

TEXAS AIRSTREAM HARBOR, INC.

FINANCIAL STATEMENTS

FOR THE PERIODS ENDED FEBRUARY 28, 2026 AND 2025

KEVIN MCKAY

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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 February 28, 2026 and 2025 and the related statement of revenues and expenses - modified cash basis for the one month and three months ended February 28, 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

March 10, 2026

TEXAS AIRSTREAM HARBOR, INC.
STATEMENT OF ASSETS, LIABILITIES AND NET ASSETS
MODIFIED CASH BASIS
FEBRUARY 28, 2026 AND 2025
- UNAUDITED -

ASSETS

	2026	2025
CURRENT ASSETS		
UBank	\$ 130,590.66	\$ 140,903.87
UBank CD #1962 2.72% Due 01/20/26	17,905.97	17,546.57
UBank CD #1856 2.62% Due 11/16/26	15,709.03	15,328.67
UBank CD #2011 2.72% Due 02/18/26	17,600.67	17,129.96
Total Current Assets	<u>\$ 181,806.33</u>	<u>\$ 190,909.07</u>
OTHER ASSETS		
Loan to TAHI Water WC	\$ 5,656.13	\$ 3,641.00
Total Other Assets	<u>\$ 5,656.13</u>	<u>\$ 3,641.00</u>
Total Assets	<u><u>\$ 187,462.46</u></u>	<u><u>\$ 194,550.07</u></u>

LIABILITIES AND STOCKHOLDER'S EQUITY

CURRENT LIABILITIES		
Total Current Liabilities	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Total Liabilities	<u>\$ 0.00</u>	<u>\$ 0.00</u>
NET ASSETS		
Unrestricted	\$ 111,706.18	\$ 114,107.62
Increase in Unrestricted Net Assets	75,756.28	80,442.45
Temporarily Restricted	0.00	0.00
Permanently Restricted	0.00	0.00
Total Net Assets	<u>\$ 187,462.46</u>	<u>\$ 194,550.07</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 187,462.46</u></u>	<u><u>\$ 194,550.07</u></u>

TEXAS AIRSTREAM HARBOR, INC.
STATEMENT OF REVENUES AND EXPENSES
MODIFIED CASH BASIS
FOR THE ONE MONTH AND THREE MONTHS ENDED FEBRUARY 28, 2026
- UNAUDITED -

	CURRENT PERIOD		YEAR TO DATE	
	February 28, 2026	%	February 28, 2026	%
UNRESTRICTED NET ASSETS				
UNRESTRICTED REVENUE				
Assessments	\$ 14,000.00	81.52	\$ 96,600.00	91.98
New Member Fees	1,500.00	8.73	1,500.00	1.43
Clubhouse Rental	250.00	1.46	500.00	0.48
Electric Fees	75.00	0.44	1,803.07	1.72
Laundry Income	0.00	0.00	91.00	0.09
Parking Fees	60.00	0.35	1,550.00	1.48
Permit Fees	10.00	0.06	40.00	0.04
Can Do Club	0.00	0.00	1,078.00	1.03
Transfer Fees	1,000.00	5.82	1,500.00	1.43
Lease Income	36.00	0.21	36.00	0.03
Other Income	0.00	0.00	0.00	0.00
Interest Income	243.03	1.42	322.33	0.31
Total Revenue	<u>\$ 17,174.03</u>	<u>100.00</u>	<u>\$ 105,020.40</u>	<u>100.00</u>
OPERATING EXPENSES				
Bank Service Charges	\$ 0.00	0.00	\$ 0.00	0.00
Can Do Club Expense	128.82	0.75	422.60	0.40
Dues & Subscriptions	0.00	0.00	0.00	0.00
Groundskeeping	257.73	1.50	1,483.62	1.41
Insurance	233.89	1.36	233.89	0.22
Contract Labor	565.93	3.30	1,697.79	1.62
Legal & Accounting	4,900.00	28.53	6,650.00	6.33
License & Fees	319.67	1.86	363.22	0.35
Office Expense	0.00	0.00	239.90	0.23
Equipment	454.86	2.65	892.97	0.85
Building	232.06	1.35	232.06	0.22
Taxes	0.00	0.00	5,162.63	4.92
Telephone	167.20	0.97	746.16	0.71
Electricity	1,614.46	9.40	4,743.05	4.52
Garbage Service	257.26	1.50	771.78	0.73
Water	1,662.00	9.68	4,742.00	4.52
Wastewater Treatment	804.95	4.69	882.45	0.84
Total Operating Expenses	<u>\$ 11,598.83</u>	<u>67.54</u>	<u>\$ 29,264.12</u>	<u>27.87</u>
Increase (Loss) in Unrestricted Net Assts	\$ 5,575.20	32.46	\$ 75,756.28	72.13
TEMPORARILY RESTRICTED NET ASSETS	0.00	0.00	0.00	0.00
PERMANENTLY RESTRICTED NET ASSETS	0.00	0.00	0.00	0.00
Increase (Loss) in Net Assts	<u>\$ 5,575.20</u>	<u>32.46</u>	<u>75,756.28</u>	<u>72.13</u>

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

	One Month Ended February 28, 2026			Three Months Ended February 28, 2026		
	Actual	Budget	Variance	Actual	Budget	Variance
UNRESTRICTED NET ASSETS						
UNRESTRICTED REVENUE						
Assessments	\$ 14,000.00	\$ 0.00	\$ 14,000.00	\$ 96,600.00	\$ 0.00	\$ 96,600.00
New Member Fees	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00
Clubhouse Rental	250.00	0.00	250.00	500.00	0.00	500.00
Electric Fees	75.00	0.00	75.00	1,803.07	0.00	1,803.07
Laundry Income	0.00	0.00	0.00	91.00	0.00	91.00
Parking Fees	60.00	0.00	60.00	1,550.00	0.00	1,550.00
Permit Fees	10.00	0.00	10.00	40.00	0.00	40.00
Can Do Club	0.00	0.00	0.00	1,078.00	0.00	1,078.00
Transfer Fees	1,000.00	0.00	1,000.00	1,500.00	0.00	1,500.00
Lease Income	36.00	0.00	36.00	36.00	0.00	36.00
Interest Income	243.03	0.00	243.03	322.33	0.00	322.33
Total Unrestricted Revenue	\$ 17,174.03	\$ 0.00	\$ 17,174.03	\$ 105,020.40	\$ 0.00	\$ 105,020.40
Operating Expenses						
Can Do Club Expense	\$ 128.82	\$ 0.00	\$ 128.82	\$ 422.60	\$ 0.00	\$ 422.60
Groundskeeping	257.73	0.00	257.73	1,483.62	0.00	1,483.62
Insurance	233.89	0.00	233.89	233.89	0.00	233.89
Contract Labor	565.93	0.00	565.93	1,697.79	0.00	1,697.79
Legal & Accounting	4,900.00	0.00	4,900.00	6,650.00	0.00	6,650.00
License & Fees	319.67	0.00	319.67	363.22	0.00	363.22
Office Expense	0.00	0.00	0.00	239.90	0.00	239.90
Equipment	454.86	0.00	454.86	892.97	0.00	892.97
Building	232.06	0.00	232.06	232.06	0.00	232.06
Taxes	0.00	0.00	0.00	5,162.63	0.00	5,162.63
Telephone	167.20	0.00	167.20	746.16	0.00	746.16
Electricity	1,614.46	0.00	1,614.46	4,743.05	0.00	4,743.05
Garbage Service	257.26	0.00	257.26	771.78	0.00	771.78
Water	1,662.00	0.00	1,662.00	4,742.00	0.00	4,742.00
Wastewater Treatment	804.95	0.00	804.95	882.45	0.00	882.45
Total Operating Expenses	\$ 11,598.83	\$ 0.00	\$ 11,598.83	\$ 29,264.12	\$ 0.00	\$ 29,264.12
Increase(Loss)						
in Unrestricted Net Assets	\$ 5,575.20	\$ 0.00	\$ 5,575.20	\$ 75,756.28	\$ 0.00	\$ 75,756.28

TEXAS AIRSTREAM HARBOR, INC.
- SELECTED INFORMATION -
SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY
GENERALLY ACCEPTED ACCOUNTING PRINCIPLES
ARE NOT INCLUDED
FEBRUARY 28, 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**

February 1, 2026 - February 28, 2026

Date	Reference	Account	Payee ID	Description	Debit	Credit	Reference
							Total
02/02/26	3073	104	LYONL	Lyon's LP Gas		148.50	
02/02/26	3073	829	LYONL	Lyon's LP Gas	148.50		
02/28/26	3074	104	CNASU	CNA Surety		233.89	
02/28/26	3074	832	CNASU	CNA Surety	233.89		
02/02/26	3075	104		John House - Amamzon		84.79	
02/02/26	3075	873		John House - Amamzon - Padlock, Saftey Hasp	57.06		
02/02/26	3075	872		John House - Amamzon - Sharpies	2.10		
02/02/26	3075	872		John House - Amamzon - Inspection Books	25.63		
02/05/26	3076	104		Permitting Services, LLC		4,500.00	
02/05/26	3076	859		Permitting Services, LLC	4,500.00		
02/06/26	3077	104	TCEQ	TX Comm on Environmental Quality		315.00	
02/06/26	3077	897	TCEQ	TX Comm on Environmental Quality	315.00		
02/03/26	3078	104	DSHS	Department of State Health Services		319.67	
02/03/26	3078	861	DSHS	Department of State Health Services	319.67		
02/12/26	3079	104		Kevin Krisko		36.69	
02/12/26	3079	829		Kevin Krisko - Lowe's , Clips for Gate	2.40		
02/12/26	3079	829		Kevin Krisko - Grainger , Pull Pins for Gate	34.29		
02/10/26	3080	104		Amazon		177.13	
02/10/26	3080	872		Amazon - Tapered Sleeve	177.13		
12/27/25	3081	104	MOLLS	Shanna Moll - Temu		128.82	
12/27/25	3081	813	MOLLS	Shanna Moll - Temu	128.82		
02/10/26	3082	104		Selena Hodges- Tune Piano		175.00	
02/10/26	3082	873		Selena Hodges- Tune Piano	175.00		
02/10/26	3083	104	MOLLG	Gill Moll		489.95	
02/10/26	3083	897	MOLLG	Gill Moll - Sewer Plant Chorine Pump	489.95		
02/25/26	3084	104		John House - fuel & huger		322.54	
02/25/26	3084	829		Diesel Fuel	40.00		
02/25/26	3084	872		3 Ft Tractor Post Hole Digger	250.00		
02/25/26	3084	829		Backhoe repair	32.54		
02/04/26	3427	104	MCKAK	Kevin McKay, CPA, PLLC		325.00	
02/04/26	3427	859	MCKAK	Kevin McKay, CPA, PLLC - February 2026	325.00		
02/04/26	3428	104	PENNU	Pennington Utility		565.93	
02/04/26	3428	837	PENNU	Pennington Utility	565.93		
02/04/26	3429	104	TAHIW	TA-HI Water Corp.		1,662.00	
02/04/26	3429	896	TAHIW	TA - HI Water Corp. - 83,100 Gallons - Jan 26	1,662.00		
02/04/26	3430	104	MCKAK	Kevin McKay, CPA, PLLC		75.00	
02/04/26	3430	859	MCKAK	Kevin McKay, CPA, PLLC - 2025 Forms 1099/6	75.00		
02/12/26	3431	104	WINDS	Windstream		167.20	
02/12/26	3431	891	WINDS	Windstream - 126332737	167.20		

TEXAS AIRSTREAM HARBOR, INC.

Transaction List - Firm

February 1, 2026 - February 28, 2026

Date	Reference	Account	Payee ID	Description	Debit	Credit	Total
Transaction Balance					<u>9,727.11</u>	<u>9,727.11</u>	

Transaction Totals

Total Debits	<u>9,727.11</u>
Total Credits	<u>9,727.11</u>
Account Hash Total	<u>20648.00</u>

Transaction count = 17
Distribution count = 39

TEXAS AIRSTREAM HARBOR, INC.

Bank Reconciliation

February 1, 2026 - February 28, 2026

Bank Account Reconciliation Summary 104 - Huntington State Bank - ckng

Bank Statement Information

Beginning Bank Balance	127,092.62
+ Cleared Deposits & Additions	17,067.90
- Cleared Checks & Payments	10,168.26
Ending Bank Balance	<u>133,992.26</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
3077	02/06/26	897 TX Comm on Environmental Quality	315.00
3078	02/03/26	861 Department of State Health Services	319.67
3080	02/10/26	872 Amazon	177.13
3081	12/27/25	813 Shanna Moll - Temu	128.82
3083	02/10/26	897 Gill Moll	489.95

Total 3,401.60

Reconciled Bank Balance

130,590.66

General Ledger Information

Unadjusted General Ledger Balance	130,590.66
+/- Total Adjustments	0.00
Adjusted General Ledger Balance	<u>130,590.66</u>

Unreconciled Amount

0.00