and Delivery	1,780.37	10,000.00	-8,219.63	17.8%
Newsletter Expense		5,000.00	-5,000.00	0.0%
Property Taxes		8,000.00	-8,000.00	0.0%
Office Machine Contracts	5,244.05	10,000.00	-4,755.95	52.44%
Telephone Expense	1,694.78	5,000.00	-3,305.22	33.9%
Web Site Expense		6,000.00	-6,000.00	0.0%
Mileage Expense	47.15	5,600.00	-5,552.85	0.84%
Utilities	4,190.49	6,000.00	-1,809.51	69.84%
Security Alarm	451.34	1,000.00	-548.66	45.13%
Water Inspections	13,800.00	35,000.00	-21,200.00	39.43%
Aerator Reimbursements	5,100.00	9,120.00	-4,020.00	55.92%
Boat Ramp Wash/Maintenance	7,122.10	0.00	7,122.10	100.0%
Security Expense	1,315.00	0.00	1,315.00	100.0%
<b>Total Expense</b>	<b>905,767.68</b>	<b>1,878,329.00</b>	<b>-972,561.32</b>	<b>48.22%</b>
<b>Net Income</b>	<b>1,606,280.33</b>			