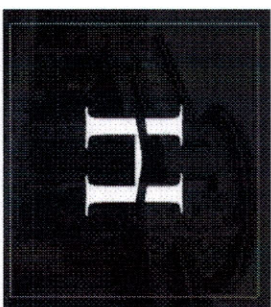


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement Period Ending: May 31, 2022



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

8700-A Education Pl. NW
Albuquerque, NM 87114
505-888-4479
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

Summer O'Hara, Portfolio Accountant
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928-776-4479 ext 1121

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
5/31/2022

	Operating	Reserve		Total
Assets				
CASH				
1010 - Alliance Operating Checking-579	\$165,746.52			\$165,746.52
1050 - Alliance Reserve MM-923		\$103,150.56		\$103,150.56
Total CASH	<u>\$165,746.52</u>	<u>\$103,150.56</u>		<u>\$268,897.08</u>
ACCOUNTS RECEIVABLE				
1200 - A/R Assessments	\$22,271.81			\$22,271.81
1240 - A/R Late Fees/Interest	\$1,799.84			\$1,799.84
1250 - A/R NSF/Collection Notice Fees	\$350.00			\$350.00
1280 - A/R Other	\$165.00			\$165.00
Total ACCOUNTS RECEIVABLE	<u>\$24,586.65</u>			<u>\$24,586.65</u>
OTHER ASSETS				
1610 - Prepaid Insurance	\$5,895.08			\$5,895.08
Total OTHER ASSETS	<u>\$5,895.08</u>	<u>\$0.00</u>		<u>\$5,895.08</u>
FIXED ASSETS				
1800 - Equipment	\$15,615.18			\$15,615.18
Total FIXED ASSETS	<u>\$15,615.18</u>			<u>\$15,615.18</u>
Assets Total	<u>\$211,843.43</u>	<u>\$103,150.56</u>		<u>\$314,993.99</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
5/31/2022

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$1,321.36		\$1,321.36
2200 - Accounts Payable	\$1,792.24		\$1,792.24
2250 - Accrued Expenses	\$2,805.86		\$2,805.86
Total LIABILITIES	<u>\$5,919.46</u>	<u>\$0.00</u>	<u>\$5,919.46</u>
EQUITY			
3200 - Operating Equity	\$100,840.70		\$100,840.70
3500 - Reserve Equity		\$128,033.10	\$128,033.10
Total EQUITY	<u>\$100,840.70</u>	<u>\$128,033.10</u>	<u>\$228,873.80</u>
Net Income	<u>\$105,083.27</u>	<u>(\$24,882.54)</u>	<u>\$80,200.73</u>
Liabilities and Equity Total	<u>\$211,843.43</u>	<u>\$103,150.56</u>	<u>\$314,993.99</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
5/1/2022 - 5/31/2022

Accounts	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
INCOME								
4100 - Homeowner Assessments	\$5,945.70	\$0.00	\$5,945.70	\$160,845.71	\$154,380.00	\$6,465.71	\$154,380.00	(\$6,465.71)
4101 - New Membership Application Dues	\$0.00	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	\$0.00	(\$175.00)
4310 - Assessment Interest	\$257.01	\$0.00	\$257.01	\$822.40	\$0.00	\$822.40	\$0.00	(\$822.40)
4350 - Lien/Collection Fees	\$425.00	\$0.00	\$425.00	\$425.00	\$0.00	\$425.00	\$0.00	(\$425.00)
4600 - Interest Income	\$3.57	\$0.00	\$3.57	\$18.26	\$0.00	\$18.26	\$0.00	(\$18.26)
Total INCOME	\$6,631.28	\$0.00	\$6,631.28	\$162,286.37	\$154,380.00	\$7,906.37	\$154,380.00	(\$7,906.37)
TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	\$0.00	(\$3,333.35)	(\$3,333.35)	\$0.00	(\$8,000.00)	(\$4,666.65)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	\$0.00	(\$3,333.35)	(\$3,333.35)	\$0.00	(\$8,000.00)	(\$4,666.65)
Total Income	\$5,964.61	(\$666.67)	\$6,631.28	\$158,953.02	\$151,046.65	\$7,906.37	\$146,380.00	(\$12,573.02)
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$269.69	\$500.00	\$230.31	\$500.00	\$230.31
5320 - Gifts/Awards	\$0.00	\$30.00	\$30.00	\$0.00	\$150.00	\$150.00	\$360.00	\$360.00
5400 - Insurance	\$535.92	\$416.67	(\$119.25)	\$2,597.92	\$2,083.35	(\$514.57)	\$5,000.00	\$2,402.08
5500 - Legal Fees	\$876.48	\$416.67	(\$459.81)	\$2,278.86	\$2,083.35	(\$195.51)	\$5,000.00	\$2,721.14
5530 - Lien/Collection Costs	\$425.00	\$33.33	(\$391.67)	\$425.00	\$166.65	(\$258.35)	\$400.00	(\$25.00)
5600 - Management Fees	\$457.70	\$458.33	\$0.63	\$2,288.50	\$2,291.65	\$3.15	\$5,500.00	\$3,211.50
5650 - Travel/Mileage	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
5800 - Office Supplies	\$109.66	\$83.33	(\$26.33)	\$118.00	\$416.65	\$298.65	\$1,000.00	\$882.00
5810 - Postage	\$25.27	\$41.67	\$16.40	\$117.39	\$208.35	\$90.96	\$500.00	\$382.61
5820 - Printing	\$3.23	\$58.33	\$55.10	\$473.66	\$291.65	(\$182.01)	\$700.00	\$226.34
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
5900 - Webmaster	\$0.00	\$125.00	\$125.00	\$301.19	\$625.00	\$323.81	\$1,500.00	\$1,198.81
Total ADMINISTRATIVE	\$2,433.26	\$1,705.00	(\$728.26)	\$8,915.21	\$9,070.00	\$154.79	\$21,005.00	\$12,089.79

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
5/1/2022 - 5/31/2022

Accounts	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
COMMON AREA								
6060 - Certified Water Operator	\$1,772.91	\$1,666.67	(\$106.24)	\$8,864.55	\$8,333.35	(\$531.20)	\$20,000.00	\$11,135.45
6390 - Line Location Services	\$124.00	\$16.67	(\$107.33)	\$124.00	\$83.35	(\$40.65)	\$200.00	\$76.00
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$83.35	\$83.35	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$5,548.16	\$2,083.35	(\$3,464.81)	\$5,000.00	(\$548.16)
6572 - Repairs & Maintenance: Roads	\$0.00	\$3,583.33	\$3,583.33	\$19.54	\$17,916.65	\$17,897.11	\$43,000.00	\$42,980.46
6590 - Repairs & Maintenance: Water System 1	\$19.32	\$1,500.00	\$1,480.68	\$2,592.20	\$7,500.00	\$4,907.80	\$18,000.00	\$15,407.80
6591 - Repairs & Maintenance: Water System 2	\$422.23	\$833.33	\$411.10	\$6,961.76	\$4,166.65	(\$2,795.11)	\$10,000.00	\$3,038.24
6600 - Snow Removal	\$0.00	\$1,416.67	\$1,416.67	\$14,244.06	\$7,083.35	(\$7,160.71)	\$17,000.00	\$2,755.94
6900 - Water Conservation Fees/Taxes	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
6950 - Water Sampling	\$1,089.38	\$208.33	(\$881.05)	\$2,585.09	\$1,041.65	(\$1,543.44)	\$2,500.00	(\$85.09)
Total COMMON AREA	\$3,427.84	\$9,700.01	\$6,272.17	\$40,939.36	\$48,500.05	\$7,560.69	\$116,400.00	\$75,460.64
TAXES/OTHER EXPENSES								
8280 - Annual Corporate Report	\$50.00	\$0.00	(\$50.00)	\$60.00	\$10.00	(\$50.00)	\$60.00	\$0.00
8840 - Taxes - Property	\$0.00	\$41.67	\$41.67	\$398.38	\$208.35	(\$190.03)	\$500.00	\$101.62
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
Total TAXES/OTHER EXPENSES	\$50.00	\$41.67	(\$8.33)	\$508.38	\$268.35	(\$240.03)	\$610.00	\$101.62
UTILITIES								
7700 - Utilities	\$677.68	\$697.08	\$19.40	\$3,506.80	\$3,485.40	(\$21.40)	\$8,365.00	\$4,858.20
Total UTILITIES	\$677.68	\$697.08	\$19.40	\$3,506.80	\$3,485.40	(\$21.40)	\$8,365.00	\$4,858.20
Total Expense	\$6,588.78	\$12,143.76	\$5,554.98	\$53,869.75	\$61,323.80	\$7,454.05	\$146,380.00	\$92,510.25
Operating Net Income	(\$624.17)	(\$12,810.43)	\$12,186.26	\$105,083.27	\$89,722.85	\$15,360.42	\$0.00	(\$105,083.27)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Operating

1/1/2022 - 5/31/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	YTD
Income						
<u>INCOME</u>						
4100 - Homeowner Assessments	\$154,380.00	\$520.01	\$0.00	\$0.00	\$5,945.70	\$160,845.71
4101 - New Membership Application	\$50.00	\$25.00	\$50.00	\$50.00	\$0.00	\$175.00
Dues						
4310 - Assessment Interest	\$68.86	\$128.54	\$0.00	\$367.99	\$257.01	\$822.40
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$425.00
4600 - Interest Income	\$3.20	\$3.56	\$4.08	\$3.85	\$3.57	\$18.26
Total INCOME	\$154,502.06	\$677.11	\$54.08	\$421.84	\$6,631.28	\$162,286.37
<u>TRANSFER BETWEEN FUNDS</u>						
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$3,333.35)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$3,333.35)
Total Income	\$153,835.39	\$10.44	(\$612.59)	(\$244.83)	\$5,964.61	\$158,953.02
Expense						
<u>ADMINISTRATIVE</u>						
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$269.69	\$0.00	\$0.00	\$269.69
5400 - Insurance	\$515.50	\$515.50	\$515.50	\$515.50	\$535.92	\$2,597.92
5500 - Legal Fees	\$280.48	\$0.00	\$0.00	\$1,121.90	\$876.48	\$2,278.86
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$425.00
5600 - Management Fees	\$457.70	\$457.70	\$457.70	\$457.70	\$457.70	\$2,288.50
5800 - Office Supplies	\$2.96	\$1.34	\$2.96	\$1.08	\$109.66	\$118.00
5810 - Postage	\$75.88	\$6.61	\$3.91	\$5.72	\$25.27	\$117.39
5820 - Printing	\$440.65	\$27.69	\$1.77	\$0.32	\$3.23	\$473.66
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$45.00
5900 - Webmaster	\$84.10	\$217.09	\$0.00	\$0.00	\$0.00	\$301.19
Total ADMINISTRATIVE	\$1,857.27	\$1,225.93	\$1,296.53	\$2,102.22	\$2,433.26	\$8,915.21
<u>COMMON AREA</u>						
6060 - Certified Water Operator	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$8,864.55
6390 - Line Location Services	\$0.00	\$0.00	\$0.00	\$0.00	\$124.00	\$124.00
6500 - Repairs & Maintenance: Water - General	\$521.38	\$561.46	\$440.17	\$4,025.15	\$0.00	\$5,548.16
6572 - Repairs & Maintenance: Roads	\$0.00	\$19.54	\$0.00	\$0.00	\$0.00	\$19.54
6590 - Repairs & Maintenance: Water System 1	\$10.00	\$10.66	\$2,541.88	\$10.34	\$19.32	\$2,592.20
6591 - Repairs & Maintenance: Water System 2	\$3,285.70	\$10.67	\$1,153.57	\$2,089.59	\$422.23	\$6,961.76
6600 - Snow Removal	\$6,000.00	\$0.00	\$0.00	\$8,244.06	\$0.00	\$14,244.06
6950 - Water Sampling	\$1,495.71	\$0.00	\$0.00	\$0.00	\$1,089.38	\$2,585.09
Total COMMON AREA	\$13,085.70	\$2,375.24	\$5,908.53	\$16,142.05	\$3,427.84	\$40,939.36

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating

1/1/2022 - 5/31/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	YTD
TAXES/OTHER EXPENSES						
8280 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$10.00	\$50.00	\$60.00
8840 - Taxes - Property	\$0.00	\$0.00	\$398.38	\$0.00	\$0.00	\$398.38
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$448.38	\$10.00	\$50.00	\$508.38
UTILITIES						
7700 - Utilities	\$808.22	\$569.51	\$781.39	\$670.00	\$677.68	\$3,506.80
Total UTILITIES	\$808.22	\$569.51	\$781.39	\$670.00	\$677.68	\$3,506.80
Total Expense	\$15,751.19	\$4,170.68	\$8,434.83	\$18,924.27	\$6,588.78	\$53,869.75
Operating Net Income	\$138,084.20	(\$4,160.24)	(\$9,047.42)	(\$19,169.10)	(\$624.17)	\$105,083.27

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2022 - 5/31/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	YTD
Reserve Income						
<u>INCOME</u>						
4610 - Interest Income - Reserve	\$16,31	\$14,81	\$16,48	\$13,88	\$13,05	\$74,53
<u>Total INCOME</u>	\$16,31	\$14,81	\$16,48	\$13,88	\$13,05	\$74,53
TRANSFER BETWEEN FUNDS						
9000 - Transfer From Operating	\$666,67	\$666,67	\$666,67	\$666,67	\$666,67	\$3,333,35
<u>Total TRANSFER BETWEEN FUNDS</u>	\$666,67	\$666,67	\$666,67	\$666,67	\$666,67	\$3,333,35
<u>Total Reserve Income</u>	\$682,98	\$681,48	\$683,15	\$680,55	\$679,72	\$3,407,88
Reserve Expense						
<u>COMMON AREA</u>						
9150 - Water System Repair & Maintenance - Reserves	\$0,00	\$0,00	\$7,908,98	\$20,381,44	\$0,00	\$28,290,42
<u>Total COMMON AREA</u>	\$0,00	\$0,00	\$7,908,98	\$20,381,44	\$0,00	\$28,290,42
<u>Total Reserve Expense</u>	\$0,00	\$0,00	\$7,908,98	\$20,381,44	\$0,00	\$28,290,42
<u>Reserve Net Income</u>	\$682,98	\$681,48	(\$7,225,83)	(\$19,700,89)	\$679,72	(\$24,882,54)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 5/31/2022

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
LEVELCON - MICRO-DESIGN, INC.	7510	4/29/2022	5/12/2022	6591-Repairs & Maintenance: Water System 2		\$9.67	\$9.67			
	7510	4/29/2022	5/12/2022	6590-Repairs & Maintenance: Water System 1		\$9.66	\$9.66			
	7510 Total:					\$19.33	\$19.33	\$0.00	\$0.00	\$0.00
JOHN L HINES	22-APR	5/1/2022	5/31/2022	6060-Certified Water Operator		\$1,772.91	\$1,772.91			
	22-APR Total:					\$1,772.91	\$1,772.91	\$0.00	\$0.00	\$0.00
Totals:						\$1,792.24	\$1,792.24	\$0.00	\$0.00	\$0.00

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
 Check Register
 5/1/2022 - 5/31/2022

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	5/4/2022	COMMUNITY ASSET MANAGEMENT LLC	\$537.64			
			PRINTING		5820 Printing	\$3.23	\$3.23
			OFFICE SUPPLIES		5800 Office Supplies	\$3.76	\$3.76
			POSTAGE		5810 Postage	\$22.95	\$22.95
			ANNUAL CORPORATE REPORT		8280 Annual Corporate Report	\$50.00	\$50.00
			MANAGEMENT FEE		5600 Management Fees	\$457.70	\$457.70
1010	100182	5/11/2022	LEVELCON - MICRO-DESIGN, INC.	\$19.33			
					6590 Repairs & Maintenance: Water System 1	\$9.66	\$9.66
					6591 Repairs & Maintenance: Water System 2	\$9.67	\$9.67
1010	100183	5/12/2022	NEW MEXICO ONE CALL INC	\$124.00			
					6390 Line Location Services	\$124.00	\$124.00
1010	300125	5/12/2022	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$228.63			
			67096-001 FOREST ROAD 10 LOS PINOS SUB		7700 Utilities	\$228.63	\$228.63
1010	300126	5/12/2022	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$275.43			
			67096-002 5250 SIERRA LOS PINOS		7700 Utilities	\$275.43	\$275.43
1010	300127	5/12/2022	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$139.79			
			67096-003 4800 SIERRA LOS PINOS		7700 Utilities	\$139.79	\$139.79
1010	300128	5/12/2022	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$95.88			
			67096-005 6709602 SIERRA LOS PINOS		7700 Utilities	\$95.88	\$95.88
1010	100184	5/17/2022	THE TURNER LAW FIRM LLC	\$876.48			
			27411		5500 Legal Fees	\$876.48	\$876.48
1010	100185	5/17/2022	NEW MEXICO WATER TESTING LABORATORY INC	\$1,089.38			
			0501-22		6950 Water Sampling	\$1,089.38	\$1,089.38
1010	1304	5/25/2022	PAUL LISKO	\$108.22			
			REIMB 051722		5810 Postage	\$2.32	\$2.32
			REIMB 051722		5800 Office Supplies	\$105.90	\$105.90
1010	100186	5/26/2022	JOHN L HINES	\$1,772.91			
			21-NOV		6060 Certified Water Operator	\$1,772.91	\$1,772.91
1010	1305	5/27/2022	CYNTHIA HINES	\$402.89			
			75107		6591 Repairs & Maintenance: Water System 2	\$402.89	\$402.89
Total:				<u>\$5,670.58</u>			