

Padre Isles Property Owners Association

Financial Statements and Report

January 31, 2023

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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, 2023, 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 12, 2023

Padre Isles Property Owners Association

Balance Sheet

As of January 31, 2023

Assets	
Current Assets	
Cash and Cash Equivalents	
Cash	
American Bank Builders Deposit	\$ -
Petty Cash	-
American Bank Operating 3820	207,635
HPO Cash	1,055,558
Bill.com Payments Processing	-
Total Cash	1,263,194
Cash Equivalents	
HPO Certificate of Deposit	9,124,048
Total Cash Equivalents	9,124,048
Prepaid Expenses	
Prepaid Insurance	12,667
Total Prepaid Expenses	12,667
Short-term Investments	
Marketable Securities, current	
American Funds Bond Fd	841,855
Dodge & Cox Income Fund	661,415
Vanguard Fixed Income ST	-
American Century SM Cap Fund	136,576
Dodge & Cox Stk Fd	376,015
Fidelity Advisor Ser Sm Cap Fun	184,227
Growth Fund America Cl	309,103
Total Marketable Securities, current	2,509,192
Receivables, net	
Accounts Receivable, Assessments & Fees	1,716,285
Accounts Receivable, Trade	-
Total Receivables, net	1,716,285
Prepaid Expense	-
Total Current Assets	14,625,386
Assets, Noncurrent	
Non-Current Receivables	297,456
Allowance for Doubtful Accounts Receivable	(199,166)
Total Assets, Noncurrent	98,289
Property, Plant and Equipment, net	
Property, Plant and Equipment	148,710
Accumulated Depreciation, Depletion and Amortization	(144,003)
Total Property, Plant and Equipment, net	4,707
Total Assets	\$ 14,728,382

Balance Sheet
As of January 31, 2023

Liabilities and Equity

Liabilities

Liabilities, current

Accounts Payable 47,591

Deferred Revenue and Credits, current

Prepaid Owner Assessments 809

Other Liabilities, current

Withholding Tax for Aerator Payments 61

Contractor Refundable Deposits 1,700

Total Liabilities, current 50,161

Equity

Retained Earnings (Deficit)

Unrealized Investment Gain (Loss) 153,574

Net Income (Loss) 1,968,888

Fund Balance 12,555,759

Total Equity 14,678,221

Total Liabilities and Equity \$ 14,728,382

Unrealized Investment Gain (Loss) change from last month 153,574.31

Padre Isles Property Owners Association

Jan-23

Income Statement

REVENUE	Jan-23	2023 YTD Actual	2023 YTD Budget	\$ Over/Under YTD Budget
Operating Revenue				
Assessments	2,073,400	2,073,400	2,037,823	35,577
Miscellaneous Revenue	0			
ACC Applications	800	800	1,667	-867
Decal Sales	741	741	1,875	-1,134
Resale Certificate Fee	1,250	1,250	1,250	0
Transfer Fees	1,900	1,900	4,167	-2,267
Finance Charges	6,045	6,045	1,667	4,378
Misc Revenue, Other	0	-	208	-208
Total Operating Revenue	2,084,135	2,084,135	2,048,656	35,479
Non-Operating Revenue				
Investment Income	16,854	16,854	10,833	6,021
Total Non-Operating Revenue	16,854	16,854	10,833	6,021
Total Revenue	2,100,989	2,100,989	2,059,490	41,500
EXPENSE				
Routine Operations				
Bulkheads & Canals				84,667
Tieback Inspection	2,500	2,500		
Bulkhead Inspection	1,125	1,125		
Bulkhead / Drill & Probe	450	450		
Bulkhead Panel Repair	0	0		
Bulkhead Washout/Screen	6,100	6,100		
Bulkhead Tieback Repair	0	0		
Bulkhead Drain Install	0	0		
Bulkhead Caps Repair	22,980	22,980		
Canal Dredging	0	0		
Canal Cleanup	2,555	2,555		
Bulkhead Repairs, Total	35,710	35,710	84,667	-48,957
Billish Park				
Billish Park Lawn Maintenance	4,250	4,250	3,750	500
Billish Park Irrigation	0	0	833	-833
Billish Park Playground	0	0	833	-833
Billish Park General Maintenance	127	127	58	69
Billish Park Special Project	0	0	417	-417
Billish Park - City of CC Contributio	0	0	-1,225	1,225
Billish Park, Total	4,377	4,377	4,667	-290
Common Area Maintenance				
Common Area Mowing/Trimming	7,873	7,873	13,333	-5,460
Boat Ramp Wash/Maintenance	5,675	5,675	4,167	1,508
Common Area Special Projects	0	0	29,167	-29,167
Water Inspections	0	0	2,708	-2,708
Aerator Reimbursements	0	0	917	-917
Aerator Repair/Maintenance	0	0	0	0
Security Expense	0	0	208	-208
Dumpster / Trash Service	454	454	500	-46
Misc. Common Area	683	683	0	683
Common Area Maintenance, Total	14,685	14,685	51,000	-36,315
Cost of Routine Operations, Total	54,772	54,772	140,333	-85,562

	Jan-23	2022 YTD Actual	2022 YTD Budget	\$ Over/Under YTD Budget
G&A				
Office Expense				
Payroll Expenses	38,149	38,149	33,333	4,816
Computer Expense/IT	1,894	1,894	1,875	19
Contract Labor	3,600	3,600	2,417	1,183
Credit Card Fees	303	303	1,667	-1,364
POA Building Maintenance	81	81	750	-669
Bad Debt Expense	(1,246)	-1,246	0	-1,246
Postage and Delivery	1,500	1,500	417	1,083
Office Machine Contracts	825	825	833	-8
Property Taxes	32	32	208	-177
Office Supplies	343	343	917	-573
Utilities	0	0	0	0
Electricity	424	424	317	108
Water / Sewer / Trash	0	0	438	-438
Internet	155	155	150	5
Web Site Expense	200	200	250	-50
Mileage Expense	1,414	1,414	667	748
Telephone Expense	232	232	250	-18
Security Alarm	264	264	267	-3
Subscription Expense	0	0	42	-42
Miscellaneous Expense	1,519	1,519	250	1,269
Office Expense, Total	49,689	49,689	45,046	4,644
Association Fees & 3rd Party Expenses				
Community Engagement	0	0	833	-833
Insurance Expense	6,797	6,797	8,333	-1,536
Balloting Expense	7,623	7,623	1,167	6,457
Board/Annual Meeting	490	490	625	-135
Bank Fees	367	367	208	158
Collection Fees	0	0	0	0
Association Fees, Total	15,277	15,277	11,167	4,111
Professional Fees				
Accounting	9,459	9,459	5,583	3,875
Audit	0	0	1,083	-1,083
Legal Fees	404	404	2,083	-1,679
Investment Fees	2,500	2,500	833	1,667
Professional Fees, Total	12,363	12,363	9,583	2,779
G&A, Total	77,329	77,329	65,796	11,534
Non-Recurring Expenses (Revenue)				
Boat Rental	0	0	0	0
Cyber Theft	0	0	0	0
Boat Yard Storage	0	0	0	-
Non-Recurring, Total	0	0	0	0
Total Expense	132,101	132,101	206,129	-74,028
Net Income	1,968,888	1,968,888	1,853,361	-115,528

Depreciation Expense is not recorded on a monthly basis but rather at the end of the year when the audit is performed.