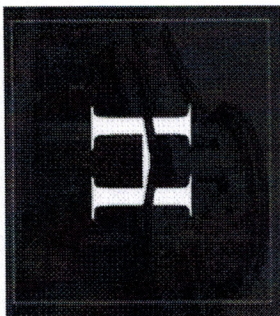


# Sierra Los Pinos Property Owners Association, Inc.

## Financial Statement

Period Ending: April 30, 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

Louis Wagner, Director of Accounting  
Email: [lwagner@hoamco.com](mailto:lwagner@hoamco.com)  
505-888-4479 ext 2131

# SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

## Balance Sheet

4/30/2019

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1010 - Alliance Operating Checking-579	\$192,040.37		\$192,040.37
1051 - LANB Reserve Account-901		\$114,052.80	\$114,052.80
<b>Total CASH</b>	<u>\$192,040.37</u>	<u>\$114,052.80</u>	<u>\$306,093.17</u>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R Assessments	\$7,398.62		\$7,398.62
1240 - A/R Late Fees/Interest	\$480.49		\$480.49
1250 - A/R NSF/Collection Notice Fees	\$136.33		\$136.33
1280 - A/R Other	\$55.00		\$55.00
<b>Total ACCOUNTS RECEIVABLE</b>	<u>\$8,070.44</u>		<u>\$8,070.44</u>
<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>	<u>\$1,277.36</u>		<u>\$1,277.36</u>
<b>Assets Total</b>	<u>\$201,388.17</u>	<u>\$114,052.80</u>	<u>\$315,440.97</u>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$1,124.88		\$1,124.88
2200 - Accounts Payable	\$754.53		\$754.53
2300 - NSF/Collection Notice Fee Payable	\$106.33		\$106.33
<b>Total LIABILITIES</b>	<u>\$1,985.74</u>	<u>\$0.00</u>	<u>\$1,985.74</u>
<b>EQUITY</b>			

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Balance Sheet**

**4/30/2019**

	<b>Operating</b>	<b>Reserve</b>	<b>Total</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>\$109,764.16</u>	<u>\$2,658.71</u>	<u>\$112,422.87</u>
<b>Liabilities and Equity Total</b>	<u>\$201,388.17</u>	<u>\$114,052.80</u>	<u>\$315,440.97</u>





**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**4/1/2019 - 4/30/2019**

4/1/2019 - 4/30/2019      1/1/2019 - 4/30/2019

**Accounts**      **Actual**      **Budget**      **Variance**      **Actual**      **Budget**      **Variance**      **Annual Budget**      **Remaining Budget**

COMMON AREA

6060 - Certified Water Operator	\$817.03	\$333.33	(\$483.70)	\$817.03	\$1,333.32	\$516.29	\$4,000.00	\$3,182.97
6390 - Line Location Services	\$0.00	\$16.67	\$16.67	\$180.85	\$66.68	(\$114.17)	\$200.00	\$19.15
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	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00	\$5,000.00
6572 - Repairs & Maintenance: Roads	\$0.00	\$1,416.67	\$1,416.67	\$0.00	\$5,666.68	\$5,666.68	\$17,000.00	\$17,000.00
6590 - Repairs & Maintenance: Water System 1	\$30.50	\$1,294.58	\$1,264.08	\$61.50	\$5,178.32	\$5,116.82	\$15,535.00	\$15,473.50
6591 - Repairs & Maintenance: Water System 2	\$14.50	\$711.25	\$696.75	\$45.50	\$2,845.00	\$2,799.50	\$8,535.00	\$8,489.50
6600 - Snow Removal	\$0.00	\$1,000.00	\$1,000.00	\$4,772.96	\$4,000.00	(\$772.96)	\$12,000.00	\$7,227.04
6900 - Water Conservation Fees/Taxes	\$0.00	\$83.33	\$83.33	\$169.97	\$333.32	\$163.35	\$1,000.00	\$830.03
6950 - Water Sampling	\$23.48	\$100.00	\$76.52	\$23.48	\$400.00	\$376.52	\$1,200.00	\$1,176.52
<b>Total COMMON AREA</b>	<b>\$885.51</b>	<b>\$5,389.17</b>	<b>\$4,503.66</b>	<b>\$6,071.29</b>	<b>\$21,556.68</b>	<b>\$15,485.39</b>	<b>\$64,670.00</b>	<b>\$58,598.71</b>

TAXES/OTHER EXPENSES

8280 - Corporation Commission	\$50.00	\$1.67	(\$48.33)	\$60.00	\$6.68	(\$53.32)	\$20.00	(\$40.00)
8600 - Reserve Study	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00
8840 - Taxes - Property	\$0.00	\$66.67	\$66.67	\$0.00	\$266.68	\$266.68	\$800.00	\$800.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$50.00</b>	<b>\$568.34</b>	<b>\$518.34</b>	<b>\$110.00</b>	<b>\$2,323.36</b>	<b>\$2,213.36</b>	<b>\$6,870.00</b>	<b>\$6,760.00</b>

UTILITIES

7700 - Utilities	\$692.28	\$666.67	(\$25.61)	\$2,891.45	\$2,666.68	(\$224.77)	\$8,000.00	\$5,108.55
<b>Total UTILITIES</b>	<b>\$692.28</b>	<b>\$666.67</b>	<b>(\$25.61)</b>	<b>\$2,891.45</b>	<b>\$2,666.68</b>	<b>(\$224.77)</b>	<b>\$8,000.00</b>	<b>\$5,108.55</b>

**Total Expense**      \$3,936.57      \$10,007.50      \$6,070.93      \$15,607.29      \$39,945.00      \$24,337.71      \$119,645.00      \$104,037.71

**Operating Net Income**      (\$4,355.16)      (\$10,674.17)      \$6,319.01      \$109,764.16      \$85,033.32      \$24,730.84      \$0.00      (\$109,764.16)

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**4/1/2019 - 4/30/2019**

Accounts	4/1/2019 - 4/30/2019		1/1/2019 - 4/30/2019		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual		
<b>Reserve Income</b>						
<b>INCOME</b>						
4610 - Interest Income - Reserve	\$9.35	\$0.00	\$9.35	\$37.03	\$0.00	(\$37.03)
<b>Total INCOME</b>	<b>\$9.35</b>	<b>\$0.00</b>	<b>\$9.35</b>	<b>\$37.03</b>	<b>\$0.00</b>	<b>(\$37.03)</b>
<b>TRANSFER BETWEEN FUNDS</b>						
9000 - Transfer From Operating	\$666.67	\$0.00	\$666.67	\$2,666.68	\$0.00	(\$2,666.68)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$666.67</b>	<b>\$0.00</b>	<b>\$666.67</b>	<b>\$2,666.68</b>	<b>\$0.00</b>	<b>(\$2,666.68)</b>
<b>Total Reserve Income</b>	<b>\$676.02</b>	<b>\$0.00</b>	<b>\$676.02</b>	<b>\$2,703.71</b>	<b>\$0.00</b>	<b>(\$2,703.71)</b>
<b>Reserve Expense</b>						
<b>RESERVE EXPENSE</b>						
9110 - Bank Fees - Reserves	\$45.00	\$0.00	(\$45.00)	\$45.00	\$0.00	(\$45.00)
<b>Total RESERVE EXPENSE</b>	<b>\$45.00</b>	<b>\$0.00</b>	<b>(\$45.00)</b>	<b>\$45.00</b>	<b>\$0.00</b>	<b>(\$45.00)</b>
<b>Total Reserve Expense</b>	<b>\$45.00</b>	<b>\$0.00</b>	<b>(\$45.00)</b>	<b>\$45.00</b>	<b>\$0.00</b>	<b>(\$45.00)</b>
<b>Reserve Net Income</b>	<b>\$631.02</b>	<b>\$0.00</b>	<b>\$631.02</b>	<b>\$2,658.71</b>	<b>\$0.00</b>	<b>(\$2,658.71)</b>

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Income Statement - Operating**  
**1/1/2019 - 4/30/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	YTD
<b>Income</b>					
<b>INCOME</b>					
4100 - Homeowner Assessments	\$127,645.60	\$0.00	\$0.00	\$0.00	\$127,645.60
4101 - New Membership Application Dues	\$25.00	\$0.00	\$0.00	\$25.00	\$50.00
4310 - Assessment Interest	\$0.00	\$49.98	\$22.57	\$207.23	\$279.78
4600 - Interest Income	\$13.42	\$13.68	\$15.79	\$15.85	\$58.74
4900 - Other Income	\$4.01	\$0.00	\$0.00	\$0.00	\$4.01
<b>Total INCOME</b>	<b>\$127,688.03</b>	<b>\$63.66</b>	<b>\$38.36</b>	<b>\$248.08</b>	<b>\$128,038.13</b>
<b>TRANSFER BETWEEN FUNDS</b>					
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$2,666.68)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$2,666.68)</b>
<b>Total Income</b>	<b>\$127,021.36</b>	<b>(\$603.01)</b>	<b>(\$628.31)</b>	<b>(\$418.59)</b>	<b>\$125,371.45</b>
<b>Expense</b>					
<b>ADMINISTRATIVE</b>					
5100 - Accounting/Tax Prep Fees	\$0.00	\$269.69	\$0.00	\$0.00	\$269.69
5400 - Insurance	\$768.67	\$768.67	\$768.67	\$768.67	\$3,074.68
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$1,086.92	\$1,086.92
5600 - Management Fees	\$416.40	\$416.40	\$416.40	\$404.53	\$1,653.73
5650 - Travel/Mileage	\$0.00	\$71.34	\$0.00	\$0.00	\$71.34
5800 - Office Supplies	\$7.26	\$9.94	\$96.22	\$8.87	\$122.29
5810 - Postage	\$5.97	\$3.88	\$150.20	\$29.90	\$189.95
5820 - Printing	\$1.13	\$1.29	\$53.64	\$9.89	\$65.95
<b>Total ADMINISTRATIVE</b>	<b>\$1,199.43</b>	<b>\$1,541.21</b>	<b>\$1,485.13</b>	<b>\$2,308.78</b>	<b>\$6,534.55</b>
<b>COMMON AREA</b>					
6060 - Certified Water Operator	\$0.00	\$0.00	\$0.00	\$817.03	\$817.03
6390 - Line Location Services	\$180.85	\$0.00	\$0.00	\$0.00	\$180.85
6590 - Repairs & Maintenance: Water System 1	\$0.00	\$17.00	\$14.00	\$30.50	\$61.50
6591 - Repairs & Maintenance: Water System 2	\$0.00	\$17.00	\$14.00	\$14.50	\$45.50

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Operating**

**1/1/2019 - 4/30/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	YTD
6600 - Snow Removal	\$1,524.84	\$2,184.37	\$1,063.75	\$0.00	\$4,772.96
6900 - Water Conservation Fees/Taxes	\$169.97	\$0.00	\$0.00	\$0.00	\$169.97
6950 - Water Sampling	\$0.00	\$0.00	\$0.00	\$23.48	\$23.48
<b>Total COMMON AREA</b>	\$1,875.66	\$2,218.37	\$1,091.75	\$885.51	\$6,071.29
<b>TAXES/OTHER EXPENSES</b>					
8280 - Corporation Commission	\$0.00	\$0.00	\$10.00	\$50.00	\$60.00
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
<b>Total TAXES/OTHER EXPENSES</b>	\$0.00	\$0.00	\$60.00	\$50.00	\$110.00
<b>UTILITIES</b>					
7700 - Utilities	\$442.06	\$1,251.55	\$505.56	\$692.28	\$2,891.45
<b>Total UTILITIES</b>	\$442.06	\$1,251.55	\$505.56	\$692.28	\$2,891.45
<b>Total Expense</b>	\$3,517.15	\$5,011.13	\$3,142.44	\$3,936.57	\$15,607.29
<b>Operating Net Income</b>	\$123,504.21	(\$5,614.14)	(\$3,770.75)	(\$4,355.16)	\$109,764.16
<b>Net Income</b>	\$123,504.21	(\$5,614.14)	(\$3,770.75)	(\$4,355.16)	\$109,764.16

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Income Statement - Reserve**  
**1/1/2019 - 4/30/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	YTD
<b>Income</b>					
Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Expense</b>					
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
<b>Reserve Income</b>					
<u>INCOME</u>					
4610 - Interest Income - Reserve	\$9.46	\$8.61	\$9.61	\$9.35	\$37.03
Total INCOME	\$9.46	\$8.61	\$9.61	\$9.35	\$37.03
<b>TRANSFER BETWEEN FUNDS</b>					
9000 - Transfer From Operating	\$666.67	\$666.67	\$666.67	\$666.67	\$2,666.68
Total TRANSFER BETWEEN FUNDS	\$666.67	\$666.67	\$666.67	\$666.67	\$2,666.68
Total Reserve Income	\$676.13	\$675.28	\$676.28	\$676.02	\$2,703.71
<b>Reserve Expense</b>					
<u>RESERVE EXPENSE</u>					
9110 - Bank Fees - Reserves	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
Total RESERVE EXPENSE	\$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	\$676.13	\$675.28	\$676.28	\$631.02	\$2,658.71
Net Income	\$676.13	\$675.28	\$676.28	\$631.02	\$2,658.71

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**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Check Register Report**  
**4/1/2019 - 4/30/2019**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	1204	4/1/2019	SIERRA LOS PINOS MONTHLY RES TRANSFER LANB 0419	\$666.67	1051 LANB Reserve Account-901	\$666.67	\$666.67
1010	On-Line	4/3/2019	COMMUNITY ASSET MANAGEMENT LLC	\$503.19	5800 Office Supplies	\$8.87	\$8.87
			APR SUPP MGMT 0419OFFICE SUPPLIES		5820 Printing	\$9.89	\$9.89
			APR SUPP MGMT 0419PRINTING		5810 Postage	\$29.90	\$29.90
			APR SUPP MGMT 0419POSTAGE		8280 Corporation Commission	\$50.00	\$50.00
			APR SUPP MGMT 0419Miscellaneous - Secretary of State Annual Corp Rpt		5600 Management Fees	\$404.53	\$404.53
1010	100022	4/4/2019	NEW MEXICO WATER TESTING LABORATORY INC	\$840.51	6950 Water Sampling	\$23.48	\$23.48
			0324-19		6060 Certified Water Operator	\$817.03	\$817.03
			0324-19				
1010	100023	4/4/2019	LEVELCON - MICRO-DESIGN, INC.	\$29.00	6590 Repairs & Maintenance: Water System 1	\$14.50	\$14.50
			3642		6591 Repairs & Maintenance: Water System 2	\$14.50	\$14.50
			3642				
1010	On-Line	4/10/2019	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$154.22	7700 Utilities	\$154.22	\$154.22
			67096-001 / FOREST ROAD 10				
1010	On-Line	4/10/2019	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$202.76	7700 Utilities	\$202.76	\$202.76
			67096-002 / 5250 SIERRA LOS PINNOS				
1010	On-Line	4/10/2019	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$14.89	7700 Utilities	\$14.89	\$14.89
			67096-003 / 4800 SIERRA LOS PINOS				
1010	On-Line	4/10/2019	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$133.69	7700 Utilities	\$133.69	\$133.69
			67096-005 / 6709602 SIERRA LOS PINOS				
1010	100024	4/17/2019	LAW OFFICES OF BRAD L HAYS LLC	\$1,040.67	5500 Legal Fees	\$1,040.67	\$1,040.67
			14003				
<b>Total:</b>				<b>\$3,585.60</b>			