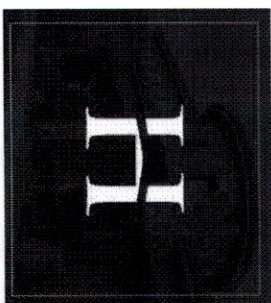


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement Period Ending: June 30, 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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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
6/30/2022

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$164,268.25		\$164,268.25
1050 - Alliance Reserve MM-923		\$103,831.37	\$103,831.37
Total CASH	<u>\$164,268.25</u>	<u>\$103,831.37</u>	<u>\$268,099.62</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$17,546.68		\$17,546.68
1240 - A/R Late Fees/Interest	\$1,827.06		\$1,827.06
1250 - A/R NSF/Collection Notice Fees	\$207.58		\$207.58
1280 - A/R Other	\$165.00		\$165.00
Total ACCOUNTS RECEIVABLE	<u>\$19,746.32</u>		<u>\$19,746.32</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$5,359.16		\$5,359.16
Total OTHER ASSETS	<u>\$5,359.16</u>	<u>\$0.00</u>	<u>\$5,359.16</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>\$204,988.91</u>	<u>\$103,831.37</u>	<u>\$308,820.28</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
6/30/2022

	Operating	Reserve		Total
Liabilities & Equity				
LIABILITIES				
2100 - Prepaid Owner Assessments	\$1,506.36			\$1,506.36
2200 - Accounts Payable	\$19.33			\$19.33
2250 - Accrued Expenses	\$2,890.45			\$2,890.45
Total LIABILITIES	<u>\$4,416.14</u>	<u>\$0.00</u>		<u>\$4,416.14</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>\$99,732.07</u>	<u>(\$24,201.73)</u>		<u>\$75,530.34</u>
Liabilities and Equity Total	<u>\$204,988.91</u>	<u>\$103,831.37</u>		<u>\$308,820.28</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
6/1/2022 - 6/30/2022

Accounts	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
INCOME								
4100 - Homeowner Assessments	\$0.00	\$0.00	\$0.00	\$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	\$203.84	\$0.00	\$203.84	\$1,026.24	\$0.00	\$1,026.24	\$0.00	(\$1,026.24)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	\$425.00	\$0.00	(\$425.00)
4600 - Interest Income	\$3.46	\$0.00	\$3.46	\$21.72	\$0.00	\$21.72	\$0.00	(\$21.72)
Total INCOME	\$207.30	\$0.00	\$207.30	\$162,493.67	\$154,380.00	\$8,113.67	\$154,380.00	(\$8,113.67)
TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	\$0.00	(\$4,000.02)	(\$4,000.02)	\$0.00	(\$8,000.00)	(\$3,999.98)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	\$0.00	(\$4,000.02)	(\$4,000.02)	\$0.00	(\$8,000.00)	(\$3,999.98)
Total Income	(\$459.37)	(\$666.67)	\$207.30	\$158,493.65	\$150,379.98	\$8,113.67	\$146,380.00	(\$12,113.65)
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	\$180.00	\$180.00	\$360.00	\$360.00
5400 - Insurance	\$535.92	\$416.67	(\$119.25)	\$3,133.84	\$2,500.02	(\$633.82)	\$5,000.00	\$1,866.16
5500 - Legal Fees	\$1,131.41	\$416.67	(\$714.74)	\$3,410.27	\$2,500.02	(\$910.25)	\$5,000.00	\$1,589.73
5530 - Lien/Collection Costs	\$0.00	\$33.33	\$33.33	\$425.00	\$199.98	(\$225.02)	\$400.00	(\$25.00)
5600 - Management Fees	\$457.70	\$458.33	\$0.63	\$2,746.20	\$2,749.98	\$3.78	\$5,500.00	\$2,753.80
5650 - Travel/Mileage	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
5800 - Office Supplies	\$7.53	\$83.33	\$75.80	\$125.53	\$499.98	\$374.45	\$1,000.00	\$874.47
5810 - Postage	\$57.03	\$41.67	(\$15.36)	\$174.42	\$250.02	\$75.60	\$500.00	\$325.58
5820 - Printing	\$4.78	\$58.33	\$53.55	\$478.44	\$349.98	(\$128.46)	\$700.00	\$221.56
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	\$750.00	\$448.81	\$1,500.00	\$1,198.81
Total ADMINISTRATIVE	\$2,194.37	\$1,705.00	(\$489.37)	\$11,109.58	\$10,775.00	(\$334.58)	\$21,005.00	\$9,895.42

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
6/1/2022 - 6/30/2022

Accounts	6/1/2022 - 6/30/2022		1/1/2022 - 6/30/2022		Annual Budget	Remaining Budget		
	Actual	Budget	Actual	Budget				
COMMON AREA								
6060 - Certified Water Operator	\$1,772.91	\$1,666.67	(\$106.24)	\$10,637.46	\$10,000.02	(\$637.44)	\$20,000.00	\$9,362.54
6390 - Line Location Services	\$0.00	\$16.67	\$16.67	\$124.00	\$100.02	(\$23.98)	\$200.00	\$76.00
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$100.02	\$100.02	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$1,276.50	\$416.67	(\$859.83)	\$6,824.66	\$2,500.02	(\$4,324.64)	\$5,000.00	(\$1,824.66)
6572 - Repairs & Maintenance: Roads	\$0.00	\$3,583.33	\$3,583.33	\$19.54	\$21,499.98	\$21,480.44	\$43,000.00	\$42,980.46
6590 - Repairs & Maintenance: Water System 1	\$10.66	\$1,500.00	\$1,489.34	\$2,602.86	\$9,000.00	\$6,397.14	\$18,000.00	\$15,397.14
6591 - Repairs & Maintenance: Water System 2	(\$1,055.15)	\$833.33	\$1,888.48	\$5,906.61	\$4,999.98	(\$906.63)	\$10,000.00	\$4,093.39
6600 - Snow Removal	\$0.00	\$1,416.67	\$1,416.67	\$14,244.06	\$8,500.02	(\$5,744.04)	\$17,000.00	\$2,755.94
6900 - Water Conservation Fees/Taxes	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
6950 - Water Sampling	\$0.00	\$208.33	\$208.33	\$2,585.09	\$1,249.98	(\$1,335.11)	\$2,500.00	(\$85.09)
Total COMMON AREA	\$2,004.92	\$9,700.01	\$7,695.09	\$42,944.28	\$58,200.06	\$15,255.78	\$116,400.00	\$73,455.72
TAXES/OTHER EXPENSES								
8280 - Annual Corporate Report	\$0.00	\$50.00	\$50.00	\$60.00	\$60.00	\$0.00	\$60.00	\$0.00
8840 - Taxes - Property	\$0.00	\$41.67	\$41.67	\$398.38	\$250.02	(\$148.36)	\$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	\$0.00	\$91.67	\$91.67	\$508.38	\$360.02	(\$148.36)	\$610.00	\$101.62
UTILITIES								
7700 - Utilities	\$692.54	\$697.08	\$4.54	\$4,199.34	\$4,182.48	(\$16.86)	\$8,365.00	\$4,165.66
Total UTILITIES	\$692.54	\$697.08	\$4.54	\$4,199.34	\$4,182.48	(\$16.86)	\$8,365.00	\$4,165.66
Total Expense	\$4,891.83	\$12,193.76	\$7,301.93	\$58,761.58	\$73,517.56	\$14,755.98	\$146,380.00	\$87,618.42
Operating Net Income	(\$5,351.20)	(\$12,860.43)	\$7,509.23	\$99,732.07	\$76,862.42	\$22,869.65	\$0.00	(\$99,732.07)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
6/1/2022 - 6/30/2022

Accounts	6/1/2022 - 6/30/2022		1/1/2022 - 6/30/2022		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual		
Reserve Income						
INCOME						
4610 - Interest Income - Reserve	\$14.14	\$0.00	\$14.14	\$88.67	\$0.00	\$88.67
Total INCOME	\$14.14	\$0.00	\$14.14	\$88.67	\$0.00	(\$88.67)
TRANSFER BETWEEN FUNDS						
9000 - Transfer From Operating	\$666.67	\$666.67	\$0.00	\$4,000.02	\$4,000.02	\$0.00
Total TRANSFER BETWEEN FUNDS	\$666.67	\$666.67	\$0.00	\$4,000.02	\$4,000.02	\$0.00
Total Reserve Income	\$680.81	\$666.67	\$14.14	\$4,088.69	\$4,000.02	\$88.67
Reserve Expense						
COMMON AREA						
9150 - Water System Repair & Maintenance - Reserves	\$0.00	\$0.00	\$0.00	\$28,290.42	\$0.00	(\$28,290.42)
Total COMMON AREA	\$0.00	\$0.00	\$0.00	\$28,290.42	\$0.00	(\$28,290.42)
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$28,290.42	\$0.00	(\$28,290.42)
Reserve Net Income	\$680.81	\$666.67	\$14.14	(\$24,201.73)	\$4,000.02	(\$28,201.75)
					\$8,000.00	\$32,201.73

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2022 - 6/30/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	YTD
Income							
INCOME							
4100 - Homeowner Assessments	\$154,380.00	\$520.01	\$0.00	\$0.00	\$5,945.70	\$0.00	\$160,845.71
4101 - New Membership Application	\$50.00	\$25.00	\$50.00	\$50.00	\$0.00	\$0.00	\$175.00
Dues							
4310 - Assessment Interest	\$68.86	\$128.54	\$0.00	\$367.99	\$257.01	\$203.84	\$1,026.24
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	\$425.00
4600 - Interest Income	\$3.20	\$3.56	\$4.08	\$3.85	\$3.57	\$3.46	\$21.72
Total INCOME	\$154,502.06	\$677.11	\$54.08	\$421.84	\$6,631.28	\$207.30	\$162,493.67
TRANSFER BETWEEN FUNDS							
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$4,000.02)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$4,000.02)
Total Income	\$153,835.39	\$10.44	(\$612.59)	(\$244.83)	\$5,964.61	(\$459.37)	\$158,493.65
Expense							
ADMINISTRATIVE							
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$269.69	\$0.00	\$0.00	\$0.00	\$269.69
5400 - Insurance	\$515.50	\$515.50	\$515.50	\$515.50	\$535.92	\$535.92	\$3,133.84
5500 - Legal Fees	\$280.48	\$0.00	\$0.00	\$1,121.90	\$876.48	\$1,131.41	\$3,410.27
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	\$425.00
5600 - Management Fees	\$457.70	\$457.70	\$457.70	\$457.70	\$457.70	\$457.70	\$2,746.20
5800 - Office Supplies	\$2.96	\$1.34	\$2.96	\$1.08	\$109.66	\$7.53	\$125.53
5810 - Postage	\$75.88	\$6.61	\$3.91	\$5.72	\$25.27	\$57.03	\$174.42
5820 - Printing	\$440.65	\$27.69	\$1.77	\$0.32	\$3.23	\$4.78	\$478.44
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$0.00	\$45.00
5900 - Webmaster	\$84.10	\$217.09	\$0.00	\$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	\$2,194.37	\$11,109.58
COMMON AREA							
6060 - Certified Water Operator	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$10,637.46
6390 - Line Location Services	\$0.00	\$0.00	\$0.00	\$0.00	\$124.00	\$0.00	\$124.00
6500 - Repairs & Maintenance: Water - General	\$521.38	\$561.46	\$440.17	\$4,025.15	\$0.00	\$1,276.50	\$6,824.66
6572 - Repairs & Maintenance: Roads	\$0.00	\$19.54	\$0.00	\$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	\$10.66	\$2,602.86
6591 - Repairs & Maintenance: Water System 2	\$3,285.70	\$10.67	\$1,153.57	\$2,089.59	\$422.23	(\$1,055.15)	\$5,906.61
6600 - Snow Removal	\$6,000.00	\$0.00	\$0.00	\$8,244.06	\$0.00	\$0.00	\$14,244.06
6950 - Water Sampling	\$1,495.71	\$0.00	\$0.00	\$0.00	\$1,089.38	\$0.00	\$2,585.09
Total COMMON AREA	\$13,085.70	\$2,375.24	\$5,908.53	\$16,142.05	\$3,427.84	\$2,004.92	\$42,944.28

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2022 - 6/30/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	YTD
TAXES/OTHER EXPENSES							
8280 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$10.00	\$50.00	\$0.00	\$60.00
8840 - Taxes - Property	\$0.00	\$0.00	\$398.38	\$0.00	\$0.00	\$0.00	\$398.38
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$448.38	\$10.00	\$50.00	\$0.00	\$508.38
UTILITIES							
7700 - Utilities	\$808.22	\$569.51	\$781.39	\$670.00	\$677.68	\$692.54	\$4,199.34
Total UTILITIES	\$808.22	\$569.51	\$781.39	\$670.00	\$677.68	\$692.54	\$4,199.34
Total Expense	\$15,751.19	\$4,170.68	\$8,434.83	\$18,924.27	\$6,588.78	\$4,891.83	\$58,761.58
Operating Net Income	\$138,084.20	(\$4,160.24)	(\$9,047.42)	(\$19,169.10)	(\$624.17)	(\$5,351.20)	\$99,732.07

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2022 - 6/30/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	YTD
Reserve Income							
<u>INCOME</u>							
4610 - Interest Income - Reserve	\$16,31	\$14,81	\$16,48	\$13,88	\$13,05	\$14,14	\$88,67
<u>Total INCOME</u>	\$16,31	\$14,81	\$16,48	\$13,88	\$13,05	\$14,14	\$88,67
TRANSFER BETWEEN FUNDS							
9000 - Transfer From Operating	\$666,67	\$666,67	\$666,67	\$666,67	\$666,67	\$666,67	\$4,000,02
<u>Total TRANSFER BETWEEN FUNDS</u>	\$666,67	\$666,67	\$666,67	\$666,67	\$666,67	\$666,67	\$4,000,02
<u>Total Reserve Income</u>	\$682,98	\$681,48	\$683,15	\$680,55	\$679,72	\$680,81	\$4,088,69
Reserve Expense							
<u>COMMON AREA</u>							
9150 - Water System Repair & Maintenance - Reserves	\$0,00	\$0,00	\$7,908,98	\$20,381,44	\$0,00	\$0,00	\$28,290,42
<u>Total COMMON AREA</u>	\$0,00	\$0,00	\$7,908,98	\$20,381,44	\$0,00	\$0,00	\$28,290,42
<u>Total Reserve Expense</u>	\$0,00	\$0,00	\$7,908,98	\$20,381,44	\$0,00	\$0,00	\$28,290,42
<u>Reserve Net Income</u>	\$682,98	\$681,48	(\$7,225,83)	(\$19,700,89)	\$679,72	\$680,81	(\$24,201,73)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Check Register
6/1/2022 - 6/30/2022

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	100187	6/1/2022 22-APR	JOHN L HINES	\$1,772.91	6060 Certified Water Operator	\$1,772.91	\$1,772.91 ✓
1010	On-Line	6/3/2022	COMMUNITY ASSET MANAGEMENT LLC	\$527.04	5820 Printing	\$4.78	\$4.78
					5800 Office Supplies	\$7.53	\$7.53
					5810 Postage	\$13.65	\$13.65
					5810 Postage	\$43.38	\$43.38
					5600 Management Fees	\$457.70	\$457.70
1010	100188	6/7/2022 7623 7623	LEVEL CON - MICRO-DESIGN, INC.	\$21.33	6590 Repairs & Maintenance: Water System 1	\$10.66	\$10.66 ✓
					6591 Repairs & Maintenance: Water System 2	\$10.67	\$10.67 ✓
1010	300129	6/9/2022 052222--005	JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-005 6709602 SIERRA LOS PINOS	\$68.15	7700 Utilities	\$68.15	\$68.15 ✓
1010	300130	6/9/2022 052222--003	JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-003 4800 SIERRA LOS PINOS	\$101.44	7700 Utilities	\$101.44	\$101.44 ✓
1010	300131	6/9/2022 052222--001	JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-001 FOREST ROAD 10 LOS PINOS SUB	\$251.79	7700 Utilities	\$251.79	\$251.79 ✓
1010	300132	6/10/2022 052222--002	JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-002 5250 SIERRA LOS PINOS	\$186.57	7700 Utilities	\$186.57	\$186.57 ✓
1010	100189	6/17/2022 103	DA SALAZAR CONSTRUCTION LLC	\$1,276.50	6500 Repairs & Maintenance: Water - General	\$1,276.50	\$1,276.50 ✓
1010	100190	6/21/2022 22-MAY	JOHN L HINES	\$1,772.91	6060 Certified Water Operator	\$1,772.91	\$1,772.91 ✓
1010	100191	6/21/2022 27539	THE TURNER LAW FIRM LLC	\$1,131.41	5500 Legal Fees	\$1,131.41	\$1,131.41 ✓
Total:				<u>\$7,110.05</u>			

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 6/30/2022

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		
LEVELCON - MICRO-DESIGN, INC.	7510	4/29/2022	5/12/2022	6590-Repairs & Maintenance: Water System 1		\$9.66		\$9.66		
				7510 Total:		\$19.33	\$0.00	\$19.33	\$0.00	\$0.00
				Totals:		\$19.33	\$0.00	\$19.33	\$0.00	\$0.00