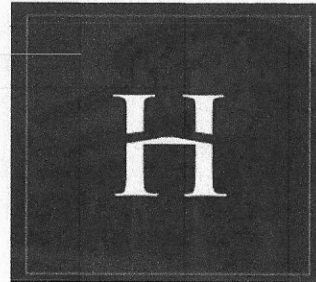


Nature Pointe Homeowners Association Inc.

Financial Statement Period Ending: December 31, 2018



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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Albuquerque, NM 87114
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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****12/31/2018**

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking - 584	\$57,009.05		\$57,009.05
1011 - Alliance Payroll - 943	\$2,112.09		\$2,112.09
1012 - Alliance Wedding - 531	\$25,669.35		\$25,669.35
1020 - Alliance ACC - 415	\$18,039.06		\$18,039.06
1050 - Alliance Reserve Money Market - 003		\$216,302.79	\$216,302.79
1053 - US Bank Holding 8977		\$18,136.24	\$18,136.24
Total CASH	\$102,829.55	\$234,439.03	\$337,268.58
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$9,570.02		\$9,570.02
1215 - A/R Rent	\$760.00		\$760.00
1240 - A/R Late Fees/Interest	\$485.90		\$485.90
1250 - A/R Collection Fees	\$400.00		\$400.00
1260 - A/R Rent	\$950.00		\$950.00
1280 - A/R Other	\$240.99		\$240.99
Total ACCOUNTS RECEIVABLE	\$12,406.91		\$12,406.91
OTHER ASSETS			
1610 - Prepaid Insurance	\$8,644.40		\$8,644.40
Total OTHER ASSETS	\$8,644.40		\$8,644.40
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)

NATURE POINTE HOMEOWNERS ASSOCIATION INC**Balance Sheet****12/31/2018**

	Operating	Reserve	Total
Total FIXED ASSETS	<u>\$5,955,642.39</u>		<u>\$5,955,642.39</u>
Assets Total	<u>\$6,079,523.25</u>	<u>\$234,439.03</u>	<u>\$6,313,962.28</u>
Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$7,741.41		\$7,741.41
2200 - Accounts Payable	\$21,967.64		\$21,967.64
2250 - Accrued Expenses	\$1,665.56		\$1,665.56
2600 - ACC Payable	\$15,000.00		\$15,000.00
2700 - Unearned Wedding Income	\$37,573.23		\$37,573.23
2750 - Wedding Deposits	\$20,287.12		\$20,287.12
2850 - GRT Payable	\$4,242.81		\$4,242.81
Total LIABILITIES	<u>\$108,477.77</u>		<u>\$108,477.77</u>
EQUITY			
3200 - Operating Equity	\$6,001,113.33		\$6,001,113.33
3500 - Reserve Equity		\$251,980.00	\$251,980.00
Total EQUITY	<u>\$6,001,113.33</u>	<u>\$251,980.00</u>	<u>\$6,253,093.33</u>
Net Income	<u>(\$30,067.85)</u>	<u>(\$17,540.97)</u>	<u>(\$47,608.82)</u>
Liabilities and Equity Total	<u>\$6,079,523.25</u>	<u>\$234,439.03</u>	<u>\$6,313,962.28</u>

NATURE POINTE HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Operating
12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$9,700.00	\$9,600.00	\$100.00	\$112,985.00	\$115,200.00	(\$2,215.00)	\$115,200.00	\$2,215.00
4310 - Assessment Interest	\$0.00	\$0.00	\$0.00	\$6.05	\$0.00	\$6.05	\$0.00	(\$6.05)
4330 - Late Fees	\$200.00	\$0.00	\$200.00	\$500.00	\$0.00	\$500.00	\$0.00	(\$500.00)
4350 - Lien/Collection Fees	\$200.00	\$0.00	\$200.00	\$540.00	\$0.00	\$540.00	\$0.00	(\$540.00)
4410 - Architectural Review Fees	\$0.00	\$50.00	(\$50.00)	\$300.00	\$600.00	(\$300.00)	\$600.00	\$300.00
4550 - Gate Remotes	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	(\$50.00)
4600 - Interest Income	\$15.38	\$0.00	\$15.38	\$136.28	\$0.00	\$136.28	\$0.00	(\$136.28)
4750 - Clubhouse Apartment Rent	\$950.00	\$950.00	\$0.00	\$11,250.00	\$11,400.00	(\$150.00)	\$11,400.00	\$150.00
4751 - Shop Apartment Rent	\$760.00	\$760.00	\$0.00	\$9,120.00	\$9,120.00	\$0.00	\$9,120.00	\$0.00
4780 - HOA Member Events	\$42.00	\$100.00	(\$58.00)	\$158.00	\$1,200.00	(\$1,042.00)	\$1,200.00	\$1,042.00
4785 - HOA Member Weddings	\$0.00	\$250.00	(\$250.00)	\$1,702.34	\$3,000.00	(\$1,297.66)	\$3,000.00	\$1,297.66
4790 - HOA Member Event Equipment Rental	\$0.00	\$33.37	(\$33.37)	\$0.00	\$400.00	(\$400.00)	\$400.00	\$400.00
4900 - Other Income	\$0.00	\$8.37	(\$8.37)	\$35.00	\$100.00	(\$65.00)	\$100.00	\$65.00
<u>Total INCOME</u>	\$11,867.38	\$11,751.74	\$115.64	\$136,782.67	\$141,020.00	(\$4,237.33)	\$141,020.00	\$4,237.33
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	\$0.00	(\$7,044.13)	\$7,044.13	\$0.00	(\$84,530.00)	\$84,530.00	(\$84,530.00)	(\$84,530.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	\$0.00	(\$7,044.13)	\$7,044.13	\$0.00	(\$84,530.00)	\$84,530.00	(\$84,530.00)	(\$84,530.00)
<u>WEDDING INCOME</u>								
4760 - OSUG Weddings	\$15,700.00	\$21,666.74	(\$5,966.74)	\$199,821.50	\$230,000.00	(\$30,178.50)	\$230,000.00	\$30,178.50
4770 - OSUG Events	\$0.00	\$500.00	(\$500.00)	\$9,700.00	\$6,000.00	\$3,700.00	\$6,000.00	(\$3,700.00)
4775 - OSUG Event Equipment Rental	(\$3,950.00)	\$1,666.63	(\$5,616.63)	\$16,930.32	\$20,000.00	(\$3,069.68)	\$20,000.00	\$3,069.68
<u>Total WEDDING INCOME</u>	\$11,750.00	\$23,833.37	(\$12,083.37)	\$226,451.82	\$256,000.00	(\$29,548.18)	\$256,000.00	\$29,548.18
Total Income	\$23,617.38	\$28,540.98	(\$4,923.60)	\$363,234.49	\$312,490.00	\$50,744.49	\$312,490.00	(\$50,744.49)

Expense

NATURE POINTE HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Operating
12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$150.00	\$150.00	\$1,889.27	\$1,800.00	(\$89.27)	\$1,800.00	(\$89.27)
5200 - Bad Debt	\$735.00	\$83.37	(\$651.63)	\$735.00	\$1,000.00	\$265.00	\$1,000.00	\$265.00
5250 - Bank Charges	\$0.00	\$16.63	\$16.63	\$33.83	\$200.00	\$166.17	\$200.00	\$166.17
5350 - Fines & Penalties Expense	\$0.00	\$3.37	\$3.37	\$0.00	\$40.00	\$40.00	\$40.00	\$40.00
5400 - Insurance	(\$2,599.90)	\$2,166.63	\$4,766.53	\$23,349.04	\$26,000.00	\$2,650.96	\$26,000.00	\$2,650.96
5450 - Interest Expense	\$0.00	\$0.00	\$0.00	\$124.05	\$0.00	(\$124.05)	\$0.00	(\$124.05)
5500 - Legal Fees	\$0.00	\$583.37	\$583.37	\$12,839.58	\$7,000.00	(\$5,839.58)	\$7,000.00	(\$5,839.58)
5600 - Management Fees	\$1,726.00	\$1,720.00	(\$6.00)	\$20,676.00	\$20,640.00	(\$36.00)	\$20,640.00	(\$36.00)
5800 - Office Supplies	\$25.97	\$25.00	(\$0.97)	\$238.86	\$300.00	\$61.14	\$300.00	\$61.14
5810 - Postage	\$13.09	\$25.00	\$11.91	\$636.16	\$300.00	(\$336.16)	\$300.00	(\$336.16)
5820 - Printing	\$10.36	\$83.37	\$73.01	\$3,327.49	\$1,000.00	(\$2,327.49)	\$1,000.00	(\$2,327.49)
5860 - HOA Events	\$0.00	\$291.63	\$291.63	\$490.40	\$3,500.00	\$3,009.60	\$3,500.00	\$3,009.60
5950 - Miscellaneous Admin	(\$300.00)	\$8.37	\$308.37	\$1,679.73	\$100.00	(\$1,579.73)	\$100.00	(\$1,579.73)
8830 - Taxes - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$12.00	\$12.00	\$12.00	\$12.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
<u>Total ADMINISTRATIVE</u>	(\$389.48)	\$5,156.74	\$5,546.22	\$66,019.41	\$65,392.00	(\$627.41)	\$65,392.00	(\$627.41)
<u>CONTRACT SERVICES</u>								
6200 - Janitorial/Cleaning Services	\$316.31	\$1,000.00	\$683.69	\$9,499.53	\$12,000.00	\$2,500.47	\$12,000.00	\$2,500.47
6300 - Landscape Maintenance	\$1,078.75	\$625.00	(\$453.75)	\$9,350.80	\$7,500.00	(\$1,850.80)	\$7,500.00	(\$1,850.80)
6600 - Snow Removal	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
<u>Total CONTRACT SERVICES</u>	\$1,395.06	\$1,708.37	\$313.31	\$18,850.33	\$20,500.00	\$1,649.67	\$20,500.00	\$1,649.67
<u>MAINTENANCE</u>								
6080 - Firewise	\$124.06	\$0.00	(\$124.06)	\$387.06	\$0.00	(\$387.06)	\$0.00	(\$387.06)
6100 - Gate Maintenance	\$0.00	\$0.00	\$0.00	\$12.15	\$0.00	(\$12.15)	\$0.00	(\$12.15)
6310 - Landscape Supplies/Labor	\$0.00	\$166.63	\$166.63	\$5,117.99	\$2,000.00	(\$3,117.99)	\$2,000.00	(\$3,117.99)
6330 - Landscape - Other	\$0.00	\$0.00	\$0.00	\$892.53	\$0.00	(\$892.53)	\$0.00	(\$892.53)
6340 - Grounds Maintenance Services	\$1,727.54	\$333.37	(\$1,394.17)	\$24,660.34	\$4,000.00	(\$20,660.34)	\$4,000.00	(\$20,660.34)
6350 - Building Small Equipment & Furnishings	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00

NATURE POINTE HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Operating
12/1/2018 - 12/31/2018

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
6500 - Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$4,560.38	\$0.00	(\$4,560.38)	\$0.00	(\$4,560.38)
6505 - Building Maintenance Supplies	\$1,027.15	\$208.37	(\$818.78)	\$3,235.52	\$2,500.00	(\$735.52)	\$2,500.00	(\$735.52)
6510 - Repairs & Maintenance: Buildings	\$0.00	\$416.63	\$416.63	\$9,003.32	\$5,000.00	(\$4,003.32)	\$5,000.00	(\$4,003.32)
6511 - Repairs & Maintenance: Equipment	\$0.00	\$58.37	\$58.37	\$15,714.24	\$700.00	(\$15,014.24)	\$700.00	(\$15,014.24)
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$223.52	\$0.00	(\$223.52)	\$0.00	(\$223.52)
6570 - Repairs & Maintenance: Plumbing	\$14,323.64	\$0.00	(\$14,323.64)	\$24,012.29	\$0.00	(\$24,012.29)	\$0.00	(\$24,012.29)
6574 - Repair & Maintenance: Sewer	\$0.00	\$0.00	\$0.00	\$1,075.00	\$0.00	(\$1,075.00)	\$0.00	(\$1,075.00)
6575 - Repairs & Maintenance: Signage	\$252.07	\$0.00	(\$252.07)	\$252.07	\$0.00	(\$252.07)	\$0.00	(\$252.07)
6580 - Repairs & Maintenance: Streets	\$0.00	\$0.00	\$0.00	\$523.19	\$0.00	(\$523.19)	\$0.00	(\$523.19)
8200 - Security	\$0.00	\$141.63	\$141.63	\$1,219.66	\$1,700.00	\$480.34	\$1,700.00	\$480.34
8700 - Signs/Flags/Banners	\$0.00	\$0.00	\$0.00	\$463.43	\$0.00	(\$463.43)	\$0.00	(\$463.43)
<u>Total MAINTENANCE</u>	\$17,454.46	\$1,366.63	(\$16,087.83)	\$91,352.69	\$16,400.00	(\$74,952.69)	\$16,400.00	(\$74,952.69)
<u>POOL/SPA/CLUBHOUSE</u>								
6450 - Pool Maintenance	\$0.00	\$0.00	\$0.00	\$1,474.48	\$0.00	(\$1,474.48)	\$0.00	(\$1,474.48)
6453 - Pool Equipment	\$0.00	\$250.00	\$250.00	\$1,850.58	\$3,000.00	\$1,149.42	\$3,000.00	\$1,149.42
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$3,211.54	\$0.00	(\$3,211.54)	\$0.00	(\$3,211.54)
6460 - Pool Supplies	\$0.00	\$291.63	\$291.63	\$2,678.53	\$3,500.00	\$821.47	\$3,500.00	\$821.47
6680 - Clubhouse Supplies	(\$1,401.07)	\$208.37	\$1,609.44	\$8,026.54	\$2,500.00	(\$5,526.54)	\$2,500.00	(\$5,526.54)
<u>Total POOL/SPA/CLUBHOUSE</u>	(\$1,401.07)	\$750.00	\$2,151.07	\$17,241.67	\$9,000.00	(\$8,241.67)	\$9,000.00	(\$8,241.67)
<u>UTILITIES</u>								
7100 - Electricity	\$54.56	\$1,500.00	\$1,445.44	\$17,560.18	\$18,000.00	\$439.82	\$18,000.00	\$439.82
7300 - Gas	\$1,484.72	\$833.37	(\$651.35)	\$13,431.59	\$10,000.00	(\$3,431.59)	\$10,000.00	(\$3,431.59)
7400 - Satellite TV	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
7510 - Telephone - Gates	\$15.85	\$0.00	(\$15.85)	\$79.25	\$0.00	(\$79.25)	\$0.00	(\$79.25)
7550 - Trash/Sanitation	\$210.38	\$83.37	(\$127.01)	\$841.52	\$1,000.00	\$158.48	\$1,000.00	\$158.48
7900 - Water/Sewer	\$538.90	\$433.37	(\$105.53)	\$8,082.22	\$5,200.00	(\$2,882.22)	\$5,200.00	(\$2,882.22)
<u>Total UTILITIES</u>	\$2,304.41	\$2,891.74	\$587.33	\$39,994.76	\$34,700.00	(\$5,294.76)	\$34,700.00	(\$5,294.76)

WEDDING EXPENSES

NATURE POINTE HOMEOWNERS ASSOCIATION INC
INCOME STATEMENT - Operating
12/1/2018 - 12/31/2018

Accounts	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5120 - Advertising	\$740.10	\$1,166.63	\$426.53	\$12,107.88	\$14,000.00	\$1,892.12	\$14,000.00	\$1,892.12
5300 - Dues & Subscriptions	(\$2,022.65)	\$16.63	\$2,039.28	\$1,124.52	\$200.00	(\$924.52)	\$200.00	(\$924.52)
5401 - Workers Comp Insurance	\$8,526.50	\$875.00	(\$7,651.50)	\$8,826.50	\$10,500.00	\$1,673.50	\$10,500.00	\$1,673.50
5520 - Licenses/Permits	\$0.00	\$45.87	\$45.87	\$185.00	\$550.00	\$365.00	\$550.00	\$365.00
5660 - Auto/Mileage	\$9.72	\$41.63	\$31.91	\$754.04	\$500.00	(\$254.04)	\$500.00	(\$254.04)
5710 - Payroll Accounting Fees	\$291.57	\$283.15	(\$8.42)	\$3,627.87	\$3,397.80	(\$230.07)	\$3,397.80	(\$230.07)
5720 - Payroll Taxes	\$1,585.51	\$1,108.37	(\$477.14)	\$27,556.24	\$13,300.00	(\$14,256.24)	\$13,300.00	(\$14,256.24)
5730 - Salaries & Wages	\$4,897.62	\$8,700.00	\$3,802.38	\$85,709.88	\$104,400.00	\$18,690.12	\$104,400.00	\$18,690.12
5732 - Employee Benefits	\$250.00	\$183.37	(\$66.63)	\$250.00	\$2,200.00	\$1,950.00	\$2,200.00	\$1,950.00
5734 - Staff Development	\$0.00	\$29.13	\$29.13	\$0.00	\$350.00	\$350.00	\$350.00	\$350.00
5736 - Other Staffing Expense	\$0.00	\$12.50	\$12.50	\$0.00	\$150.00	\$150.00	\$150.00	\$150.00
5740 - OSUG Event Expenses	\$5,667.06	\$1,000.00	(\$4,667.06)	\$14,808.64	\$12,000.00	(\$2,808.64)	\$12,000.00	(\$2,808.64)
5850 - Software	\$0.00	\$16.63	\$16.63	\$641.26	\$200.00	(\$441.26)	\$200.00	(\$441.26)
7060 - XM Sirius Radio	\$75.99	\$62.50	(\$13.49)	\$427.61	\$750.00	\$322.39	\$750.00	\$322.39
7500 - Telephone	\$281.20	\$333.37	\$52.17	\$3,824.04	\$4,000.00	\$175.96	\$4,000.00	\$175.96
Total WEDDING EXPENSES	\$20,302.62	\$13,874.78	(\$6,427.84)	\$159,843.48	\$166,497.80	\$6,654.32	\$166,497.80	\$6,654.32
Total Expense	\$39,666.00	\$25,748.26	(\$13,917.74)	\$393,302.34	\$312,489.80	(\$80,812.54)	\$312,489.80	(\$80,812.54)
Operating Net Income	(\$16,048.62)	\$2,792.72	(\$18,841.34)	(\$30,067.85)	\$0.20	(\$30,068.05)	\$0.20	\$30,068.05