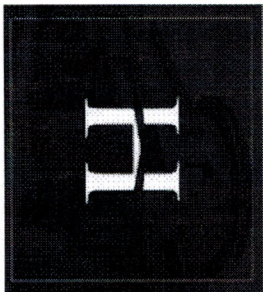


# Sierra Los Pinos Property Owners Association, Inc.

## Financial Statement

Period Ending: February 28, 2019



# HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

8700-A Education Pl. NW

Albuquerque, NM 87114

505-888-4479

[www.hoamco.com](http://www.hoamco.com)

**Fiscal Year End:** December 31  
**Accounting Method:** Accrual

Michael Franciosi, Vice President  
Email: [mfranciosi@hoamco.com](mailto:mfranciosi@hoamco.com)  
50505-888-4479 ext 2112

Emily Spies, Director of Accounting  
Email: [espies@hoamco.com](mailto:espies@hoamco.com)  
505-888-4479 ext 2131

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Balance Sheet**  
**2/28/2019**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1010 - Alliance Operating Checking-579	\$180,478.41		\$180,478.41
1051 - LANB Reserve Account-901		\$112,745.50	\$112,745.50
<b>Total CASH</b>	<b><u>\$180,478.41</u></b>	<b><u>\$112,745.50</u></b>	<b><u>\$293,223.91</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R Assessments	\$25,411.52		\$25,411.52
1240 - A/R Late Fees/Interest	\$402.45		\$402.45
1250 - A/R NSF/Collection Notice Fees	\$136.33		\$136.33
1280 - A/R Other	\$55.00		\$55.00
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$26,005.30</u></b>		<b><u>\$26,005.30</u></b>
<b>OTHER ASSETS</b>			
1610 - Prepaid Insurance	\$1,537.34		\$1,537.34
<b>Total OTHER ASSETS</b>	<b><u>\$1,537.34</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,537.34</u></b>
<b>FIXED ASSETS</b>			
1800 - Equipment	\$14,337.82		\$14,337.82
1890 - Accumulated Depreciation	(\$13,060.46)		(\$13,060.46)
<b>Total FIXED ASSETS</b>	<b><u>\$1,277.36</u></b>		<b><u>\$1,277.36</u></b>
<b>Assets Total</b>	<b><u>\$209,298.41</u></b>	<b><u>\$112,745.50</u></b>	<b><u>\$322,043.91</u></b>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$731.50		\$731.50
2200 - Accounts Payable	\$932.24		\$932.24
	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Balance Sheet**

**2/28/2019**

	Operating	Reserve	Total
2300 - NSF/Collection Notice Fee Payable	\$106.33		\$106.33
<b>Total LIABILITIES</b>	<u>\$1,770.07</u>	<u>\$0.00</u>	<u>\$1,770.07</u>
<b>EQUITY</b>			
3200 - Operating Equity	\$89,638.27		\$89,638.27
3500 - Reserve Equity		\$111,394.09	\$111,394.09
<b>Total EQUITY</b>	<u>\$89,638.27</u>	<u>\$111,394.09</u>	<u>\$201,032.36</u>
<b>Net Income</b>	<u>\$117,890.07</u>	<u>\$1,351.41</u>	<u>\$119,241.48</u>
<b>Liabilities and Equity Total</b>	<u>\$209,298.41</u>	<u>\$112,745.50</u>	<u>\$322,043.91</u>



**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**2/1/2019 - 2/28/2019**

2/1/2019 - 2/28/2019      1/1/2019 - 2/28/2019

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<b>COMMON AREA</b>								
6060 - Certified Water Operator	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00	\$4,000.00
6390 - Line Location Services	\$0.00	\$16.67	\$16.67	\$180.85	\$33.34	(\$147.51)	\$200.00	\$19.15
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$33.34	\$33.34	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00	\$5,000.00
6572 - Repairs & Maintenance: Roads	\$0.00	\$1,416.67	\$1,416.67	\$0.00	\$2,833.34	\$2,833.34	\$17,000.00	\$17,000.00
6590 - Repairs & Maintenance: Water System 1	\$17.00	\$1,294.58	\$1,277.58	\$17.00	\$2,589.16	\$2,572.16	\$15,535.00	\$15,518.00
6591 - Repairs & Maintenance: Water System 2	\$17.00	\$711.25	\$694.25	\$17.00	\$1,422.50	\$1,405.50	\$8,535.00	\$8,518.00
6600 - Snow Removal	\$2,184.37	\$1,000.00	(\$1,184.37)	\$3,709.21	\$2,000.00	(\$1,709.21)	\$12,000.00	\$8,290.79
6900 - Water Conservation Fees/Taxes	\$0.00	\$83.33	\$83.33	\$169.97	\$166.66	(\$3.31)	\$1,000.00	\$830.03
6950 - Water Sampling	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00	\$1,200.00
<b>Total COMMON AREA</b>	<b>\$2,218.37</b>	<b>\$5,389.17</b>	<b>\$3,170.80</b>	<b>\$4,094.03</b>	<b>\$10,778.34</b>	<b>\$6,684.31</b>	<b>\$64,670.00</b>	<b>\$60,575.97</b>
<b>TAXES/OTHER EXPENSES</b>								
8280 - Corporation Commission	\$0.00	\$1.67	\$1.67	\$0.00	\$3.34	\$3.34	\$20.00	\$20.00
8600 - Reserve Study	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00	\$6,000.00
8840 - Taxes - Property	\$0.00	\$66.67	\$66.67	\$0.00	\$133.34	\$133.34	\$800.00	\$800.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$0.00</b>	<b>\$568.34</b>	<b>\$568.34</b>	<b>\$0.00</b>	<b>\$1,136.68</b>	<b>\$1,136.68</b>	<b>\$6,870.00</b>	<b>\$6,870.00</b>
<b>UTILITIES</b>								
7700 - Utilities	\$1,251.55	\$666.67	(\$584.88)	\$1,693.61	\$1,333.34	(\$360.27)	\$8,000.00	\$6,306.39
<b>Total UTILITIES</b>	<b>\$1,251.55</b>	<b>\$666.67</b>	<b>(\$584.88)</b>	<b>\$1,693.61</b>	<b>\$1,333.34</b>	<b>(\$360.27)</b>	<b>\$8,000.00</b>	<b>\$6,306.39</b>
<b>Total Expense</b>	<b>\$5,011.13</b>	<b>\$9,962.50</b>	<b>\$4,951.37</b>	<b>\$8,528.28</b>	<b>\$19,925.00</b>	<b>\$11,396.72</b>	<b>\$119,645.00</b>	<b>\$111,116.72</b>
<b>Operating Net Income</b>	<b>(\$5,614.14)</b>	<b>(\$10,629.17)</b>	<b>\$5,015.03</b>	<b>\$117,890.07</b>	<b>\$106,386.66</b>	<b>\$11,503.41</b>	<b>\$0.00</b>	<b>(\$117,890.07)</b>

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**2/1/2019 - 2/28/2019**

Accounts	2/1/2019 - 2/28/2019				1/1/2019 - 2/28/2019				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget	
<u>Reserve Income</u>									
<u>INCOME</u>									
4610 - Interest Income - Reserve	\$8.61	\$0.00	\$8.61	\$18.07	\$0.00	\$18.07	\$0.00	(\$18.07)	
	<b>Total INCOME</b>	<b>\$8.61</b>	<b>\$8.61</b>	<b>\$18.07</b>	<b>\$0.00</b>	<b>\$18.07</b>	<b>\$0.00</b>	<b>(\$18.07)</b>	
<b>TRANSFER BETWEEN FUNDS</b>									
9000 - Transfer From Operating	\$666.67	\$0.00	\$666.67	\$1,333.34	\$0.00	\$1,333.34	\$0.00	(\$1,333.34)	
	<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$666.67</b>	<b>\$666.67</b>	<b>\$1,333.34</b>	<b>\$0.00</b>	<b>\$1,333.34</b>	<b>\$0.00</b>	<b>(\$1,333.34)</b>	
	<b>Total Reserve Income</b>	<b>\$675.28</b>	<b>\$675.28</b>	<b>\$1,351.41</b>	<b>\$0.00</b>	<b>\$1,351.41</b>	<b>\$0.00</b>	<b>(\$1,351.41)</b>	
	<b>Reserve Net Income</b>	<b>\$675.28</b>	<b>\$0.00</b>	<b>\$675.28</b>	<b>\$1,351.41</b>	<b>\$0.00</b>	<b>\$1,351.41</b>	<b>(\$1,351.41)</b>	

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Income Statement - Operating**  
**1/1/2019 - 2/28/2019**

	Jan 2019	Feb 2019	YTD
<b>Income</b>			
<b><u>INCOME</u></b>			
4100 - Homeowner Assessments	\$127,645.60	\$0.00	\$127,645.60
4101 - New Membership Application Dues	\$25.00	\$0.00	\$25.00
4310 - Assessment Interest	\$0.00	\$49.98	\$49.98
4600 - Interest Income	\$13.42	\$13.68	\$27.10
4900 - Other Income	\$4.01	\$0.00	\$4.01
<b>Total INCOME</b>	<b>\$127,688.03</b>	<b>\$63.66</b>	<b>\$127,751.69</b>
<b><u>TRANSFER BETWEEN FUNDS</u></b>			
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$1,333.34)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$1,333.34)</b>
<b>Total Income</b>	<b>\$127,021.36</b>	<b>(\$603.01)</b>	<b>\$126,418.35</b>
<b>Expense</b>			
<b><u>ADMINISTRATIVE</u></b>			
5100 - Accounting/Tax Prep Fees	\$0.00	\$269.69	\$269.69
5400 - Insurance	\$768.67	\$768.67	\$1,537.34
5600 - Management Fees	\$416.40	\$416.40	\$832.80
5650 - Travel/Mileage	\$0.00	\$71.34	\$71.34
5800 - Office Supplies	\$7.26	\$9.94	\$17.20
5810 - Postage	\$5.97	\$3.88	\$9.85
5820 - Printing	\$1.13	\$1.29	\$2.42
<b>Total ADMINISTRATIVE</b>	<b>\$1,199.43</b>	<b>\$1,541.21</b>	<b>\$2,740.64</b>
<b><u>COMMON AREA</u></b>			
6060 - Certified Water Operator	\$0.00	\$0.00	\$0.00
6390 - Line Location Services	\$180.85	\$0.00	\$180.85
6590 - Repairs & Maintenance: Water System 1	\$0.00	\$17.00	\$17.00
6591 - Repairs & Maintenance: Water System 2	\$0.00	\$17.00	\$17.00

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Income Statement - Operating**  
**1/1/2019 - 2/28/2019**

	Jan 2019	Feb 2019	YTD
6600 - Snow Removal	\$1,524.84	\$2,184.37	\$3,709.21
6900 - Water Conservation Fees/Taxes	\$169.97	\$0.00	\$169.97
<b>Total COMMON AREA</b>	<b>\$1,875.66</b>	<b>\$2,218.37</b>	<b>\$4,094.03</b>
<b>UTILITIES</b>			
7700 - Utilities	\$442.06	\$1,251.55	\$1,693.61
<b>Total UTILITIES</b>	<b>\$442.06</b>	<b>\$1,251.55</b>	<b>\$1,693.61</b>
<b>Total Expense</b>	<b>\$3,517.15</b>	<b>\$5,011.13</b>	<b>\$8,528.28</b>
<b>Operating Net Income</b>	<b>\$123,504.21</b>	<b>(\$5,614.14)</b>	<b>\$117,890.07</b>
<b>Net Income</b>	<b>\$123,504.21</b>	<b>(\$5,614.14)</b>	<b>\$117,890.07</b>

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Income Statement - Reserve**  
**1/1/2019 - 2/28/2019**

	Jan 2019	Feb 2019	YTD
<b>Income</b>			
Total Income	\$0.00	\$0.00	\$0.00
<b>Expense</b>			
Total Expense	\$0.00	\$0.00	\$0.00
Operating Net Income	\$0.00	\$0.00	\$0.00
<b>Reserve Income</b>			
<u>INCOME</u>			
4610 - Interest Income - Reserve	\$9.46	\$8.61	\$18.07
Total INCOME	\$9.46	\$8.61	\$18.07
<b>TRANSFER BETWEEN FUNDS</b>			
9000 - Transfer From Operating	\$666.67	\$666.67	\$1,333.34
Total TRANSFER BETWEEN FUNDS	\$666.67	\$666.67	\$1,333.34
Total Reserve Income	\$676.13	\$675.28	\$1,351.41
<b>Reserve Expense</b>			
Total Reserve Expense	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$676.13	\$675.28	\$1,351.41
Net Income	\$676.13	\$675.28	\$1,351.41

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Accounts Payable Aging Report**  
**Period Through: 2/28/2019**

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-001 0219	2/22/2019	3/13/2019	67096-001 / FOREST ROAD 10	7700-Utilities	\$199.99	\$199.99			
					<b>67096-001 0219 Total:</b>	\$199.99	\$199.99	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-002 0219	2/22/2019	3/13/2019	67096-002 / 5250 SIERRA LOS PINNOS	7700-Utilities	\$266.54	\$266.54			
					<b>67096-002 0219 Total:</b>	\$266.54	\$266.54	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-003 0219	2/22/2019	3/13/2019	67096-003 / 4800 SIERRA LOS PINOS	7700-Utilities	\$14.89	\$14.89			
					<b>67096-003 0219 Total:</b>	\$14.89	\$14.89	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-005 0219	2/22/2019	3/13/2019	67096-005 / 6709602 SIERRA LOS PINOS	7700-Utilities	\$173.07	\$173.07			
					<b>67096-005 0219 Total:</b>	\$173.07	\$173.07	\$0.00	\$0.00	\$0.00
JUDY KILBURG	022719	2/27/2019	3/1/2019	Reimbursement for copy paper	5800-Office Supplies	\$8.06	\$8.06			
					<b>022719 Total:</b>	\$8.06	\$8.06	\$0.00	\$0.00	\$0.00
PORCH AND ASSOCIATES LLC	3487	2/27/2019	2/27/2019		5100-Accounting/Tax Prep Fees	\$269.69	\$269.69			
					<b>3487 Total:</b>	\$269.69	\$269.69	\$0.00	\$0.00	\$0.00
					<b>Totals:</b>	\$932.24	\$932.24	\$0.00	\$0.00	\$0.00

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Check Register Report**  
**2/1/2019 - 2/28/2019**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	2/1/2019	COMMUNITY ASSET MANAGEMENT LLC	\$423.45			
			INVOICE				
			FEB SUPP MGMT 0219 PRINTING		5820 Printing	\$1.29	\$1.29
			FEB SUPP MGMT 0219 OFFICE SUPPLIES		5800 Office Supplies	\$1.88	\$1.88
			FEB SUPP MGMT 0219 POSTAGE		5810 Postage	\$3.88	\$3.88
			FEB SUPP MGMT 0219 MANAGEMENT FEE		5600 Management Fees	\$416.40	\$416.40
1010	1197	2/5/2019	SIERRA LOS PINOS	\$666.67			
			MONTHLY RES TRANSFER LANB		1051 LANB Reserve Account-901	\$666.67	\$666.67
1010	100016	2/6/2019	LEVELCON - MICRO-DESIGN, INC.	\$34.00			
			3432		6590 Repairs & Maintenance: Water System 1	\$17.00	\$17.00
			3432		6591 Repairs & Maintenance: Water System 2	\$17.00	\$17.00
1010	On-Line	2/11/2019	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$174.58			
			67096-001 / FOREST ROAD 10		7700 Utilities	\$174.58	\$174.58
1010	On-Line	2/11/2019	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$250.18			
			67096-002 / 5250 SIERRA LOS PINOS		7700 Utilities	\$250.18	\$250.18
1010	On-Line	2/11/2019	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$14.89			
			67096-003 / 4800 SIERRA LOS PINOS		7700 Utilities	\$14.89	\$14.89
1010	On-Line	2/11/2019	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$157.41			
			67096-005 / 6709602 SIERRA LOS PINOS		7700 Utilities	\$157.41	\$157.41
1010	1198	2/14/2019	PAUL LISKO	\$71.34			
			Mileage reimbursement		5650 Travel/Mileage	\$71.34	\$71.34
1010	1199	2/14/2019	DAVID STUEDELL	\$56.87			
			SNOW REMOVAL REIMBURSEMENT		6600 Snow Removal	\$56.87	\$56.87
1010	100017	2/27/2019	DCS ENTERPRISES	\$1,063.75			
			2363		6600 Snow Removal	\$1,063.75	\$1,063.75
1010	100018	2/28/2019	DCS ENTERPRISES	\$1,063.75			
			2364		6600 Snow Removal	\$1,063.75	\$1,063.75
<b>Total:</b>				<b>\$3,976.89</b>			

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