

TEXAS AIRSTREAM HARBOR, INC.

FINANCIAL STATEMENTS

FOR THE PERIODS ENDED JANUARY 31, 2026 AND 2025

# KEVIN MCKAY

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LUFKIN, TEXAS 75902-1844

## Accountant's Compilation Report

Texas Airstream Harbor, Inc.  
714 Angelina Street  
Zavalla, TX 75980

Management is responsible for the accompanying financial statements of Texas Airstream Harbor, Inc., (a nonprofit corporation), which comprise the statement of assets, liabilities, and net assets - modified cash basis as of January 31, 2026 and 2025 and the related statement of revenues and expenses - modified cash basis for the one month and two months ended January 31, 2026 in accordance with the modified cash basis of accounting, and for determining that the modified cash basis of accounting is an acceptable financial reporting framework. I have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the modified cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

I am not independent with respect to Texas Airstream Harbor, Inc.

*Kevin McKay, CPA, PLLC*

February 06, 2026

**TEXAS AIRSTREAM HARBOR, INC.**  
STATEMENT OF ASSETS, LIABILITIES AND NET ASSETS  
MODIFIED CASH BASIS  
JANUARY 31, 2026 AND 2025  
- UNAUDITED -

**ASSETS**

	<b>2026</b>	<b>2025</b>
<b>CURRENT ASSETS</b>		
UBank	\$ 125,121.59	\$ 148,062.27
UBank CD #1962 2.72% Due 01/20/26	17,905.97	17,546.57
UBank CD #1856 2.62% Due 11/16/26	15,631.02	15,228.11
UBank CD #2011 2.72% Due 02/18/26	17,480.82	16,993.75
<b>Total Current Assets</b>	<u>\$ 176,139.40</u>	<u>\$ 197,830.70</u>
<b>OTHER ASSETS</b>		
Loan to TAHI Water WC	\$ 5,747.86	\$ 0.00
<b>Total Other Assets</b>	<u>\$ 5,747.86</u>	<u>\$ 0.00</u>
<b>Total Assets</b>	<u>\$ 181,887.26</u>	<u>\$ 197,830.70</u>

**LIABILITIES AND STOCKHOLDER'S EQUITY**

<b>CURRENT LIABILITIES</b>		
<b>Total Current Liabilities</b>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
<b>Total Liabilities</b>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
<b>NET ASSETS</b>		
Unrestricted	\$ 111,706.18	\$ 114,107.62
Increase in Unrestricted Net Assets	70,181.08	83,723.08
Temporarily Restricted	0.00	0.00
Permanently Restricted	0.00	0.00
<b>Total Net Assets</b>	<u>\$ 181,887.26</u>	<u>\$ 197,830.70</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 181,887.26</u>	<u>\$ 197,830.70</u>

**TEXAS AIRSTREAM HARBOR, INC.**  
**STATEMENT OF REVENUES AND EXPENSES**  
**MODIFIED CASH BASIS**  
**FOR THE ONE MONTH AND TWO MONTHS ENDED JANUARY 31, 2026**  
**- UNAUDITED -**

	CURRENT PERIOD		YEAR TO DATE	
	January 31, 2026	%	January 31, 2026	%
<b>UNRESTRICTED NET ASSETS</b>				
<b>UNRESTRICTED REVENUE</b>				
Assessments	\$ 32,900.00	91.66	\$ 82,600.00	94.03
New Member Fees	0.00	0.00	0.00	0.00
Clubhouse Rental	0.00	0.00	250.00	0.28
Electric Fees	1,672.07	4.66	1,728.07	1.97
Laundry Income	0.00	0.00	91.00	0.10
Parking Fees	700.00	1.95	1,490.00	1.70
Permit Fees	30.00	0.08	30.00	0.03
Can Do Club	47.00	0.13	1,078.00	1.23
Transfer Fees	500.00	1.39	500.00	0.57
Interest Income	43.48	0.12	79.30	0.09
<b>Total Revenue</b>	<u>\$ 35,892.55</u>	<u>100.00</u>	<u>\$ 87,846.37</u>	<u>100.00</u>
<b>OPERATING EXPENSES</b>				
Bank Service Charges	\$ 0.00	0.00	\$ 0.00	0.00
Can Do Club Expense	90.89	0.25	293.78	0.33
Dues & Subscriptions	0.00	0.00	0.00	0.00
Groundskeeping	1,200.00	3.34	1,225.89	1.40
Insurance	0.00	0.00	0.00	0.00
Contract Labor	565.93	1.58	1,131.86	1.29
Legal & Accounting	1,150.00	3.20	1,750.00	1.99
License & Fees	43.55	0.12	43.55	0.05
Office Expense	183.72	0.51	239.90	0.27
Equipment	279.29	0.78	438.11	0.50
Taxes	5,162.63	14.38	5,162.63	5.88
Telephone	182.25	0.51	578.96	0.66
Electricity	1,725.67	4.81	3,128.59	3.56
Garbage Service	257.26	0.72	514.52	0.59
Water	3,080.00	8.58	3,080.00	3.51
Wastewater Treatment	77.50	0.22	77.50	0.09
<b>Total Operating Expenses</b>	<u>\$ 13,998.69</u>	<u>39.00</u>	<u>\$ 17,665.29</u>	<u>20.11</u>
<b>Increase (Loss) in Unrestricted Net Assts</b>	\$ 21,893.86	61.00	\$ 70,181.08	79.89
<b>TEMPORARILY RESTRICTED NET ASSETS</b>	0.00	0.00	0.00	0.00
<b>PERMANENTLY RESTRICTED NET ASSETS</b>	0.00	0.00	0.00	0.00
<b>Increase (Loss) in Net Assts</b>	<u>\$ 21,893.86</u>	<u>61.00</u>	<u>\$ 70,181.08</u>	<u>79.89</u>

**TEXAS AIRSTREAM HARBOR, INC.**  
**STATEMENT OF REVENUES AND EXPENSES**  
**MODIFIED CASH BASIS**  
**Actual vs. Budget**  
**- UNAUDITED -**

	One Month Ended January 31, 2026			Two Months Ended January 31, 2026		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>UNRESTRICTED NET ASSETS</b>						
<b>UNRESTRICTED REVENUE</b>						
Assessments	\$ 32,900.00	\$ 0.00	\$ 32,900.00	\$ 82,600.00	\$ 0.00	\$ 82,600.00
Clubhouse Rental	0.00	0.00	0.00	250.00	0.00	250.00
Electric Fees	1,672.07	0.00	1,672.07	1,728.07	0.00	1,728.07
Laundry Income	0.00	0.00	0.00	91.00	0.00	91.00
Parking Fees	700.00	0.00	700.00	1,490.00	0.00	1,490.00
Permit Fees	30.00	0.00	30.00	30.00	0.00	30.00
Can Do Club	47.00	0.00	47.00	1,078.00	0.00	1,078.00
Transfer Fees	500.00	0.00	500.00	500.00	0.00	500.00
Interest Income	43.48	0.00	43.48	79.30	0.00	79.30
	<u>\$ 35,892.55</u>	<u>\$ 0.00</u>	<u>\$ 35,892.55</u>	<u>\$ 87,846.37</u>	<u>\$ 0.00</u>	<u>\$ 87,846.37</u>
<b>Total Unrestricted Revenue</b>						
<b>Operating Expenses</b>						
Can Do Club Expense	\$ 90.89	\$ 0.00	\$ 90.89	\$ 293.78	\$ 0.00	\$ 293.78
Groundskeeping	1,200.00	0.00	1,200.00	1,225.89	0.00	1,225.89
Contract Labor	565.93	0.00	565.93	1,131.86	0.00	1,131.86
Legal & Accounting	1,150.00	0.00	1,150.00	1,750.00	0.00	1,750.00
License & Fees	43.55	0.00	43.55	43.55	0.00	43.55
Office Expense	183.72	0.00	183.72	239.90	0.00	239.90
Equipment	279.29	0.00	279.29	438.11	0.00	438.11
Taxes	5,162.63	0.00	5,162.63	5,162.63	0.00	5,162.63
Telephone	182.25	0.00	182.25	578.96	0.00	578.96
Electricity	1,725.67	0.00	1,725.67	3,128.59	0.00	3,128.59
Garbage Service	257.26	0.00	257.26	514.52	0.00	514.52
Water	3,080.00	0.00	3,080.00	3,080.00	0.00	3,080.00
Wastewater Treatment	77.50	0.00	77.50	77.50	0.00	77.50
	<u>\$ 13,998.69</u>	<u>\$ 0.00</u>	<u>\$ 13,998.69</u>	<u>\$ 17,665.29</u>	<u>\$ 0.00</u>	<u>\$ 17,665.29</u>
<b>Total Operating Expenses</b>						
<b>Increase(Loss)</b>						
<b>in Unrestricted Net Assets</b>	<u>\$ 21,893.86</u>	<u>\$ 0.00</u>	<u>\$ 21,893.86</u>	<u>\$ 70,181.08</u>	<u>\$ 0.00</u>	<u>\$ 70,181.08</u>

TEXAS AIRSTREAM HARBOR, INC.  
- SELECTED INFORMATION -  
SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY  
GENERALLY ACCEPTED ACCOUNTING PRINCIPLES  
ARE NOT INCLUDED  
JANUARY 31, 2026

ORGANIZATION AND OPERATIONS

Texas Airstream Harbor, Inc. is a nonprofit Airstream owners association located in Zavalla, Texas.

SIGNIFICANT ACCOUNTING POLICIES

METHOD OF ACCOUNTING - The financial statements of the Organization have been prepared on the modified cash basis of accounting. Accordingly, revenue is recorded when received rather than when earned and expenses are recorded when paid rather than when the obligation is incurred.

PROPERTY AND EQUIPMENT - If an expenditure results in an asset having an estimated useful life that extends beyond the year of acquisition, the expenditure is capitalized. Property and equipment are recorded at cost. Maintenance and repairs are charged to expense as incurred; major renewals and betterments are capitalized. When items of property or equipment are sold or retired, the related cost and accumulated depreciation are removed from the accounts and any gain or loss is included in other income. Depreciation expense is computed using the methods and estimated useful lives permitted for federal income tax purposes.

RELATED ENTITIES - The Organization owns 100% of TA-HI Water Corporation. TA-HI Water Corporation is a taxable for profit corporation (C-corporation). TA-HI Water Corporation provides water to the Organization and its members and to Sun-N-Fun, a neighboring property owners association.

**TEXAS AIRSTREAM HARBOR, INC.**

**Transaction List - Firm**

January 1, 2026 - January 31, 2026

Date	Reference	Account	Payee ID	Description	Debit	Credit	Reference Total
01/14/26	3065	104		A & R Tree Service		1,200.00	
01/14/26	3065	829		A & R Tree Service	1,200.00		
01/14/26	3066	104	SMITD	Dee Smith		90.89	
01/14/26	3066	813	SMITD	Dee Smith - Office Depot	18.39		
01/14/26	3066	813	SMITD	Dee Smith - Hobby Lobby , Fabrics	61.39		
01/14/26	3066	813	SMITD	Dee Smith - Office Depot	11.11		
01/14/26	3067	104		Graueley Key		32.71	
01/14/26	3067	872		Graueley Key - Boots Hardware	14.58		
01/14/26	3067	872		Graueley Key - Jerry's Tire Shop	18.13		
01/16/26	3068	104	EASTE	Eastex Environmental		77.50	
01/16/26	3068	897	EASTE	Eastex Environmental	77.50		
01/16/26	3069	104		Angelina County Tax Office		5,162.63	
01/16/26	3069	885		Angelina County Tax Office	5,162.63		
01/27/26	3070	104		John House - Amazon		246.58	
01/27/26	3070	872		John House - Amazon , Mounting Brackets	72.59		
01/27/26	3070	872		John House - Amazon , Welding Rods	35.87		
01/27/26	3070	872		John House - Amazon , Welding Rods	27.37		
01/27/26	3070	872		John House - Amazon, Syn Motor Oil, Gasket Covers, Maintenance Kits x2	110.75		
01/27/26	3071	104		John Stewart - Office Depot		138.96	
01/27/26	3071	863		John Stewart - Office Depot	85.51		
01/27/26	3071	863		John Stewart - Office Depot	53.45		
01/27/26	3072	104		Norma Engelmann - Park Host Gifts		44.76	
01/27/26	3072	863		Norma Engelmann - Park Host Gifts	44.76		
01/02/26	3421	104	MCKAK	Kevin McKay, CPA, PLLC		300.00	
01/02/26	3421	859	MCKAK	Kevin McKay, CPA, PLLC - January 2026	300.00		
01/02/26	3422	104	MCKAK	Kevin McKay, CPA, PLLC		850.00	
01/02/26	3422	859	MCKAK	Kevin McKay, CPA, PLLC - 2024 Form 990 EZ	850.00		
01/02/26	3423	104	PENNU	Pennington Utility		565.93	
01/02/26	3423	837	PENNU	Pennington Utility	565.93		
01/08/26	3424	104	TAHIW	TA-HI Water Corp.		3,080.00	
01/08/26	3424	896	TAHIW	TA - HI Water Corp. - Nov & Dec 2025	3,080.00		
01/14/26	3425	104	WINDS	Windstream		182.25	
01/14/26	3425	891	WINDS	Windstream - acct 126332737	182.25		
01/16/26	3426	104	PINEG	Pineywoods Groundwater		43.55	
01/16/26	3426	861	PINEG	Pineywoods Groundwater - inv 5074	43.55		
<b>Transaction Balance</b>					<u>12,015.76</u>	<u>12,015.76</u>	

**Transaction Totals**

Total Debits	<u>12,015.76</u>
Total Credits	<u>12,015.76</u>
Account Hash Total	<u>19530.00</u>



**TEXAS AIRSTREAM HARBOR, INC.**

**Bank Reconciliation**

**January 1, 2026 - January 31, 2026**

**Bank Account Reconciliation Summary**      104 - Huntington State Bank - cknq

**Bank Statement Information**

Beginning Bank Balance	105,074.62
+ Cleared Deposits & Additions	35,983.98
- Cleared Checks & Payments	13,965.98
Ending Bank Balance	<u>127,092.62</u>

**Reconciled Bank Information**

**+ Open Deposits & Additions**

**- Open Checks & Payments**

2889 05/06/25	Multiple Gill Moll	1,299.21
2923 10/22/25	Multiple Gil Moll	639.11
3067 01/14/26	872 Graueley Key	32.71

**Total**      1,971.03

**Reconciled Bank Balance**

125,121.59

**General Ledger Information**

Unadjusted General Ledger Balance	125,121.59
+/- Total Adjustments	0.00
<b>Adjusted General Ledger Balance</b>	<u>125,121.59</u>

**Unreconciled Amount**

0.00