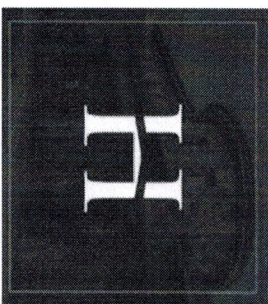


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement

Period Ending: April 30, 2018



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

9798 Coors Blvd. NW, Building A
Albuquerque, NM 87114
505-888-4479
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

Michael Franciosi, Vice President
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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Balance Sheet
4/30/2018

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$151,110.18		\$151,110.18
1051 - LANB Reserve Account-901		\$119,460.44	\$119,460.44
Total CASH	<u>\$151,110.18</u>	<u>\$119,460.44</u>	<u>\$270,570.62</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$16,326.01		\$16,326.01
1240 - A/R Late Fees/Interest	\$2,874.85		\$2,874.85
1250 - A/R NSF/Collection Notice Fees	\$90.00		\$90.00
1280 - A/R Other	\$365.00		\$365.00
Total ACCOUNTS RECEIVABLE	<u>\$19,655.86</u>		<u>\$19,655.86</u>
FIXED ASSETS			
1800 - Equipment	\$14,337.82		\$14,337.82
1890 - Accumulated Depreciation	(\$13,060.46)		(\$13,060.46)
Total FIXED ASSETS	<u>\$1,277.36</u>		<u>\$1,277.36</u>
Assets Total	<u>\$172,043.40</u>	<u>\$119,460.44</u>	<u>\$291,503.84</u>
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$2,127.43		\$2,127.43
2200 - Accounts Payable	\$800.21		\$800.21
2300 - NSF/Collection Notice Fee Payable	\$70.00		\$70.00
Total LIABILITIES	<u>\$2,997.64</u>	<u>\$0.00</u>	<u>\$2,997.64</u>
EQUITY			

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

4/30/2018

	Operating	Reserve	Total
3200 - Operating Equity	\$74,166.46		\$74,166.46
3500 - Reserve Equity		\$109,528.86	\$109,528.86
Total EQUITY	<u>\$74,166.46</u>	<u>\$109,528.86</u>	<u>\$183,695.32</u>
Net Income	<u>\$94,879.30</u>	<u>\$9,931.58</u>	<u>\$104,810.88</u>
Liabilities and Equity Total	<u>\$172,043.40</u>	<u>\$119,460.44</u>	<u>\$291,503.84</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2018 - 4/30/2018

4/1/2018 - 4/30/2018 1/1/2018 - 4/30/2018

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	\$0.00	\$0.00	\$0.00	\$127,645.60	\$127,645.00	\$0.60	\$127,645.00	(\$0.60)
4101 - New Membership Application Dues	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00	(\$75.00)
4310 - Assessment Interest	\$716.16	\$0.00	\$716.16	\$972.79	\$0.00	\$972.79	\$0.00	(\$972.79)
4600 - Interest Income	\$12.53	\$0.00	\$12.53	\$45.36	\$0.00	\$45.36	\$0.00	(\$45.36)
Total INCOME	\$728.69	\$0.00	\$728.69	\$128,738.75	\$127,645.00	\$1,093.75	\$127,645.00	(\$1,093.75)

TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	\$0.00	(\$9,939.31)	(\$2,666.68)	(\$7,272.63)	(\$8,000.00)	\$1,939.31
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	\$0.00	(\$9,939.31)	(\$2,666.68)	(\$7,272.63)	(\$8,000.00)	\$1,939.31

Total Income \$62.02 (\$666.67) \$728.69 \$118,799.44 \$124,978.32 (\$6,178.88) \$119,645.00 \$845.56

Expense	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$333.33	\$333.33	\$268.75	\$1,333.32	\$1,064.57	\$4,000.00	\$3,731.25
5250 - Bank Charges	(\$10.00)	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5320 - Gifts/Awards	\$0.00	\$30.00	\$30.00	\$0.00	\$120.00	\$120.00	\$360.00	\$360.00
5400 - Insurance	\$1,036.24	\$1,166.67	\$130.43	\$4,144.87	\$4,666.68	\$521.81	\$14,000.00	\$9,855.13
5500 - Legal Fees	\$0.00	\$1,083.33	\$1,083.33	\$9,593.47	\$4,333.32	(\$5,260.15)	\$13,000.00	\$3,406.53
5530 - Lien/Collection Costs	\$0.00	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$100.00	\$100.00
5600 - Management Fees	\$403.13	\$583.33	\$180.20	\$1,612.52	\$2,333.32	\$720.80	\$7,000.00	\$5,387.48
5650 - Travel/Mileage	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00	\$1,000.00
5800 - Office Supplies	\$2.46	\$83.33	\$80.87	\$147.41	\$333.32	\$185.91	\$1,000.00	\$852.59
5810 - Postage	\$1.88	\$66.67	\$64.79	\$97.65	\$266.68	\$169.03	\$800.00	\$702.35
5820 - Printing	\$49.67	\$50.00	\$0.33	\$284.44	\$200.00	(\$84.44)	\$600.00	\$315.56
5840 - Safe Deposit Box	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$45.00	\$45.00	\$45.00
Total ADMINISTRATIVE	\$1,483.38	\$3,533.32	\$2,049.94	\$16,149.11	\$13,998.28	(\$2,150.83)	\$41,905.00	\$25,755.89

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2018 - 4/30/2018

4/1/2018 - 4/30/2018 1/1/2018 - 4/30/2018

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
COMMON AREA								
6060 - Certified Water Operator	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00	\$4,000.00
6390 - Line Location Services	\$47.81	\$16.67	(\$31.14)	\$95.62	\$66.68	(\$28.94)	\$200.00	\$104.38
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$525.00	\$525.00	\$198.00	\$2,100.00	\$1,902.00	\$6,300.00	\$6,102.00
6572 - Repairs & Maintenance: Roads	\$26.22	\$1,500.00	\$1,473.78	\$26.22	\$6,000.00	\$5,973.78	\$18,000.00	\$17,973.78
6590 - Repairs & Maintenance: Water System 1	\$2,390.63	\$1,354.17	(\$1,036.46)	\$2,850.12	\$5,416.68	\$2,566.56	\$16,250.00	\$13,399.88
6591 - Repairs & Maintenance: Water System 2	\$0.00	\$541.67	\$541.67	\$206.22	\$2,166.68	\$1,960.46	\$6,500.00	\$6,293.78
6600 - Snow Removal	\$0.00	\$1,166.67	\$1,166.67	\$815.31	\$4,666.68	\$3,851.37	\$14,000.00	\$13,184.69
6900 - Water Conservation Fees/Taxes	\$0.00	\$41.67	\$41.67	\$162.06	\$166.68	\$4.62	\$500.00	\$337.94
6950 - Water Sampling	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
Total COMMON AREA	\$2,464.66	\$5,620.85	\$3,156.19	\$4,353.55	\$22,483.40	\$18,129.85	\$67,450.00	\$63,096.45
TAXES/OTHER EXPENSES								
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$10.00	\$40.00	\$30.00	\$40.00	\$30.00
8840 - Taxes - Property	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68	\$200.00	\$200.00
8850 - Taxes - State	\$50.00	\$0.00	(\$50.00)	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
Total TAXES/OTHER EXPENSES	\$50.00	\$16.67	(\$33.33)	\$60.00	\$156.68	\$96.68	\$290.00	\$230.00
UTILITIES								
7700 - Utilities	\$800.21	\$833.33	\$33.12	\$3,357.48	\$3,333.32	(\$24.16)	\$10,000.00	\$6,642.52
Total UTILITIES	\$800.21	\$833.33	\$33.12	\$3,357.48	\$3,333.32	(\$24.16)	\$10,000.00	\$6,642.52
Total Expense	\$4,798.25	\$10,004.17	\$5,205.92	\$23,920.14	\$39,971.68	\$16,051.54	\$119,645.00	\$95,724.86
Operating Net Income (\$4,736.23)	(\$10,670.84)	\$5,934.61	\$94,879.30	\$85,006.64	\$9,872.66	\$0.00	(\$94,879.30)	

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
4/1/2018 - 4/30/2018

4/1/2018 - 4/30/2018 1/1/2018 - 4/30/2018

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	\$9.74	\$0.00	\$9.74	\$37.27	\$0.00	\$37.27	\$0.00	(\$37.27)
Total INCOME	\$9.74	\$0.00	\$9.74	\$37.27	\$0.00	\$37.27	\$0.00	(\$37.27)
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	\$666.67	\$0.00	\$666.67	\$9,939.31	\$0.00	\$9,939.31	\$0.00	(\$9,939.31)
Total TRANSFER BETWEEN FUNDS	\$666.67	\$0.00	\$666.67	\$9,939.31	\$0.00	\$9,939.31	\$0.00	(\$9,939.31)
Total Reserve Income	\$676.41	\$0.00	\$676.41	\$9,976.58	\$0.00	\$9,976.58	\$0.00	(\$9,976.58)
Reserve Expense								
RESERVE EXPENSE								
9110 - Bank Fees - Reserves	\$45.00	\$0.00	(\$45.00)	\$45.00	\$0.00	(\$45.00)	\$0.00	(\$45.00)
Total RESERVE EXPENSE	\$45.00	\$0.00	(\$45.00)	\$45.00	\$0.00	(\$45.00)	\$0.00	(\$45.00)
Total Reserve Expense	\$45.00	\$0.00	(\$45.00)	\$45.00	\$0.00	(\$45.00)	\$0.00	(\$45.00)
Reserve Net Income	\$631.41	\$0.00	\$631.41	\$9,931.58	\$0.00	\$9,931.58	\$0.00	(\$9,931.58)

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2018 - 4/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	YTD
Income					
INCOME					
4100 - Homeowner Assessments	\$127,645.60	\$0.00	\$0.00	\$0.00	\$127,645.60
4101 - New Membership Application Dues	\$25.00	\$50.00	\$0.00	\$0.00	\$75.00
4310 - Assessment Interest	\$75.99	\$101.30	\$79.34	\$716.16	\$972.79
4600 - Interest Income	\$9.96	\$10.26	\$12.61	\$12.53	\$45.36
Total INCOME	\$127,756.55	\$161.56	\$91.95	\$728.69	\$128,738.75
TRANSFER BETWEEN FUNDS					
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$7,939.30)	(\$666.67)	(\$9,939.31)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	(\$7,939.30)	(\$666.67)	(\$9,939.31)
Total Income	\$127,089.88	(\$505.11)	(\$7,847.35)	\$62.02	\$118,799.44
Expense					
ADMINISTRATIVE					
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$268.75	\$0.00	\$268.75
5250 - Bank Charges	\$0.00	\$0.00	\$10.00	(\$10.00)	\$0.00
5400 - Insurance	\$1,036.21	\$1,036.21	\$1,036.21	\$1,036.24	\$4,144.87
5500 - Legal Fees	\$7,419.63	\$0.00	\$2,173.84	\$0.00	\$9,593.47
5600 - Management Fees	\$403.13	\$403.13	\$403.13	\$403.13	\$1,612.52
5800 - Office Supplies	\$44.02	\$2.26	\$98.67	\$2.46	\$147.41
5810 - Postage	\$71.64	\$4.17	\$19.96	\$1.88	\$97.65
5820 - Printing	\$211.23	\$3.87	\$19.67	\$49.67	\$284.44
Total ADMINISTRATIVE	\$9,185.86	\$1,449.64	\$4,030.23	\$1,483.38	\$16,149.11
COMMON AREA					
6390 - Line Location Services	\$47.81	\$0.00	\$0.00	\$47.81	\$95.62
6500 - Repairs & Maintenance: Water - General	\$198.00	\$0.00	\$0.00	\$0.00	\$198.00
6572 - Repairs & Maintenance: Roads	\$0.00	\$0.00	\$0.00	\$26.22	\$26.22
6590 - Repairs & Maintenance: Water System 1	\$15.00	\$293.87	\$150.62	\$2,390.63	\$2,850.12

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2018 - 4/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	YTD
6591 - Repairs & Maintenance: Water System 2	\$15.00	\$0.00	\$191.22	\$0.00	\$206.22
6600 - Snow Removal	\$815.31	\$0.00	\$0.00	\$0.00	\$815.31
6900 - Water Conservation Fees/Taxes	\$162.06	\$0.00	\$0.00	\$0.00	\$162.06
Total COMMON AREA	\$1,253.18	\$293.87	\$341.84	\$2,464.66	\$4,353.55
TAXES/OTHER EXPENSES					
8280 - Corporation Commission	\$0.00	\$10.00	\$0.00	\$0.00	\$10.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$10.00	\$0.00	\$50.00	\$60.00
UTILITIES					
7700 - Utilities	\$1,056.55	\$831.60	\$669.12	\$800.21	\$3,357.48
Total UTILITIES	\$1,056.55	\$831.60	\$669.12	\$800.21	\$3,357.48
Total Expense	\$11,495.59	\$2,585.11	\$5,041.19	\$4,798.25	\$23,920.14
Operating Net Income	\$115,594.29	(\$3,090.22)	(\$12,888.54)	(\$4,736.23)	\$94,879.30
Net Income	\$115,594.29	(\$3,090.22)	(\$12,888.54)	(\$4,736.23)	\$94,879.30

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve

1/1/2018 - 4/30/2018

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	YTD
Income					
Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expense					
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Income					
<u>INCOME</u>					
4610 - Interest Income - Reserve	\$9.32	\$8.46	\$9.75	\$9.74	\$37.27
Total INCOME	\$9.32	\$8.46	\$9.75	\$9.74	\$37.27
TRANSFER BETWEEN FUNDS					
9000 - Transfer From Operating	\$666.67	\$666.67	\$7,939.30	\$666.67	\$9,939.31
<u>TOTAL TRANSFER BETWEEN FUNDS</u>	\$666.67	\$666.67	\$7,939.30	\$666.67	\$9,939.31
Total Reserve Income	\$675.99	\$675.13	\$7,949.05	\$676.41	\$9,976.58
Reserve Expense					
<u>RESERVE EXPENSE</u>					
9110 - Bank Fees - Reserves	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
<u>TOTAL RESERVE EXPENSE</u>	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
Reserve Net Income	\$675.99	\$675.13	\$7,949.05	\$631.41	\$9,931.58
Net Income	\$675.99	\$675.13	\$7,949.05	\$631.41	\$9,931.58

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 4/30/2018

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-001 0418	4/22/2018	5/11/2018	67096-001	7700-Utilities	\$189.88	\$189.88	\$0.00	\$0.00	\$0.00
				67096-001 0418 Total:		\$189.88	\$189.88	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-002 0418	4/22/2018	5/11/2018	67096-002	7700-Utilities	\$344.99	\$344.99	\$0.00	\$0.00	\$0.00
				67096-002 0418 Total:		\$344.99	\$344.99	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-003 0418	4/22/2018	5/11/2018	67096-003	7700-Utilities	\$136.49	\$136.49	\$0.00	\$0.00	\$0.00
				67096-003 0418 Total:		\$136.49	\$136.49	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-005	4/22/2018	5/11/2018	67096-005	7700-Utilities	\$128.85	\$128.85	\$0.00	\$0.00	\$0.00
				67096-005 Total:		\$128.85	\$128.85	\$0.00	\$0.00	\$0.00
Totals:						\$800.21	\$800.21	\$0.00	\$0.00	\$0.00

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Check Register Report
4/1/2018 - 4/30/2018

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	4/6/2018	COMMUNITY ASSET MANAGEMENT LLC	\$457.14			
			APR SUPP MGMT PRINTING		5820 Printing	\$49.67	\$49.67
			APR SUPP MGMT OFFICE SUPPLIES		5800 Office Supplies	\$2.46	\$2.46
			APR SUPP MGMT MGMT FEE		5600 Management Fees	\$403.13	\$403.13
			APR SUPP MGMT POSTAGE		5810 Postage	\$1.88	\$1.88
1010	On-Line	4/10/2018	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$225.20	7700 Utilities	\$225.20	\$225.20
			67096-001 0318				
1010	On-Line	4/10/2018	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$203.80	7700 Utilities	\$203.80	\$203.80
			67096-002 0318				
1010	On-Line	4/10/2018	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$115.04	7700 Utilities	\$115.04	\$115.04
			67096-003 0318				
1010	On-Line	4/10/2018	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$125.08	7700 Utilities	\$125.08	\$125.08
			67096-005 0318				
1010	1131	4/10/2018	LAW OFFICES OF BRAD L HAYS LLC	\$254.39	5500 Legal Fees	\$254.39	\$254.39
			13690				
1010	1132	4/11/2018	NEW MEXICO TAXATION AND REVENUE	\$50.00	8850 Taxes - State	\$50.00	\$50.00
			2017 STATE TAX 2017 STATE TAX				
1010	1133	4/16/2018	NEW MEXICO ONE CALL INC	\$47.81	6390 Line Location Services	\$47.81	\$47.81
			153002531 2018 2ND QTR MEMBER DUES				
1010	1134	4/23/2018	BRIAN NELSON	\$26.22	6572 Repairs & Maintenance: Roads	\$26.22	\$26.22
			041218 REPAIRS AND MAINTENANCE				
1010	1135	4/23/2018	DCS ENTERPRISES	\$2,390.63	6590 Repairs & Maintenance: Water System 1	\$2,390.63	\$2,390.63
			2318 REPAIRS AND MAINTENANCE				
1010	1136	4/26/2018	SIERRA LOS PINOS	\$666.67	1051 LANB Reserve Account-901	\$666.67	\$666.67
			RES TRANSFER MONTHLY RES TRANSFER LANB				
Total:				\$4,561.98			

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