

Homeowners' Association of Southern Pointe Inc.

Annual Meeting Minutes

April 13, 2021

Meeting called to order at 6:01 p.m.

Attendees

- Bill Mather, Developer/Director, Vicki Hillert, Director
- Melinda Pimentel & Kelsey Poston, Aggieland Houses/HOA Management Team
- See homeowner sign in sheet

There were no previous minutes to review.

Discussions

- Update from the Development Team
 - Front entrance looking to be about 30-90 days away from completion.
 - Phase 2 getting cleared and soon to begin.
- Management Report & Financial Report (see attached)
- Residents' forum/Resident Q&A
 - **Lara McMahon:**
 - When will the front entrance be completed?
 - This was answered in the Developer update, looking to be around 30-90 days away from completion if there are no weather or construction delays.
 - Time frame for amenities such as stocking pond, walking trails, dog park, pool & pavilion?
 - Developer explains that as new phases develop, and more homes are sold is when the amenities will start being developed. There is no exact timeline as of right now.
 - Weeding and picking up trash in the trails/pond areas as well as on the main roads?
 - Developer does a weekly drive through of the community to check on things like these but Aggieland Houses is also going to start doing weekly drive through checks for this as well. Developer said we will do a better job of staying on top of this.
 - What to do about all the trash construction workers throw on the streets?
 - Developer does a weekly drive through of the community to check on things like these but Aggieland Houses is also going to start doing weekly

drive through checks for this as well. Notices are sent frequently to builders reminding them of this issue.

- Budget for landscaping, how was that money spent when trails and grass is full of weeds and trash?
 - Landscaping for common areas are on a routine schedule. During the winter months, there are less trips made but as the warmer months arrive and the growing season begins, the landscaping and mowing will increase in frequency.
 - If Management Company can give us in advance notifications of when they will not be in the office.
 - Aggieland Houses has updated the autoresponder on the emails to include which days the office is closed.
 - What rules in the By-Laws are we following and which ones are we not?
 - All rules written in the By-Laws are expected to be followed and enforced.
- **Brittany Modesto:**
- Trash around the community?
 - Developer does a weekly drive through of the community to check on things like these but Aggieland Houses is also going to start doing weekly drive through checks for this as well.
 - Metal fence portions are dangerous to children, pets and ugly.
 - Developer explains that these were installed for curb appeal and thought they were cool and rustic and were not aware that they could be dangerous. Developer is going to look at other options and see why the fencing is deteriorating.
 - Ground's maintenance is not mowing between side walks and road on blank lots, and they leave piles of grass on the sidewalks.
 - It was explained that the spots between sidewalks and roads are the owner of the lot's responsibility and management company will be checking these as they do the weekly drive throughs so they can notify the homeowners. As far as the piles of grass on the sidewalks, we do not believe it is landscaping company, but this will be investigated also.
 - HOA fees are being collected but we have no amenities. When will the pool, dog park, pond, walking trails be open?
 - This was answered in a previous question, Developer explains that as new phases develop, and more homes are sold is when the amenities will start being developed. There is no exact timeline as of right now.
 - Why are builder trucks not using the builder entrance and using the main entrance on Eldora?
 - It was explained that there is a sign that says builder entrance, however, the streets are owned by the city and are public, so it is not enforceable to make trucks use a particular entrance.
- **Jonathan Hall**

- I spoke with Brazos Valley Recycling about transferring service from our old house and got a call back from a lady who said she would be happy to attend our HOA meeting to provide info for anyone else that is interested.
 - Heather with Brazos Valley Recycling came to speak about their services and there must be a certain percentage of residents to commit to recycling for them to provide the service.
- Concerns from residents presented about mice, they asked if a strip of grass behind the homes on Eldora could be mowed. It was agreed that this could be done to see if this helps this situation.
- Management company will be driving through the community weekly to check builder lots cleanliness and grass. Residential site visits are still bi-weekly.
- Discussion about if it was possible to get the black net fencing along Darlington pushed back some so that there is more room when walking on the sidewalks. Developer said he would look into this.
- Resident mentioned that as he walks through the neighborhood, he sees a lot of dog feces that is not being picked up.
 - Management company will send an email pet waste reminder to all residents to please be respectful and clean up after pets.
- Developer brought up possible committee signups for the residents for community events, etc.
 - No discussion from residents regarding this topic so no action was taken.
- Adjournment @ 7:39 p.m.

Southern Pointe HOA Management Report

April 13, 2020 Annual Membership Meeting

Lot count: 150. Homeowner: 86, Builder: 61, Developer: 3

Aggieland Houses commenced management of Southern Pointe HOA on July 18th, 2019. We are located at The Real Estate Gallery, 4121 State Highway 6 South on the 2nd floor. Operating hours are Monday – Friday 8:30 am – 5:00 pm.

Site Inspections:

Homeowner inspections are conducted bi-weekly. In 2020, there were 34 violations sent, all but one was for CCR 3.06 – Rubbish or Debris: Request that trash cans not be visible from street. Or trash cans be removed from the street promptly after trash pickup. The other violation was for CCR 3.27 Maintenance of Lawns and Plantings: request sent for lawn to be mowed or shrubs trimmed.

In 2021, 10 violations have been sent.

1 – CCR 3.01 Construction of Improvements: Request removal of improvement added without ACC approval.

6 – CCR 3.06 Rubbish or Debris: Trash cans visible from the street. Or Trash cans must be removed from the street promptly after trash pickup.

2 – CCR 3.22 Unsightly Articles; Vehicles; Garage Doors: Request to remove trailer/RV/Boat/Inoperable Vehicle.

3 – CCR 3.27 Maintenance of Lawns and Plantings: Request for lawn to be mowed or shrubs trimmed, or garden beds cleaned up of weeds.

Violations are sent as a notice only and a request for correction of the violation. No other action is taken on the management side other than follow up. Action is only taken after continued failure to correct the violation.

Builder inspections have recently started to be conducted on a weekly basis. At which time, we are looking for trash and debris collecting on the site, overgrown landscape, street cleanliness, contractor vehicles blocking traffic and driveways. Notices and violations have been and will continue to be sent to builders as offences are found.

Financials:

Beginning in August of 2019, monthly financial reports were sent to the directors. Quarterly reports and end of year reports can be found online at <https://southernpointe.com/home-owner-information> and at <http://aggielandhouses.com/sopohoa/>. You can also find the 2020 and 2021 Budget on these sites.

Other items like: HOA due information, governing documents, utility data, and common forms can be found online at <https://southernpointe.com/home-owner-information> and at <http://aggielandhouses.com/sopohoa/>.

Southern Pointe HOA

Meeting Sign-in Sheet

Date: April 13, 2021

Time: 6:00 p.m.

Location: The Real Estate Gallery

Printed Name	Address
Joshua Coleman	6309 Eldora Dr.
Karen West	6301 Rockford Dr.
Prende Wink	6320 Eldora
Guy Wade	6322 Southern Cross
Robbie Sells, Martin Reigel	6312 Spartan
JEREMY PACHLO	6308 EL DORA
Cassandra Skenandore; Vernon Skenandore	6319 Spartan Dr.
Bar & ROLF B Medesto	6300 Spartan Drive
Jonathan Hall	6316 Spartan Dr.
Kevin B Denise Price	6328 Southern Cross
Neopm & Josh	6323 Southern Cross
Lara & Patrick McMahon	6301 Southern Cross
Trevor & Jenna Santana	6320 Spartan Drive
Niam & Mecca Adams	6327 Daytona
Chris & Ashley Sullivan	6314 Spartan
Lon Porter	6331 Daytona
JOSHUA BOSTICK	6321 ROCKFORD
Laurie Leopold	6337 Daytona
Raghavjee Modala	6320 Southern Cross

Balance Sheet

HOA: Southern Pointe Homeowners Association
As of 03/31/21 (accrual basis)

ASSETS

Bank		
1000 Operating 7103		67,556.93
Total Bank		67,556.93
Accounts Receivable		
1100 Accounts Receivable		-467.93
Total Accounts Receivable		-467.93
Other Current Asset		
1200 Undeposited Funds		2,645.59
Total Other Current Asset		2,645.59
Other Asset		
1800 Utility Deposits		100.00
Total Other Asset		100.00
TOTAL ASSETS		69,834.59

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		7,628.21
Total Accounts Payable		7,628.21
Long Term Liability		
2200 Notes Payable		
2201 N/P BV Southern Pointe		42,000.00
2200 Total Notes Payable		42,000.00
Total Long Term Liability		42,000.00
Total Liabilities		49,628.21

Equity

3000 Net Income		41,484.60
3001 Retained Earnings		-21,278.22
Total Equity		20,206.38
TOTAL LIABILITIES & EQUITY		69,834.59

Profit & Loss

HOA: Southern Pointe Homeowners Association

01/01/21 - 03/31/21 (accrual basis)

	<u>Amount</u>
INCOME	
4100 HOA Income (non-posting)	
4102 Transfer Fees	550.00
4110 Annual Dues Income	
4111 Builder Dues	16,221.92
4112 Homeowner Dues	41,456.40
4110 Total Annual Dues Income	<u>57,678.32</u>
4100 Total HOA Income (non-posting)	58,228.32
4150 Utility Income (non-posting)	
4151 Fiber Connection	6,837.47
4152 Trash Service	5,775.27
4150 Total Utility Income (non-posting)	<u>12,612.74</u>
TOTAL INCOME	70,841.06
EXPENSE	
5000 HOA Mgmt/Assoc. Service	2,925.00
5030 Grounds Maintenance (non-posting)	
5032 Landscape & Turf Maintenance	9,352.32
5030 Total Grounds Maintenance (non-posting)	9,352.32
5080 Legal and Other Professional Fees (non-posting)	175.00
5200 Supplies Expense	121.00
5300 Taxes Expense (non-posting)	
5301 Property Taxes	2.75
5300 Total Taxes Expense (non-posting)	2.75
5400 Utilities Expense (non-posting)	
5401 Electric	836.98
5402 Sprinkler	486.90
5404 Fiber Connection	9,423.73
5405 Trash Service	5,750.00
5400 Total Utilities Expense (non-posting)	<u>16,497.61</u>
5600 Office Expense (non-posting)	
5601 Office supplies	40.26
5605 Postage & Mail Out	242.52
5600 Total Office Expense (non-posting)	<u>282.78</u>
TOTAL EXPENSE	29,356.46
NET INCOME	41,484.60

NET INCOME SUMMARY

Income	70,841.06
Expense	<u>-29,356.46</u>
NET INCOME	<u>41,484.60</u>

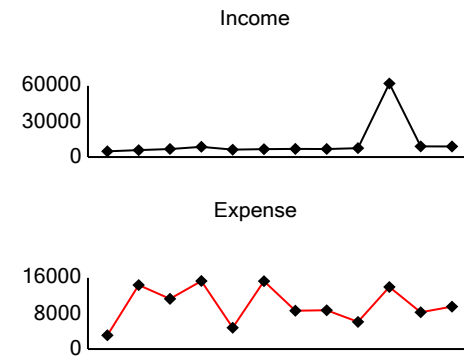
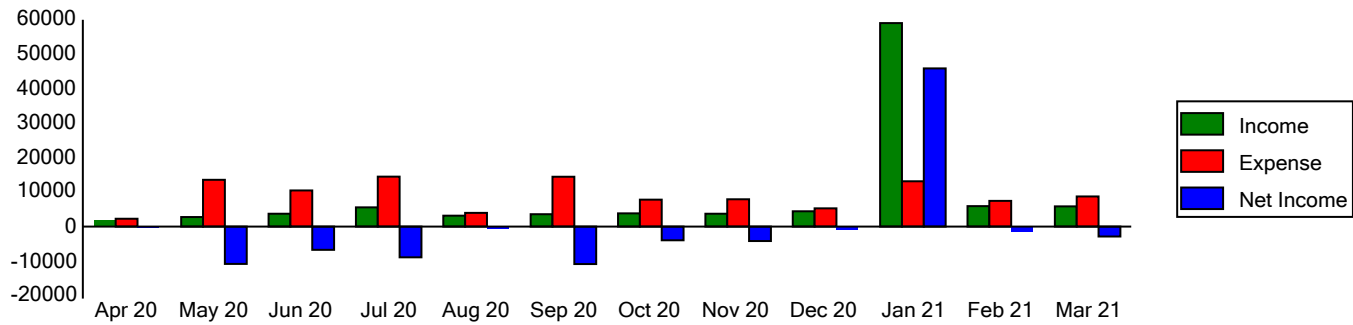
Profit & Loss 12 Month Recap

HOA: Southern Pointe Homeowners Association
 Monthly recap 04/01/20 - 03/31/21 (accrual basis)

	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	TOTAL
INCOME													
4100 HOA Income (non-p													
4102 Transfer Fees	60.00	210.00	180.00	300.00	90.00	150.00	180.00	90.00	150.00	180.00	160.00	210.00	1,960.00
4110 Annual Dues Inco													
4111 Builder Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-15.70	18,023.97	-629.45	-1,172.60	16,206.22
4112 Homeowner D	359.29	1,131.15	1,721.51	568.99	384.57	614.07	447.89	178.97	581.96	36,947.25	2,191.76	2,317.39	47,444.80
4110 Total Annual D	359.29	1,131.15	1,721.51	568.99	384.57	614.07	447.89	178.97	566.26	54,971.22	1,562.31	1,144.79	63,651.02
4100 Total HOA Incom	419.29	1,341.15	1,901.51	868.99	474.57	764.07	627.89	268.97	716.26	55,151.22	1,722.31	1,354.79	65,611.02
4150 Utility Income (non-p													
4151 Fiber Connection	576.00	750.67	991.00	1,262.91	1,456.45	1,518.00	1,712.84	1,877.00	2,012.91	2,119.33	2,272.49	2,445.65	18,995.25
4152 Trash Service	789.87	660.47	850.86	1,077.41	1,224.21	1,304.16	1,477.40	1,587.32	1,709.68	1,791.12	1,919.64	2,064.51	16,456.65
4150 Total Utility Incom	1,365.87	1,411.14	1,841.86	2,340.32	2,680.66	2,822.16	3,190.24	3,464.32	3,722.59	3,910.45	4,192.13	4,510.16	35,451.90
4500 Loans Income (non-													
4501 Interest Income	0.56	0.06	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.14
4500 Total Loans Incon	0.56	0.06	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.14
4900 Other Property Incor													
4902 Landscaping/Irrig	0.00	0.00	0.00	2,385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,385.00
4900 Total Other Prope	0.00	0.00	0.00	2,385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,385.00
TOTAL INCOME	1,785.72	2,752.35	3,743.89	5,594.31	3,155.23	3,586.23	3,818.13	3,733.29	4,438.85	59,061.67	5,914.44	5,864.95	103,449.06
EXPENSE													
5000 HOA Mgmt/Assoc. S	1,460.00	0.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	1,465.00	9,495.00
5030 Grounds Maintenan													
5031 Irrigation Repair	0.00	0.00	0.00	2,905.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,905.00
5032 Landscape & Turf	0.00	11,200.00	4,200.00	5,600.00	1,400.00	6,284.88	1,967.44	2,424.09	1,967.44	5,417.44	1,967.44	1,967.44	44,396.17
5034 Repairs & Mainte	0.00	672.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	672.00
5030 Total Grounds Ma	0.00	11,872.00	4,200.00	8,505.00	1,400.00	6,284.88	1,967.44	2,424.09	1,967.44	5,417.44	1,967.44	1,967.44	47,973.17
5070 Insurance Expense													
5073 Directors & Office	0.00	0.00	1,429.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,429.20
5076 Commercial Pack	0.00	0.00	1,205.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,205.00
5070 Total Insurance E	0.00	0.00	2,634.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,634.20
5080 Legal and Other Pro													
5082 Legal Fees	0.00	250.33	15.00	-175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.33
5080 Other Legal and C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	175.00
5080 Total Legal and O	0.00	250.33	15.00	-175.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	265.33

	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	TOTAL
5200 Supplies Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121.00	121.00
5300 Taxes Expense (nor													
5301 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.75	0.00	0.00	2.75
5303 Other Taxes	0.00	0.00	625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	625.00
5300 Total Taxes Expe	0.00	0.00	625.00	0.00	0.00	0.00	0.00	0.00	0.00	2.75	0.00	0.00	627.75
5400 Utilities Expense (nc													
5401 Electric	124.77	230.09	245.34	181.36	164.45	195.70	263.83	394.30	286.61	284.31	280.19	272.48	2,923.43
5402 Sprinkler	108.40	108.40	118.20	452.72	1,546.13	1,359.95	940.45	646.45	450.45	270.10	108.40	108.40	6,218.05
5404 Fiber Connection	577.84	1,120.92	1,906.80	1,272.04	135.54	2,897.49	2,418.19	1,980.62	85.16	4,284.19	2,468.57	2,670.97	21,818.33
5405 Trash Service	0.00	0.00	0.00	3,500.00	0.00	2,975.00	1,475.00	1,725.00	1,775.00	1,825.00	1,850.00	2,075.00	17,200.00
5400 Total Utilities Expe	811.01	1,459.41	2,270.34	5,406.12	1,846.12	7,428.14	5,097.47	4,746.37	2,597.22	6,663.60	4,707.16	5,126.85	48,159.81
5600 Office Expense (non													
5601 Office supplies	0.00	0.00	0.00	24.89	0.00	0.00	0.00	0.00	0.00	10.48	19.30	10.48	65.15
5605 Postage & Mail O	11.92	0.00	9.28	16.00	0.00	24.31	18.42	15.55	0.00	154.82	39.38	48.32	338.00
5600 Total Office Exper	11.92	0.00	9.28	40.89	0.00	24.31	18.42	15.55	0.00	165.30	58.68	58.80	403.15
5800 Other Expenses													
5801 Bank Fees	0.00	5.00	5.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
5800 Total Other Exper	0.00	5.00	5.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
TOTAL EXPENSE	2,282.93	13,586.74	10,488.82	14,512.01	3,981.12	14,467.33	7,813.33	7,916.01	5,294.66	13,154.09	7,463.28	8,739.09	109,699.41
NET INCOME	-497.21	-10,834.39	-6,744.93	-8,917.70	-825.89	-10,881.10	-3,995.20	-4,182.72	-855.81	45,907.58	-1,548.84	-2,874.14	-6,250.35

	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	TOTAL
NET INCOME SUMMARY													
Income	1,785.72	2,752.35	3,743.89	5,594.31	3,155.23	3,586.23	3,818.13	3,733.29	4,438.85	59,061.67	5,914.44	5,864.95	103,449.06
Expense	-2,282.93	-13,586.74	-10,488.82	-14,512.01	-3,981.12	-14,467.33	-7,813.33	-7,916.01	-5,294.66	-13,154.09	-7,463.28	-8,739.09	-109,699.41
NET INCOME	-497.21	-10,834.39	-6,744.93	-8,917.70	-825.89	-10,881.10	-3,995.20	-4,182.72	-855.81	45,907.58	-1,548.84	-2,874.14	-6,250.35



Trial Balance

HOA: Southern Pointe Homeowners Association
As of 03/31/21 (accrual basis)

Account	Debit	Credit
1000 Operating 7103	67,556.93	
1100 Accounts Receivable		467.93
1200 Undeposited Funds	2,645.59	
1800 Utility Deposits	100.00	
2000 Accounts Payable		7,628.21
2201 N/P BV Southern Pointe		42,000.00
3001 Retained Earnings	21,278.22	
4102 Transfer Fees		550.00
4111 Builder Dues		16,221.92
4112 Homeowner Dues		41,456.40
4151 Fiber Connection		6,837.47
4152 Trash Service		5,775.27
5000 HOA Mgmt/Assoc. Service	2,925.00	
5032 Landscape & Turf Maintenance	9,352.32	
5080 Legal and Other Professional Fees (non-posting)	175.00	
5200 Supplies Expense	121.00	
5301 Property Taxes	2.75	
5401 Electric	836.98	
5402 Sprinkler	486.90	
5404 Fiber Connection	9,423.73	
5405 Trash Service	5,750.00	
5601 Office supplies	40.26	
5605 Postage & Mail Out	242.52	
	120,937.20	120,937.20

Cash Flow 12 Month Recap

HOA: Southern Pointe Homeowners Association

04/01/20 - 03/31/21 (accrual basis)

	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	TOTAL
OPERATING ACTIVITIES													
INCOME													
4100 HOA Income (non-posting)													
4102 Transfer Fees	60.00	210.00	180.00	300.00	90.00	150.00	180.00	90.00	150.00	180.00	160.00	210.00	1,960.00
4110 Annual Dues Income													
4111 Builder Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-15.70	18,023.97	-629.45	-1,172.60	16,206.22
4112 Homeowner Dues	359.29	1,131.15	1,721.51	568.99	384.57	614.07	447.89	178.97	581.96	36,947.25	2,191.76	2,317.39	47,444.80
4110 Total Annual Dues Income	359.29	1,131.15	1,721.51	568.99	384.57	614.07	447.89	178.97	566.26	54,971.22	1,562.31	1,144.79	63,651.02
4100 Total HOA Income (non-posting)	419.29	1,341.15	1,901.51	868.99	474.57	764.07	627.89	268.97	716.26	55,151.22	1,722.31	1,354.79	65,611.02
4150 Utility Income (non-posting)													
4151 Fiber Connection	576.00	750.67	991.00	1,262.91	1,456.45	1,518.00	1,712.84	1,877.00	2,012.91	2,119.33	2,272.49	2,445.65	18,995.25
4152 Trash Service	789.87	660.47	850.86	1,077.41	1,224.21	1,304.16	1,477.40	1,587.32	1,709.68	1,791.12	1,919.64	2,064.51	16,456.65
4150 Total Utility Income (non-posting)	1,365.87	1,411.14	1,841.86	2,340.32	2,680.66	2,822.16	3,190.24	3,464.32	3,722.59	3,910.45	4,192.13	4,510.16	35,451.90
4500 Loans Income (non-posting)													
4501 Interest Income	0.56	0.06	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.14
4500 Total Loans Income (non-posting)	0.56	0.06	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.14
4900 Other Property Income (non-posting)													
4902 Landscaping/Irrigation	0.00	0.00	0.00	2,385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,385.00
4900 Total Other Property Income (non-posting)	0.00	0.00	0.00	2,385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,385.00
TOTAL INCOME	1,785.72	2,752.35	3,743.89	5,594.31	3,155.23	3,586.23	3,818.13	3,733.29	4,438.85	59,061.67	5,914.44	5,864.95	103,449.06
EXPENSE													
5000 HOA Mgmt/Assoc. Service	-1,460.00	0.00	-730.00	-730.00	-730.00	-730.00	-730.00	-730.00	-730.00	-730.00	-730.00	-1,465.00	-9,495.00
5030 Grounds Maintenance (non-posting)													
5031 Irrigation Repair	0.00	0.00	0.00	-2,905.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,905.00
5032 Landscape & Turf Maintenance	0.00	-11,200.00	-4,200.00	-5,600.00	-1,400.00	-6,284.88	-1,967.44	-2,424.09	-1,967.44	-5,417.44	-1,967.44	-1,967.44	-44,396.17
5034 Repairs & Maintenance	0.00	-672.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-672.00
5030 Total Grounds Maintenance (non-posting)	0.00	-11,872.00	-4,200.00	-8,505.00	-1,400.00	-6,284.88	-1,967.44	-2,424.09	-1,967.44	-5,417.44	-1,967.44	-1,967.44	-47,973.17
5070 Insurance Expense (non-posting)													
5073 Directors & Officers	0.00	0.00	-1,429.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,429.20
5076 Commercial Package	0.00	0.00	-1,205.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,205.00
5070 Total Insurance Expense (non-posting)	0.00	0.00	-2,634.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,634.20
5080 Legal and Other Professional Fees (non-posting)													
5082 Legal Fees	0.00	-250.33	-15.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-90.33
5080 Other Legal and Other Professional Fees (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-175.00	0.00	0.00	-175.00

	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	JAN 21	FEB 21	MAR 21	TOTAL
5080 Total Legal and Other Professional Fees (non-posting)	0.00	-250.33	-15.00	175.00	0.00	0.00	0.00	0.00	0.00	-175.00	0.00	0.00	-265.33
5200 Supplies Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-121.00	-121.00
5300 Taxes Expense (non-posting)													
5301 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2.75	0.00	0.00	-2.75
5303 Other Taxes	0.00	0.00	-625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-625.00
5300 Total Taxes Expense (non-posting)	0.00	0.00	-625.00	0.00	0.00	0.00	0.00	0.00	0.00	-2.75	0.00	0.00	-627.75
5400 Utilities Expense (non-posting)													
5401 Electric	-124.77	-230.09	-245.34	-181.36	-164.45	-195.70	-263.83	-394.30	-286.61	-284.31	-280.19	-272.48	-2,923.43
5402 Sprinkler	-108.40	-108.40	-118.20	-452.72	-1,546.13	-1,359.95	-940.45	-646.45	-450.45	-270.10	-108.40	-108.40	-6,218.05
5404 Fiber Connection	-577.84	-1,120.92	-1,906.80	-1,272.04	-135.54	-2,897.49	-2,418.19	-1,980.62	-85.16	-4,284.19	-2,468.57	-2,670.97	-21,818.33
5405 Trash Service	0.00	0.00	0.00	-3,500.00	0.00	-2,975.00	-1,475.00	-1,725.00	-1,775.00	-1,825.00	-1,850.00	-2,075.00	-17,200.00
5400 Total Utilities Expense (non-posting)	-811.01	-1,459.41	-2,270.34	-5,406.12	-1,846.12	-7,428.14	-5,097.47	-4,746.37	-2,597.22	-6,663.60	-4,707.16	-5,126.85	-48,159.81
5600 Office Expense (non-posting)													
5601 Office supplies	0.00	0.00	0.00	-24.89	0.00	0.00	0.00	0.00	0.00	-10.48	-19.30	-10.48	-65.15
5605 Postage & Mail Out	-11.92	0.00	-9.28	-16.00	0.00	-24.31	-18.42	-15.55	0.00	-154.82	-39.38	-48.32	-338.00
5600 Total Office Expense (non-posting)	-11.92	0.00	-9.28	-40.89	0.00	-24.31	-18.42	-15.55	0.00	-165.30	-58.68	-58.80	-403.15
5800 Other Expenses													
5801 Bank Fees	0.00	-5.00	-5.00	-5.00	-5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-20.00
5800 Total Other Expenses	0.00	-5.00	-5.00	-5.00	-5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-20.00
TOTAL EXPENSE	-2,282.93	-13,586.74	-10,488.82	-14,512.01	-3,981.12	-14,467.33	-7,813.33	-7,916.01	-5,294.66	-13,154.09	-7,463.28	-8,739.09	-109,699.41
Net Income	-497.21	-10,834.39	-6,744.93	-8,917.70	-825.89	-10,881.10	-3,995.20	-4,182.72	-855.81	45,907.58	-1,548.84	-2,874.14	-6,250.35
Adjustments to reconcile Net Income to net cash provided by operations													
1100 Accounts Receivable	-347.15	558.69	-1,214.73	-1,159.46	489.86	81.32	1,169.37	51.75	7,225.66	-24,405.30	14,619.92	3,699.23	769.16
1202 Pass-through	-30.41	608.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	577.84
2000 Accounts Payable	-648.45	-2,977.57	924.12	28.63	2,288.34	7,330.62	-9,615.69	6,875.26	-2,317.66	-4,557.60	7,074.69	1,283.52	5,688.21
Net cash provided by Operating Activities	-1,523.22	-12,645.02	-7,035.54	-10,048.53	1,952.31	-3,469.16	-12,441.52	2,744.29	4,052.19	16,944.68	20,145.77	2,108.61	784.86
INVESTING ACTIVITIES													
OTHER ASSET													
1800 Utility Deposits	100.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
TOTAL OTHER ASSET	100.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Net cash provided by Investing Activities	100.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
FINANCING ACTIVITIES													
LONG TERM LIABILITY													
2200 Notes Payable													
2201 N/P BV Southern Pointe	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
2200 Total Notes Payable	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
TOTAL LONG TERM LIABILITY	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
Net cash provided by Financing Activities	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00

	<u>APR 20</u>	<u>MAY 20</u>	<u>JUN 20</u>	<u>JUL 20</u>	<u>AUG 20</u>	<u>SEP 20</u>	<u>OCT 20</u>	<u>NOV 20</u>	<u>DEC 20</u>	<u>JAN 21</u>	<u>FEB 21</u>	<u>MAR 21</u>	<u>TOTAL</u>
Net cash increase for period	-1,423.22	-12,645.02	-6,985.54	-10,048.53	1,952.31	26,530.84	-12,441.52	2,744.29	4,052.19	16,944.68	20,145.77	2,108.61	30,934.86
Cash at beginning of period	39,267.66	37,844.44	25,199.42	18,213.88	8,165.35	10,117.66	36,648.50	24,206.98	26,951.27	31,003.46	47,948.14	68,093.91	39,267.66
Cash at end of period	<u>37,844.44</u>	<u>25,199.42</u>	<u>18,213.88</u>	<u>8,165.35</u>	<u>10,117.66</u>	<u>36,648.50</u>	<u>24,206.98</u>	<u>26,951.27</u>	<u>31,003.46</u>	<u>47,948.14</u>	<u>68,093.91</u>	<u>70,202.52</u>	<u>70,202.52</u>

Actual/Budget Fiscal Year Analysis

HOA: Southern Pointe Homeowners Association

Analysis for Fiscal Year 01/01/21 - 12/31/21 (accrual basis) as of As of 03/31/21

	Actual			Budget								REVISED TOTAL	ORIGINAL BUDGET	
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21			DEC 21
ASSETS														
Bank														
1000 Operating 7103	45,333.14	67,362.53	67,556.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,556.93	0.00
Total Bank	45,333.14	67,362.53	67,556.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,556.93	0.00
Accounts Receivable														
1100 Accounts Receivable	17,851.22	3,231.30	-467.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-467.93	0.00
Total Accounts Receivable	17,851.22	3,231.30	-467.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-467.93	0.00
Other Current Asset														
1200 Undeposited Funds	2,615.00	731.38	2,645.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,645.59	0.00
Total Other Current Asset	2,615.00	731.38	2,645.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,645.59	0.00
Other Asset														
1800 Utility Deposits	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00
Total Other Asset	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00
TOTAL ASSETS	65,899.36	71,425.21	69,834.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,834.59	0.00
LIABILITIES & EQUITY														
Liabilities														
Accounts Payable														
2000 Accounts Payable	-730.00	6,344.69	7,628.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,628.21	0.00
Total Accounts Payable	-730.00	6,344.69	7,628.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,628.21	0.00
Long Term Liability														
2200 Notes Payable														
2201 N/P BV Southern Poi	42,000.00	42,000.00	42,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,000.00	0.00
2200 Total Notes Payable	42,000.00	42,000.00	42,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,000.00	0.00
Total Long Term Liability	42,000.00	42,000.00	42,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,000.00	0.00
Total Liabilities	41,270.00	48,344.69	49,628.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,628.21	0.00
Equity														
Equity														
Prior Net Income	0.00	45,907.58	44,358.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,358.74	0.00
3001 Retained Earnings	-21,278.22	-21,278.22	-21,278.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-21,278.22	0.00
Total Equity	-21,278.22	24,629.36	23,080.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,080.52	0.00
Income														
4100 HOA Income (non-posti														
4102 Transfer Fees	180.00	160.00	210.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,900.00	1,800.00
4110 Annual Dues Income														
4111 Builder Dues	18,023.97	-629.45	-1,172.60	1,250.00	1,125.00	1,000.00	875.00	750.00	625.00	500.00	250.00	125.00	22,721.92	32,875.00
4112 Homeowner Dues	36,947.25	2,191.76	2,317.39	1,250.00	1,125.00	1,000.00	875.00	750.00	625.00	500.00	250.00	125.00	47,956.40	35,875.00
4110 Total Annual Dues	54,971.22	1,562.31	1,144.79	2,500.00	2,250.00	2,000.00	1,750.00	1,500.00	1,250.00	1,000.00	500.00	250.00	70,678.32	68,750.00

	Actual				Budget								REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21		
4100 Total HOA Income (n	55,151.22	1,722.31	1,354.79	2,650.00	2,400.00	2,150.00	1,900.00	1,650.00	1,400.00	1,150.00	650.00	400.00	72,578.32	70,550.00
4150 Utility Income (non-post														
4151 Fiber Connection	2,119.33	2,272.49	2,445.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,837.47	0.00
4152 Trash Service	1,791.12	1,919.64	2,064.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,775.27	0.00
4150 Total Utility Income (r	3,910.45	4,192.13	4,510.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,612.74	0.00
Total Income	59,061.67	5,914.44	5,864.95	2,650.00	2,400.00	2,150.00	1,900.00	1,650.00	1,400.00	1,150.00	650.00	400.00	85,191.06	70,550.00
Expense														
5000 HOA Mgmt/Assoc. Serv	730.00	730.00	1,465.00	810.00	835.00	860.00	885.00	910.00	935.00	960.00	985.00	1,010.00	11,115.00	10,470.00
5030 Grounds Maintenance (i														
5031 Irrigation Repair	0.00	0.00	0.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,250.00	3,000.00
5032 Landscape & Turf Ma	5,417.44	1,967.44	1,967.44	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	2,800.00	1,400.00	1,400.00	40,152.32	36,400.00
5034 Repairs & Maintenan	0.00	0.00	0.00	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	1,499.99	2,000.00
5030 Total Grounds Mainte	5,417.44	1,967.44	1,967.44	4,616.67	4,616.67	4,616.67	4,616.67	4,616.67	4,616.66	3,216.66	1,816.66	1,816.66	43,902.31	41,400.00
5070 Insurance Expense (nor														
5073 Directors & Officers	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
5076 Commercial Package	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	1,300.00
5070 Total Insurance Expe	0.00	0.00	0.00	0.00	0.00	2,800.00	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00	2,800.00
5080 Legal and Other Profes														
5081 Accounting Fees	0.00	0.00	0.00	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	749.98	1,000.00
5082 Legal Fees	0.00	0.00	0.00	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	749.98	1,000.00
5080 Other Legal and Othe	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00
5080 Total Legal and Othe	175.00	0.00	0.00	166.68	166.66	166.66	166.66	166.66	166.66	166.66	166.66	166.66	1,674.96	2,000.00
5200 Supplies Expense	0.00	0.00	121.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121.00	0.00
5300 Taxes Expense (non-po														
5301 Property Taxes	2.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.75	0.00
5300 Total Taxes Expense	2.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.75	0.00
5400 Utilities Expense (non-p														
5401 Electric	284.31	280.19	272.48	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,816.98	2,640.00
5402 Sprinkler	270.10	108.40	108.40	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	4,536.90	5,400.00
5404 Fiber Connection	4,284.19	2,468.57	2,670.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,423.73	0.00
5405 Trash Service	1,825.00	1,850.00	2,075.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,750.00	0.00
5400 Total Utilities Expen	6,663.60	4,707.16	5,126.85	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	670.00	22,527.61	8,040.00
5600 Office Expense (non-po														
5601 Office supplies	10.48	19.30	10.48	8.34	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	115.24	100.00
5603 Events	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00	0.00	3,000.00	4,500.00
5605 Postage & Mail Out	154.82	39.38	48.32	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	617.51	500.00
5600 Total Office Expense	165.30	58.68	58.80	50.01	50.00	1,550.00	50.00	50.00	49.99	1,549.99	49.99	49.99	3,732.75	5,100.00
5800 Other Expenses														
5801 Bank Fees	0.00	0.00	0.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	45.00	60.00
5800 Total Other Expenses	0.00	0.00	0.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	45.00	60.00

	Actual			Budget								REVISED TOTAL	ORIGINAL BUDGET	
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21			DEC 21
Total Expense	13,154.09	7,463.28	8,739.09	6,318.36	6,343.33	10,668.33	6,393.33	6,418.33	6,443.31	6,568.31	3,693.31	3,718.31	85,921.38	69,870.00
Total Equity	24,629.36	23,080.52	20,206.38	-3,668.36	-3,943.33	-8,518.33	-4,493.33	-4,768.33	-5,043.31	-5,418.31	-3,043.31	-3,318.31	22,350.20	140,420.00
TOTAL LIABILITIES & EC	65,899.36	71,425.21	69,834.59	-3,668.36	-3,943.33	-8,518.33	-4,493.33	-4,768.33	-5,043.31	-5,418.31	-3,043.31	-3,318.31	71,978.41	140,420.00