

# **Padre Isles Property Owners Association**

Financial Statements and Report

January 31, 2022

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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 January 31, 2022, and the related statements of income and retained earnings for the one month 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, Morales, & Smith, PLLC*

Gowland, Morales & Smith PLLC  
Corpus Christi, TX

February 11, 2022

**Padre Isles Property Owners Association**

Balance Sheet

As of January 31, 2022

<b>Assets</b>	
<b>Current Assets</b>	
<b>Cash and Cash Equivalents</b>	
<b>Cash</b>	
American Bank Builders Deposit	\$ 1,419
Petty Cash	-
American Bank Operating 3820	143,018
HPO Cash	618,038
Bill.com Payments Processing	-
<b>Total Cash</b>	<b>762,475</b>
<b>Cash Equivalents</b>	
HPO Certificate of Deposit	9,240,142
<b>Total Cash Equivalents</b>	<b>9,240,142</b>
<b>Prepaid Expenses</b>	
Prepaid Insurance	36,356
<b>Total Prepaid Expenses</b>	<b>36,356</b>
<b>Short-term Investments</b>	
<b>Marketable Securities, current</b>	
American Funds Bond Fd	941,785
Dodge & Cox Income Fund	721,592
Vanguard Fixed Income ST	314,580
American Century SM Cap Fund	142,028
Dodge & Cox Stk Fd	405,949
Fidelity Advisor Ser Sm Cap Fun	198,399
Growth Fund America CI	380,444
<b>Total Marketable Securities, current</b>	<b>3,104,776</b>
<b>Receivables, net</b>	
Accounts Receivable, Assessments & Fees	1,390,237
Accounts Receivable, Trade	29,400
<b>Total Receivables, net</b>	<b>1,419,637</b>
<b>Total Current Assets</b>	<b>14,563,386</b>
<b>Assets, Noncurrent</b>	
Non-Current Receivables	388,491
Allowance for Doubtful Accounts Receivable	(199,166)
<b>Total Assets, Noncurrent</b>	<b>189,325</b>
<b>Property, Plant and Equipment, net</b>	
Property, Plant and Equipment	148,710
Accumulated Depreciation, Depletion and Amortization	(144,003)
<b>Total Property, Plant and Equipment, net</b>	<b>4,707</b>
<b>Total Assets</b>	<b>\$ 14,757,418</b>

**Padre Isles Property Owners Association**

Balance Sheet

As of January 31, 2022

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**Liabilities and Equity**

**Liabilities**

**Liabilities, current**

Accounts Payable 61,964

**Deferred Revenue and Credits, current**

Prepaid Owner Assessments 1,644

**Other Liabilities, current**

Withholding Tax for Aerator Payments 61

Contractor Refundable Deposits 1,700

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**Total Liabilities, current** 65,369

**Equity**

**Retained Earnings (Deficit)**

Unrealized Investment Gain (Loss) (130,139)

Net Income (Loss) 1,947,447

Fund Balance 12,874,740

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**Total Equity** 14,692,048

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**Total Liabilities and Equity** \$ 14,757,418

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Unrealized Investment Gain (Loss) change from last month (\$130,139)

## Padre Isles Property Owners Association

## Jan-22 Income Statement

REVENUE	Jan-22	2022 YTD Actual	2022 YTD Budget	\$ Over/Under YTD Budget	2022 Annual Budget	Proj 2022 Expenditures
<b>Operating Revenue</b>						
Assessments	2,037,823	2,037,823	2,000,000	37,823	2,000,000	2,037,823
Miscellaneous Revenue						
ACC Applications	1,550	1,550	1,667	-117	20,000	18,600
Decal Sales	5,830	5,830	1,875	3,955	22,500	69,960
Resale Certificate Fee	2,050	2,050	1,250	800	15,000	24,600
Transfer Fees	3,600	3,600	4,167	-567	50,000	43,200
Finance Charges	0	-	1,667	-1,667	20,000	0
Misc Revenue, Other	0	-	208	-208	2,500	0
<b>Total Operating Revenue</b>	<b>2,050,853</b>	<b>2,050,853</b>	<b>2,010,833</b>	<b>40,020</b>	<b>2,130,000</b>	<b>2,194,183</b>
<b>Non-Operating Revenue</b>						
Investment Income	12,465	12,465	10,833	1,632	130,000	149,582
<b>Total Non-Operating Revenue</b>	<b>12,465</b>	<b>12,465</b>	<b>10,833</b>	<b>1,632</b>	<b>130,000</b>	<b>149,582</b>
<b>Total Revenue</b>	<b>2,063,318</b>	<b>2,063,318</b>	<b>2,021,667</b>	<b>41,652</b>	<b>2,260,000</b>	<b>2,343,765</b>
<b>EXPENSE</b>						
<b>Routine Operations</b>						
<b>Bulkheads &amp; Canals</b>					762,000	
Bulkhead Inspection (ACC)	0	0				0
Bulkhead Inspection	1,325	1,325				15,900
Bulkhead / Drill & Probe	0	0				0
Bulkhead Panel Repair	300	300				3,600
Bulkhead Washout/Screen	6,850	6,850				82,200
Bulkhead Tieback Repair	0	0				0
Helical/Mante Ray Install	0	0				0
Bulkhead Caps Repair	36,210	36,210				434,520
Canal Dredging	0	0				0
Canal Cleanup	713	713				8,559
<b>Bulkhead Repairs, Total</b>	<b>45,398</b>	<b>45,398</b>	<b>63,500</b>	<b>18,102</b>	<b>762,000</b>	<b>544,779</b>
<b>Billish Park</b>						
Billish Park Lawn Maintenance	3,747	3,747	3,750	-3	45,000	44,963
Billish Park Irrigation	561	561	833	-272	10,000	6,732
Billish Park Playground	0	0	833	-833	10,000	0
Billish Park General Maintenance	203	203	58	145	700	2,439
Billish Park Special Project	0	0	417	-417	5,000	0
Billish Park - City of CC Contribution	0	0	-1,225	1,225	(14,700)	0
<b>Billish Park, Total</b>	<b>4,511</b>	<b>4,511</b>	<b>4,667</b>	<b>-156</b>	<b>56,000</b>	<b>54,134</b>
<b>Common Area Maintenance</b>						
Common Area Mowing/Trimming	6,475	6,475	13,333	-6,858	160,000	77,700
Boat Ramp Wash/Maintenance	3,427	3,427	4,167	-740	50,000	41,122
Common Area Special Projects	1,452	1,452	29,167	-27,715	350,000	17,424
Water Inspections	0	0	2,708	-2,708	32,500	0
Aerator Reimbursements	0	0	917	-917	11,000	0
Security Expense	0	0	208	-208	2,500	0
Dumpster / Trash Service	0	0	500	-500	6,000	0
Misc. Common Area	716	716	0	716	-	8,592
<b>Common Area Maintenance, Total</b>	<b>12,070</b>	<b>12,070</b>	<b>51,000</b>	<b>-38,930</b>	<b>612,000</b>	<b>144,837</b>
<b>Cost of Routine Operations, Total</b>	<b>61,979</b>	<b>61,979</b>	<b>119,167</b>	<b>-20,984</b>	<b>1,430,000</b>	<b>743,750</b>

	Jan-00	2022 YTD Actual	2022 YTD Budget	\$ Over/Under YTD Budget	2022 Annual Budget	Projected 2022 Annual Expenditures
<b>G&amp;A</b>						
<b>Office Expense</b>						
Payroll Expenses	22,017	22,017	33,333	-11,316	400,000	264,206
Computer Expense/IT	1,881	1,881	1,875	6	22,500	22,571
Contract Labor	4,533	4,533	2,417	2,116	29,000	54,396
Credit Card Fees	622	622	1,667	-1,044	20,000	7,467
POA Building Maintenance	1,403	1,403	750	653	9,000	16,834
Postage and Delivery	2,500	2,500	417	2,083	5,000	30,000
Office Machine Contracts	922	922	833	89	10,000	11,066
Property Taxes	0	0	208	-208	2,500	0
Office Supplies	1,080	1,080	917	163	11,000	12,956
Utilities						
Electricity	397	397	317	80	3,800	4,761
Water / Sewer / Trash	0	0	438	-438	5,250	0
Internet	335	335	150	185	1,800	4,023
Web Site Expense	200	200	250	-50	3,000	2,400
Mileage Expense	540	540	667	-127	8,000	6,482
Telephone Expense	387	387	250	137	3,000	4,644
Security Alarm	257	257	267	-9	3,200	3,090
Subscription Expense	0	0	42	-42	500	0
Miscellaneous Expense	112	112	250	-138	3,000	1,349
<b>Office Expense, Total</b>	<b>37,187</b>	<b>37,187</b>	<b>45,046</b>	<b>-7,859</b>	<b>540,550</b>	<b>446,245</b>
<b>Association Fees &amp; 3rd Party Expenses</b>						
Community Engagement	0	0	833	-833	10,000	0
Insurance Expense	7,296	7,296	8,333	-1,037	100,000	87,551
Balloting Expense	0	0	1,167	-1,167	14,000	0
Board/Annual Meeting	5,347	5,347	625	4,722	7,500	64,166
Bank Fees	469	469	208	261	2,500	
Collection Fees	0	0	0	0	-	0
<b>Association Fees, Total</b>	<b>13,112</b>	<b>13,112</b>	<b>11,167</b>	<b>1,946</b>	<b>134,000</b>	<b>151,717</b>
<b>Professional Fees</b>						
Accounting/Auditing	0	0	5,583	-5,583	67,000	0
Audit	0	0	1,083	-1,083	13,000	0
Legal Fees	1,093	1,093	2,083	-991	25,000	13,110
Investment Fees	2,500	2,500	833	1,667	10,000	30,000
<b>Professional Fees, Total</b>	<b>3,593</b>	<b>3,593</b>	<b>9,583</b>	<b>-5,991</b>	<b>115,000</b>	<b>43,110</b>
<b>G&amp;A, Total</b>	<b>53,892</b>	<b>53,892</b>	<b>65,796</b>	<b>-11,904</b>	<b>789,550</b>	<b>641,072</b>
<b>Non-Recurring Expenses (Revenue)</b>						
<b>Non-Recurring, Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Expense</b>	<b>115,871</b>	<b>115,871</b>	<b>184,963</b>	<b>-32,888</b>	<b>2,219,550</b>	<b>1,384,823</b>
<b>Net Income</b>	<b>1,947,447</b>	<b>1,947,447</b>	<b>1,836,704</b>	<b>74,539</b>	<b>40,450</b>	<b>958,943</b>