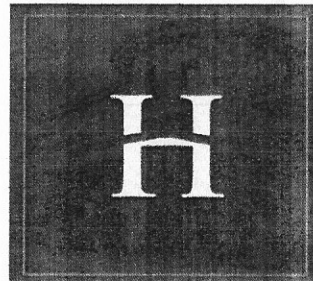


Nature Pointe Homeowners Association Inc.

Financial Statement Period Ending: March 31, 2019



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

8700-A Education Pl. NW
Albuquerque, NM 87114
505-888-4479
800-447-3838
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Fiscal Year End: December 31

Accounting Method: Accrual

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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	\$149,608.92	\$235,411.68	\$385,020.60
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	\$9,991.62		\$9,991.62
OTHER ASSETS			
1610 - Prepaid Insurance	\$2,161.10		\$2,161.10
Total OTHER ASSETS	\$2,161.10		\$2,161.10

NATURE POINTE HOMEOWNERS ASSOCIATION INC

BALANCE SHEET

3/31/2019

	Operating	Reserve	Total
FIXED ASSETS			
1800 - Equipment	\$8,342.88		\$8,342.88
1810 - Furniture & Fixtures	\$2,250.93		\$2,250.93
1820 - Clubhouse	\$5,544,992.58		\$5,544,992.58
1830 - Clubhouse Land	\$200,000.00		\$200,000.00
1840 - HOA Shop	\$200,000.00		\$200,000.00
1850 - Vehicles	\$2,000.00		\$2,000.00
1890 - Accumulated Depreciation	(\$1,944.00)		(\$1,944.00)
Total FIXED ASSETS	\$5,955,642.39		\$5,955,642.39
Assets Total	\$6,117,404.03	\$235,411.68	\$6,352,815.71
Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$7,609.12		\$7,609.12
2200 - Accounts Payable	\$7,027.12		\$7,027.12
2600 - ACC Payable	\$15,000.00		\$15,000.00
2700 - Unearned Wedding Income	\$118,088.75		\$118,088.75
2750 - Wedding Deposits	\$20,287.12		\$20,287.12
2850 - GRT Payable	\$4,242.81		\$4,242.81
Total LIABILITIES	\$172,254.92		\$172,254.92
EQUITY			
3200 - Operating Equity	\$5,968,045.48		\$5,968,045.48
3500 - Reserve Equity		\$234,439.03	\$234,439.03
Total EQUITY	\$5,968,045.48	\$234,439.03	\$6,202,484.51
Net Income	(\$22,896.37)	\$972.65	(\$21,923.72)
Liabilities and Equity Total	\$6,117,404.03	\$235,411.68	\$6,352,815.71

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								
<u>INCOME</u>								
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)
<u>Total INCOME</u>	\$12,269.32	\$12,360.00	(\$90.68)	\$36,213.09	\$37,030.00	(\$816.91)	\$151,970.00	\$115,756.91
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	\$3,833.34	\$0.00	\$3,833.34	\$0.00	\$0.00	\$0.00	(\$23,000.00)	(\$23,000.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	\$3,833.34	\$0.00	\$3,833.34	\$0.00	\$0.00	\$0.00	(\$23,000.00)	(\$23,000.00)
<u>WEDDING INCOME</u>								
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
<u>Total WEDDING INCOME</u>	\$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
Expense								
<u>ADMINISTRATIVE</u>								
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		
5500 - Legal Fees	\$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	(\$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
5800 - Office Supplies	\$46.34	\$125.00	\$78.66	\$113.76	\$125.00	\$11.24	\$500.00	\$386.24
5810 - Postage	\$66.58	\$75.00	\$8.42	\$152.21	\$225.00	\$72.79	\$900.00	\$747.79
5820 - Printing	\$360.03	\$208.33	(\$151.70)	\$575.99	\$624.99	\$49.00	\$2,500.00	\$1,924.01
5860 - HOA Events	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00
5900 - Website	\$0.00	\$0.00	\$0.00	\$339.38	\$0.00	(\$339.38)	\$0.00	(\$339.38)
8280 - Corporation Commission	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$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
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
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
6600 - Snow Removal	\$180.00	\$0.00	(\$180.00)	\$778.85	\$400.00	(\$378.85)	\$800.00	\$21.15
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
MAINTENANCE								
6080 - Firewise	\$134.84	\$0.00	(\$134.84)	\$134.84	\$0.00	(\$134.84)	\$0.00	(\$134.84)
6100 - Gate Maintenance	\$0.00	\$0.00	\$0.00	\$137.54	\$0.00	(\$137.54)	\$0.00	(\$137.54)
6310 - Landscape Supplies/Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$700.00
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)
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
6346 - Grounds Maintenance - Payroll Taxes	\$696.98	\$250.00	(\$446.98)	\$696.98	\$750.00	\$53.02	\$3,000.00	\$2,303.02
6347 - Grounds Maintenance - Payroll Accounting Fees	\$376.84	\$101.25	(\$275.59)	\$376.84	\$303.75	(\$73.09)	\$1,215.00	\$838.16
6350 - Building Small Equipment & Furnishings	\$0.00	\$125.00	\$125.00	\$750.00	\$125.00	(\$625.00)	\$500.00	(\$250.00)
6505 - Building Maintenance Supplies	\$0.00	\$500.00	\$500.00	\$848.50	\$1,500.00	\$651.50	\$6,000.00	\$5,151.50
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
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
6520 - Repairs & Maintenance: Fence/Gate	\$0.00	\$0.00	\$0.00	\$234.63	\$0.00	(\$234.63)	\$0.00	(\$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	Budget	Variance		
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$0.00	\$0.00	\$1,088.30	\$0.00	(\$1,088.30)	\$0.00	(\$1,088.30)
<u>Total MAINTENANCE</u>	\$12,762.88	\$6,134.58	(\$6,628.30)	\$18,927.86	\$14,903.74	(\$4,024.12)	\$55,815.00	\$36,887.14
<u>POOL/SPA/CLUBHOUSE</u>								
6450 - Pool Maintenance	\$0.00	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00	\$3,000.00	\$3,000.00
6453 - Pool Equipment	\$0.00	\$208.33	\$208.33	\$0.00	\$624.99	\$624.99	\$2,500.00	\$2,500.00
6455 - Pool Repairs	\$95.00	\$0.00	(\$95.00)	\$95.00	\$0.00	(\$95.00)	\$0.00	(\$95.00)
6460 - Pool Supplies	(\$33.68)	\$208.33	\$242.01	\$2,362.32	\$624.99	(\$1,737.33)	\$2,500.00	\$137.68
6680 - Clubhouse Supplies	\$0.00	\$208.33	\$208.33	\$2,400.73	\$624.99	(\$1,775.74)	\$2,500.00	\$99.27
<u>Total POOL/SPA/CLUBHOUSE</u>	\$61.32	\$874.99	\$813.67	\$4,858.05	\$2,624.97	(\$2,233.08)	\$10,500.00	\$5,641.95
<u>UTILITIES</u>								
7100 - Electricity	\$1,517.83	\$1,583.33	\$65.50	\$5,980.10	\$4,749.99	(\$1,230.11)	\$19,000.00	\$13,019.90
7300 - Gas	\$1,747.02	\$2,000.00	\$252.98	\$5,455.18	\$6,000.00	\$544.82	\$11,500.00	\$6,044.82
7510 - Telephone - Gates	\$15.85	\$0.00	(\$15.85)	\$47.55	\$0.00	(\$47.55)	\$0.00	(\$47.55)
7550 - Trash/Sanitation	\$210.38	\$250.00	\$39.62	\$210.38	\$250.00	\$39.62	\$1,000.00	\$789.62
7900 - Water/Sewer	\$611.46	\$500.00	(\$111.46)	\$1,490.27	\$1,500.00	\$9.73	\$6,000.00	\$4,509.73
<u>Total UTILITIES</u>	\$4,102.54	\$4,333.33	\$230.79	\$13,183.48	\$12,499.99	(\$683.49)	\$37,500.00	\$24,316.52
<u>WEDDING EXPENSES</u>								
5120 - Advertising	\$758.08	\$1,000.00	\$241.92	\$2,862.11	\$10,100.00	\$7,237.89	\$23,000.00	\$20,137.89
5300 - Dues & Subscriptions	\$407.12	\$275.00	(\$132.12)	\$2,152.52	\$275.00	(\$1,877.52)	\$1,100.00	(\$1,052.52)
5401 - Workers Comp Insurance	\$0.00	\$625.58	\$625.58	\$2,486.78	\$1,876.74	(\$610.04)	\$7,507.00	\$5,020.22
5520 - Licenses/Permits	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$500.00	\$500.00
5660 - Auto/Mileage	\$0.00	\$75.00	\$75.00	\$277.55	\$225.00	(\$52.55)	\$900.00	\$622.45
5710 - Payroll Accounting Fees	(\$115.85)	\$337.92	\$453.77	\$737.89	\$1,013.76	\$275.87	\$4,055.00	\$3,317.11
5720 - Payroll Taxes	(\$183.92)	\$2,887.00	\$3,070.92	\$1,177.91	\$8,661.00	\$7,483.09	\$34,644.00	\$33,466.09
5730 - Salaries & Wages	(\$707.01)	\$4,915.00	\$5,622.01	\$14,937.91	\$14,745.00	(\$192.91)	\$96,580.00	\$81,642.09
5734 - Staff Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00
5740 - OSUG Event Expenses	(\$1,377.88)	\$300.00	\$1,677.88	\$7,855.15	\$900.00	(\$6,955.15)	\$12,000.00	\$4,144.85

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		
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
<u>Total WEDDING EXPENSES</u>	(\$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

NATURE POINTE HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Reserve
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		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$450.48	\$0.00	\$450.48	\$972.65	\$0.00	\$972.65	\$0.00	(\$972.65)
<u>Total INCOME</u>	\$450.48	\$0.00	\$450.48	\$972.65	\$0.00	\$972.65	\$0.00	(\$972.65)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	(\$3,833.34)	\$0.00	(\$3,833.34)	\$0.00	\$0.00	\$0.00	\$23,000.00	\$23,000.00
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$3,833.34)	\$0.00	(\$3,833.34)	\$0.00	\$0.00	\$0.00	\$23,000.00	\$23,000.00
Total Reserve Income	(\$3,382.86)	\$0.00	(\$3,382.86)	\$972.65	\$0.00	\$972.65	\$23,000.00	\$22,027.35
Reserve Net Income	(\$3,382.86)	\$0.00	(\$3,382.86)	\$972.65	\$0.00	\$972.65	\$23,000.00	\$22,027.35