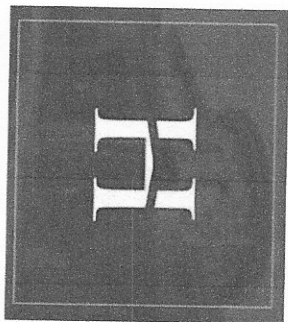


Nature Pointe Homeowners Association Inc.

Financial Statement Period Ending: March 31, 2019



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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NATURE POINTE HOMEOWNERS ASSOCIATION INC
BALANCE SHEET

3/31/2019

Assets	Operating	Reserve	Total
CASH			
1010 - Alliance Operating Checking - 584	\$20,909.31		\$20,909.31
1011 - Alliance Payroll - 943	\$1,619.49		\$1,619.49
1012 - Alliance Wedding - 531	\$103,480.95		\$103,480.95
1020 - Alliance ACC - 415	\$18,066.95		\$18,066.95
1025 - Alliance Debit Card Maintenance-565	\$2,456.91		\$2,456.91
1030 - Alliance Debit Card Wedding-304	\$2,314.82		\$2,314.82
1035 - Alliance Debit Card Board-583	\$760.49		\$760.49
1050 - Alliance Reserve Money Market - 003		\$20,340.64	\$20,340.64
1056 - Alliance Res CD-328(1/14/22)2.71%		\$53,767.76	\$53,767.76
1057 - Alliance Res CD-524(1/14/22)2.71%		\$53,767.76	\$53,767.76
1058 - Alliance Res CD-830(1/14/22)2.71%		\$53,767.76	\$53,767.76
1059 - Alliance Res CD-859(1/14/22)2.71%		\$53,767.76	\$53,767.76
Total CASH	<u>\$149,608.92</u>	<u>\$235,411.66</u>	<u>\$385,020.60</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$7,770.99		\$7,770.99
1215 - A/R Rent	\$760.00		\$760.00
1240 - A/R Late Fees/Interest	\$489.64		\$489.64
1250 - A/R Collection Fees	\$540.00		\$540.00
1260 - A/R Rent	\$190.00		\$190.00
1280 - A/R Other	\$240.99		\$240.99
Total ACCOUNTS RECEIVABLE	<u>\$9,991.62</u>		<u>\$9,991.62</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$2,161.10		\$2,161.10
Total OTHER ASSETS	<u>\$2,161.10</u>		<u>\$2,161.10</u>

NATURE POINTE HOMEOWNERS ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2019 - 3/31/2019

Accounts	3/1/2019 - 3/31/2019		1/1/2019 - 3/31/2019		Annual Budget		Remaining Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME								
4100 - Homeowner Assessments	\$9,850.00	\$10,250.00	(\$400.00)	\$29,550.00	\$30,750.00	(\$1,200.00)	\$126,600.00	\$97,050.00
4330 - Late Fees	\$100.00	\$0.00	\$100.00	\$350.00	\$0.00	\$350.00	\$0.00	(\$350.00)
4350 - Lien/Collection Fees	(\$15.00)	\$0.00	(\$15.00)	\$480.00	\$0.00	\$480.00	\$0.00	(\$480.00)
4550 - Gate Remotes	\$0.00	\$25.00	(\$25.00)	\$0.00	\$25.00	(\$25.00)	\$100.00	\$100.00
4600 - Interest Income	\$18.32	\$375.00	(\$356.68)	\$49.09	\$1,125.00	(\$1,075.91)	\$4,500.00	\$4,450.91
4750 - Clubhouse Apartment Rent	\$950.00	\$950.00	\$0.00	\$2,850.00	\$2,850.00	\$0.00	\$11,400.00	\$8,550.00
4751 - Shop Apartment Rent	\$760.00	\$760.00	\$0.00	\$2,280.00	\$2,280.00	\$0.00	\$9,120.00	\$6,840.00
4780 - HOA Member Events	\$606.00	\$0.00	\$606.00	\$654.00	\$0.00	\$654.00	\$250.00	(\$404.00)
Total INCOME	\$12,269.32	\$12,360.00	(\$90.68)	\$36,213.09	\$37,030.00	(\$816.91)	\$151,970.00	\$115,756.91
TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	\$3,833.34	\$0.00	\$3,833.34	\$0.00	\$0.00	\$0.00	(\$23,000.00)	(\$23,000.00)
Total TRANSFER BETWEEN FUNDS	\$3,833.34	\$0.00	\$3,833.34	\$0.00	\$0.00	\$0.00	(\$23,000.00)	(\$23,000.00)
WEDDING INCOME								
4760 - OSUG Weddings	\$23,000.00	\$6,200.00	\$16,800.00	\$30,300.00	\$11,500.00	\$18,800.00	\$235,000.00	\$204,700.00
4770 - OSUG Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
4775 - OSUG Event Equipment Rental	\$0.00	\$0.00	\$0.00	\$277.50	\$0.00	\$277.50	\$12,000.00	\$11,722.50
Total WEDDING INCOME	\$23,000.00	\$6,200.00	\$16,800.00	\$30,577.50	\$11,500.00	\$19,077.50	\$249,500.00	\$218,922.50
Total Income	\$39,102.66	\$18,560.00	\$20,542.66	\$66,790.59	\$48,530.00	\$18,260.59	\$378,470.00	\$311,679.41
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,900.00	\$1,900.00
5200 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
5250 - Bank Charges	\$0.00	\$25.00	(\$25.00)	\$20.00	\$25.00	(\$5.00)	\$100.00	\$80.00
5400 - Insurance	\$2,161.10	\$2,166.67	(\$5.57)	\$6,483.30	\$6,500.01	(\$16.71)	\$26,000.00	\$19,516.70

NATURE POINTE HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Operating
3/1/2019 - 3/31/2019

Accounts	3/1/2019 - 3/31/2019				1/1/2019 - 3/31/2019				Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget		
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	
5530 - Lien/Collection Costs	\$330.00	\$0.00	(\$330.00)	\$330.00	\$0.00	(\$330.00)	\$0.00	\$0.00	(\$330.00)	
5600 - Management Fees	\$1,726.00	\$1,720.00	(\$6.00)	\$5,178.00	\$5,160.00	(\$18.00)	\$20,640.00	\$15,462.00	\$5,178.00	
5800 - Office Supplies	\$46.34	\$125.00	\$78.66	\$113.76	\$125.00	\$11.24	\$500.00	\$386.24	\$113.76	
5810 - Postage	\$66.58	\$75.00	\$8.42	\$152.21	\$225.00	\$72.79	\$900.00	\$747.79	\$152.21	
5820 - Printing	\$360.03	\$208.33	(\$151.70)	\$575.99	\$624.99	\$49.00	\$2,500.00	\$1,924.01	\$575.99	
5860 - HOA Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$0.00	
5900 - Website	\$0.00	\$0.00	\$0.00	\$339.38	\$0.00	(\$339.38)	\$0.00	\$0.00	(\$339.38)	
8280 - Corporation Commission	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$0.00	\$0.00	(\$10.00)	
Total ADMINISTRATIVE	\$4,700.05	\$4,320.00	(\$380.05)	\$13,202.64	\$12,660.00	(\$542.64)	\$55,990.00	\$42,787.36	\$13,202.64	
CONTRACT SERVICES										
6200 - Janitorial/Cleaning Services	\$711.98	\$1,544.42	\$832.44	\$2,135.94	\$4,633.26	\$2,497.32	\$18,533.00	\$16,397.06	\$2,135.94	
6300 - Landscape Maintenance	\$1,078.75	\$1,161.00	\$82.25	\$3,236.25	\$3,483.00	\$246.75	\$13,932.00	\$10,695.75	\$3,236.25	
6600 - Snow Removal	\$180.00	\$0.00	(\$180.00)	\$778.85	\$400.00	(\$378.85)	\$800.00	\$21.15	\$778.85	
Total CONTRACT SERVICES	\$1,970.73	\$2,705.42	\$734.69	\$6,151.04	\$8,516.26	\$2,365.22	\$33,265.00	\$27,113.96	\$2,365.22	
MAINTENANCE										
6080 - Firewise	\$134.84	\$0.00	(\$134.84)	\$134.84	\$0.00	(\$134.84)	\$0.00	\$0.00	(\$134.84)	
6100 - Gate Maintenance	\$0.00	\$0.00	\$0.00	\$137.54	\$0.00	(\$137.54)	\$0.00	\$0.00	(\$137.54)	
6310 - Landscape Supplies/Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$700.00	\$0.00	
6340 - Grounds Maintenance Services	\$1,555.27	\$125.00	(\$1,430.27)	\$2,631.01	\$375.00	(\$2,256.01)	\$1,500.00	(\$1,131.01)	\$375.00	
6345 - Grounds Maintenance - Payroll	\$8,335.20	\$2,408.33	(\$5,926.87)	\$8,335.20	\$7,224.99	(\$1,110.21)	\$28,900.00	\$20,564.80	\$8,335.20	
6346 - Grounds Maintenance - Payroll Taxes	\$696.98	\$250.00	(\$446.98)	\$696.98	\$750.00	\$53.02	\$3,000.00	\$2,303.02	\$696.98	
6347 - Grounds Maintenance - Payroll Accounting Fees	\$376.84	\$101.25	(\$275.59)	\$376.84	\$303.75	(\$73.09)	\$1,215.00	\$838.16	\$376.84	
6350 - Building Small Equipment & Furnishings	\$0.00	\$125.00	\$125.00	\$750.00	\$125.00	(\$625.00)	\$500.00	(\$250.00)	\$750.00	
6505 - Building Maintenance Supplies	\$0.00	\$500.00	\$500.00	\$848.50	\$1,500.00	\$651.50	\$6,000.00	\$5,151.50	\$848.50	
6510 - Repairs & Maintenance: Buildings	\$1,663.75	\$1,000.00	(\$663.75)	\$2,163.75	\$3,000.00	\$836.25	\$12,000.00	\$9,836.25	\$2,163.75	
6511 - Repairs & Maintenance: Equipment	\$0.00	\$1,625.00	\$1,625.00	\$1,530.27	\$1,625.00	\$94.73	\$2,000.00	\$469.73	\$1,530.27	
6520 - Repairs & Maintenance: Fence/Gate	\$0.00	\$0.00	\$0.00	\$234.63	\$0.00	(\$234.63)	\$0.00	(\$234.63)	\$234.63	

NATURE POINTE HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Operating
3/1/2019 - 3/31/2019

Accounts	3/1/2019 - 3/31/2019		1/1/2019 - 3/31/2019		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual		
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$0.00	\$0.00	\$1,088.30	\$0.00	(\$1,088.30)
Total MAINTENANCE	\$12,762.88	\$6,134.58	(\$6,628.30)	\$18,927.86	\$14,903.74	(\$4,024.12)
Total	\$55,815.00	\$36,887.14				
POOL/SPA/CLUBHOUSE						
6450 - Pool Maintenance	\$0.00	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00
6453 - Pool Equipment	\$0.00	\$208.33	\$208.33	\$0.00	\$624.99	\$624.99
6455 - Pool Repairs	\$95.00	\$0.00	(\$95.00)	\$95.00	\$0.00	(\$95.00)
6460 - Pool Supplies	(\$33.68)	\$208.33	\$242.01	\$2,362.32	\$624.99	(\$1,737.33)
6680 - Clubhouse Supplies	\$0.00	\$208.33	\$208.33	\$2,400.73	\$624.99	(\$1,775.74)
Total POOL/SPA/CLUBHOUSE	\$61.32	\$874.99	\$813.67	\$4,858.05	\$2,624.97	(\$2,233.08)
UTILITIES						
7100 - Electricity	\$1,517.83	\$1,583.33	\$65.50	\$5,980.10	\$4,749.99	(\$1,230.11)
7300 - Gas	\$1,747.02	\$2,000.00	\$252.98	\$5,455.18	\$6,000.00	\$544.82
7510 - Telephone - Gates	\$15.85	\$0.00	(\$15.85)	\$47.55	\$0.00	(\$47.55)
7550 - Trash/Sanitation	\$210.38	\$250.00	\$39.62	\$210.38	\$250.00	\$39.62
7900 - Water/Sewer	\$611.46	\$500.00	(\$111.46)	\$1,490.27	\$1,500.00	\$9.73
Total UTILITIES	\$4,102.54	\$4,333.33	\$230.79	\$13,183.48	\$12,499.99	(\$683.49)
WEDDING EXPENSES						
5120 - Advertising	\$758.08	\$1,000.00	\$241.92	\$2,862.11	\$10,100.00	\$7,237.89
5300 - Dues & Subscriptions	\$407.12	\$275.00	(\$132.12)	\$2,152.52	\$275.00	(\$1,877.52)
5401 - Workers Comp Insurance	\$0.00	\$625.58	\$625.58	\$2,486.78	\$1,876.74	(\$610.04)
5520 - Licenses/Permits	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00
5660 - Auto/Mileage	\$0.00	\$75.00	\$75.00	\$277.55	\$225.00	(\$52.55)
5710 - Payroll Accounting Fees	(\$115.85)	\$337.92	\$453.77	\$737.89	\$1,013.76	\$275.87
5720 - Payroll Taxes	(\$183.92)	\$2,887.00	\$3,070.92	\$1,177.91	\$8,661.00	\$7,483.09
5730 - Salaries & Wages	(\$707.01)	\$4,915.00	\$5,622.01	\$14,937.91	\$14,745.00	(\$192.91)
5734 - Staff Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5740 - OSUG Event Expenses	(\$1,377.88)	\$300.00	\$1,677.88	\$7,855.15	\$900.00	(\$6,955.15)
Total	\$24,316.52	\$37,500.00	\$13,183.48	\$121,000.00	\$121,000.00	\$0.00

NATURE POINTE HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Operating
3/1/2019 - 3/31/2019

Accounts	3/1/2019 - 3/31/2019				1/1/2019 - 3/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
7060 - XM Sirius Radio	\$0.00	\$62.50	\$62.50	\$0.00	\$187.50	\$187.50	\$750.00	\$750.00
7500 - Telephone	\$313.31	\$333.33	\$20.02	\$876.07	\$999.99	\$123.92	\$4,000.00	\$3,123.93
Total WEDDING EXPENSES	(\$906.15)	\$10,936.33	\$11,842.48	\$33,363.89	\$39,108.99	\$5,745.10	\$185,286.00	\$151,922.11
Total Expense	\$22,691.37	\$29,304.65	\$6,613.28	\$89,686.96	\$90,313.95	\$626.99	\$378,356.00	\$288,669.04
Operating Net Income	\$16,411.29	(\$10,744.65)	\$27,155.94	(\$22,896.37)	(\$41,783.95)	\$18,887.58	\$114.00	\$23,010.37