

Padre Isles Property Owners Association

Financial Statements and Report

January 31, 2024

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Accountant's Compilation Report

Drew Diggins
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, 2024, and the related statements of income and retained earnings for the 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 21, 2024

Padre Isles Property Owners Association

Balance Sheet
As of January 31, 2024

Assets		
Current Assets		
Cash and Cash Equivalents		
Cash		
American Bank Operating 3820	57,111	
HPO Cash	212,123	
Bill.com Payments Processing	-	
Total Cash	269,234	
Cash Equivalents		
HPO Certificate of Deposit	10,806,743	
Total Cash Equivalents	10,806,743	
Prepaid Expenses		
Prepaid Insurance	19,487	
Total Prepaid Expenses	19,487	
Short-term Investments		
Marketable Securities, current		
American Funds Bond Fd	822,444	
Dodge & Cox Income Fund	659,846	
Vanguard Fixed Income ST	-	
American Century SM Cap Fund	135,076	
Dodge & Cox Stk Fd	398,609	
Fidelity Advisor Ser Sm Cap Fun	194,765	
Growth Fund America CI	365,361	
Total Marketable Securities, current	2,576,101	
Inventory		
Bulkhead Material Inventory	72,633	
Total Inventory	72,633	
Receivables, net		
Accounts Receivable, Assessments & Fees	1,566,976	
Accounts Receivable, Trade	-	
Total Receivables, net	1,566,976	
Total Current Assets	15,311,173	
Assets, Noncurrent		
Non-Current Receivables	482,270	
Allowance for Doubtful Accounts Receivable	(199,166)	
Total Assets, Noncurrent	283,104	
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	\$ 15,598,984	

Padre Isles Property Owners Association

Balance Sheet
As of January 31, 2024

Liabilities and Equity

Liabilities

Liabilities, current

Accounts Payable 32,737

Deferred Revenue and Credits, current

Prepaid Owner Assessments 1,310

Other Liabilities, current

Withholding Tax for Aerator Payments -

Contractor Refundable Deposits 3,700

Total Liabilities, current 37,747

Equity

Retained Earnings (Deficit)

Unrealized Investment Gain (Loss) 8,348

Net Income (Loss) 2,041,394

Fund Balance 13,511,495

Total Equity 15,561,236

Total Liabilities and Equity \$ 15,598,984

Unrealized Investment Gain (Loss) change from last month 8,348.00

Padre Isles Property Owners Association

Jan-24 Income Statement

REVENUE	Jan-24	2024 YTD Actual	2024 YTD Budget	\$ Over/Under YTD Budget	2024 Annual Budget	Proj 2024 Expenditures
Operating Revenue						
Assessments	2,091,124	2,091,124	2,100,000	-8,876	2,100,000	2,091,124
Miscellaneous Revenue						
ACC Applications	900	900	1,250	-350	15,000	10,800
Decal Sales	4,946	4,946	2,333	2,613	28,000	59,352
Resale Certificate Fee	400	400	1,083	-683	13,000	4,800
Transfer Fees	4,047	4,047	2,083	1,963	25,000	48,558
Finance Charges	6,964	6,964	2,500	4,464	30,000	83,565
Misc Revenue, Other	2,746	2,746	167	2,580	2,000	32,957
Total Operating Revenue	2,111,126	2,111,126	2,109,417	1,710	2,213,000	2,331,156
Non-Operating Revenue						
Billish Park - City of CC Contributio	0	-	14,700	-14,700	14,700	0
Investment Income	31,375	31,375	10,833	20,541	130,000	376,497
Total Non-Operating Revenue	31,375	31,375	25,533	5,841	144,700	376,497
Total Revenue	2,142,501	2,142,501	2,134,950	7,551	2,357,700	2,707,653
EXPENSE						
Routine Operations						
Bulkheads & Canals					425,000	
Bulkhead Inspection (ACC App)	0	0				0
Bulkhead Inspection	0	0				0
Bulkhead / Drill & Probe	0	0				0
Bulkhead Panel Repair	1,400	1,400				16,800
Bulkhead Washout/Screen	0	0				0
Bulkhead Tieback Repair	0	0				0
Bulkhead Repair/Manta Ray Instal	0	0				0
Bulkhead Caps Repair	0	0				0
Special Projects BH & Canal	0	0				0
Canal Cleanup	873	873	1,250	-377	15,000	10,481
Bulkhead Repairs, Total	2,273	2,273	1,250	1,023	440,000	27,281
Billish Park						
Billish Park Lawn Maintenance	4,250	4,250	4,583	-333	55,000	51,000
Billish Park Irrigation	0	0	667	-667	8,000	0
Billish Park Playground	0	0	225	-225	2,700	0
Billish Park General Maintenance	207	207	250	-43	3,000	2,487
Billish Park Special Project	0	0	0	0		0
Billish Park, Total	4,457	4,457	5,725	-1,268	68,700	53,487
Common Area Maintenance						
Common Area Mowing/Trimming	6,833	6,833	7,500	-667	90,000	82,000
Boat Ramp Wash/Maintenance	6,456	6,456	4,750	1,706	57,000	77,476
Common Area Special Projects	0	0	2,500	-2,500	30,000	0
Water Inspections	0	0	2,875	-2,875	34,500	0
Aerator Reimbursements	0	0	1,458	-1,458	17,500	0
Aerator Repair/Maintenance	0	0	0	0	2,500	0
Security Expense	0	0	83	-83	1,000	0
Dumpster / Trash Service	471	471	417	54	5,000	5,652
Misc. Common Area	41	41	208	-167	2,500	493
Common Area Maintenance, Total	13,802	13,802	19,792	-5,990	240,000	165,621
Cost of Routine Operations, Total	20,532	20,532	26,767	-6,234	748,700	246,390

	Jan-24	2024 YTD Actual	2024 YTD Budget	\$ Over/Under YTD Budget	2024 Annual Budget	Projected 2024 Annual Expenditures
G&A						
Office Expense						
Payroll Expenses	42,897	42,897	32,083	10,814	385,000	514,764
Health Insurance (Employee)	0	0	1,483	-1,483	17,800	0
Computer Expense/IT	1,900	1,900	833	1,067	10,000	22,802
Contract Labor	2,138	2,138	417	1,721	5,000	25,650
POA Building Maintenance	0	0	333	-333	4,000	0
Postage and Delivery	500	500	750	-250	9,000	6,000
Office Machine Contracts	537	537	1,000	-463	12,000	6,444
Property Taxes	0	0	150	-150	1,800	0
Office Supplies	668	668	833	-165	10,000	8,014
Utilities	0					
Electricity	326	326	417	-90	5,000	3,917
Water / Sewer / Trash	222	222	292	-69	3,500	2,669
Internet	143	143	150	-7	1,800	1,716
Web Site Expense	200	200	200	0	2,400	2,400
Mileage Expense	1,092	1,092	1,117	-25	13,400	13,100
Telephone Expense	255	255	258	-3	3,100	3,062
Security Alarm	0	0	333	-333	4,000	0
Bad Debt Expense	0	0	0	0		0
Subscription Expense	0	0	100	-100	1,200	0
Miscellaneous Expense	6	6	417	-411	5,000	72
Office Expense, Total	50,884	50,884	41,167	9,717	494,000	610,608
Association Fees & 3rd Party Expenses						
Community Engagement	0	0	1,250	-1,250	15,000	0
Insurance Expense	9,269	9,269	9,625	-356	115,500	111,226
Balloting Expense	11,299	11,299	1,250	10,049	15,000	135,588
Board/Annual Meeting	266	266	833	-567	10,000	3,192
Boat Rental	0	0	0	0		0
Credit Card Fees	0	0	0	0		0
Bank Fees	312	312	208	104	2,500	3,748
Collection Fees	0	0	1,250	-1,250	15,000	0
Association Fees, Total	21,146	21,146	14,417	6,730	173,000	253,754
Professional Fees						
Accounting	6,044	6,044	4,167	1,878	50,000	72,531
Audit	0	0	1,000	-1,000	12,000	0
Reserve Study	0	0	1,667	-1,667	20,000	0
Legal Fees	0	0	6,250	-6,250	75,000	0
Investment Fees	2,500	2,500	833	1,667	10,000	30,000
Professional Fees, Total	8,544	8,544	13,917	-5,372	167,000	102,531
G&A, Total	80,574	80,574	69,500	11,074	834,000	966,893
Total Expense	101,107	101,107	96,267	4,840	1,582,700	1,213,283
Net Income	2,041,394	2,041,394	2,038,683	2,711	775,000	1,494,371

{See Accountant's compilation report}

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