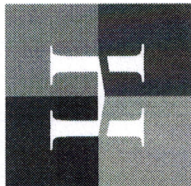


Financial Statement
Period Ending: February 28, 2017



HOAMCO[®]
PROFESSIONAL COMMUNITY MANAGEMENT
OUR ONLY BUSINESS

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, Director of Client Services
Email: mfranciosi@hoamco.com
505-888-4479 ext 2112

Emily Spies, Director of Accounting
Email: espies@hoamco.com
505-888-4479 ext 2131

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

2/28/2017

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$152,132.77		\$152,132.77
1011 - LANB Special Assessment-201	\$5,218.29		\$5,218.29
1050 - Alliance Reserve MM-603		\$741.71	\$741.71
1051 - LANB Reserve Account-901		\$83,003.88	\$83,003.88
Total CASH	<u>\$157,351.06</u>	<u>\$83,745.59</u>	<u>\$241,096.65</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$28,138.97		\$28,138.97
1210 - A/R Special Assessments	\$1,124.00		\$1,124.00
1240 - A/R Late Fees/Interest	\$3,046.00		\$3,046.00
1280 - A/R Other	\$250.00		\$250.00
Total ACCOUNTS RECEIVABLE	<u>\$32,558.97</u>		<u>\$32,558.97</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$3,051.75		\$3,051.75
Total OTHER ASSETS	<u>\$3,051.75</u>	-	<u>\$3,051.75</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>\$194,239.14</u>	<u>\$83,745.59</u>	<u>\$277,984.73</u>
Liabilities & Equity			
LIABILITIES			
Operating			
Reserve			
Total			

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

2/28/2017

	Operating	Reserve	Total
2100 - Prepaid Owner Assessments	\$201.56		\$201.56
2200 - Accounts Payable	\$30.00		\$30.00
Total LIABILITIES	<u>\$231.56</u>		<u>\$231.56</u>
EQUITY			
3200 - Operating Equity	\$85,530.68	\$82,994.49	\$85,530.68
3500 - Reserve Equity		\$82,994.49	\$82,994.49
Total EQUITY	<u>\$85,530.68</u>	<u>\$82,994.49</u>	<u>\$168,525.17</u>
Net Income	<u>\$108,476.90</u>	<u>\$751.10</u>	<u>\$109,228.00</u>
Liabilities and Equity Total	<u>\$194,239.14</u>	<u>\$83,745.59</u>	<u>\$277,984.73</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

INCOME STATEMENT - Operating

2/1/2017 - 2/28/2017

Accounts	2/1/2017 - 2/28/2017			1/1/2017 - 2/28/2017			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
COMMON AREA								
6060 - Certified Water Operator	\$0.00	\$250.00	\$250.00	\$542.81	\$500.00	(\$42.81)	\$3,000.00	\$2,457.19
6390 - Line Location Services	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00	\$300.00
6410 - Parks	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$631.38	\$833.34	\$201.96	\$5,000.00	\$4,368.62
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,166.67	\$2,166.67	\$0.00	\$4,333.34	\$4,333.34	\$26,000.00	\$26,000.00
6590 - Repairs & Maintenance: Water System 1	\$15.00	\$740.83	\$725.83	\$30.00	\$1,481.66	\$1,451.66	\$8,890.00	\$8,860.00
6591 - Repairs & Maintenance: Water System 2	\$15.00	\$541.67	\$526.67	\$30.00	\$1,083.34	\$1,053.34	\$6,500.00	\$6,470.00
6600 - Snow Removal	\$0.00	\$4,250.00	\$4,250.00	\$92.02	\$8,500.00	\$8,407.98	\$17,000.00	\$16,907.98
6900 - Water Conservation Fees/Taxes	\$186.01	\$41.67	(\$144.34)	\$186.01	\$83.34	(\$102.67)	\$500.00	\$313.99
6950 - Water Sampling	\$0.00	\$266.67	\$266.67	\$0.00	\$533.34	\$533.34	\$3,200.00	\$3,200.00
Total COMMON AREA	\$216.01	\$8,740.85	\$8,524.84	\$1,512.22	\$17,481.70	\$15,969.48	\$70,890.00	\$69,377.78
TAXES/OTHER EXPENSES								
8280 - Corporation Commission	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00
8840 - Taxes - Property	\$0.00	\$16.67	\$16.67	\$0.00	\$33.34	\$33.34	\$200.00	\$200.00
Total TAXES/OTHER EXPENSES	\$10.00	\$16.67	\$6.67	\$10.00	\$33.34	\$23.34	\$210.00	\$200.00
UTILITIES								
7700 - Utilities	\$1,554.37	\$833.33	(\$721.04)	\$1,554.37	\$1,666.66	\$112.29	\$10,000.00	\$8,445.63
Total UTILITIES	\$1,554.37	\$833.33	(\$721.04)	\$1,554.37	\$1,666.66	\$112.29	\$10,000.00	\$8,445.63
Total Expense	\$4,615.20	\$12,261.69	\$7,646.49	\$8,705.77	\$24,523.38	\$15,817.61	\$113,195.00	\$104,489.23
Operating Net Income	(\$4,860.44)	(\$12,632.52)	\$7,772.08	\$108,476.90	\$92,379.96	\$16,096.94	\$0.00	(\$108,476.90)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
2/1/2017 - 2/28/2017

	2/1/2017 - 2/28/2017		1/1/2017 - 2/28/2017		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual		
Accounts						
Income						
Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expense						
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Income						
INCOME						
4610 - Interest Income - Reserve	\$4.50	\$0.00	\$4.50	\$9.44	\$0.00	(\$9.44)
Total INCOME	\$4.50	\$0.00	\$4.50	\$9.44	\$0.00	(\$9.44)
TRANSFER BETWEEN FUNDS						
9000 - Transfer From Operating	\$370.83	\$0.00	\$370.83	\$741.66	\$0.00	(\$741.66)
Total TRANSFER BETWEEN FUNDS	\$370.83	\$0.00	\$370.83	\$741.66	\$0.00	(\$741.66)
Total Reserve Income	\$375.33	\$0.00	\$375.33	\$751.10	\$0.00	(\$751.10)
Reserve Net Income	\$375.33	\$0.00	\$375.33	\$751.10	\$0.00	(\$751.10)

6

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2017 - 2/28/2017

	Jan 2017	Feb 2017	YTD
Income			
INCOME			
4100 - Homeowner Assessments	\$117,645.00	\$0.00	\$117,645.00
4101 - New Membership Application Dues	\$0.00	\$25.00	\$25.00
4310 - Assessment Interest	\$142.34	\$88.85	\$231.19
4600 - Interest Income	\$11.40	\$11.74	\$23.14
Total INCOME	\$117,798.74	\$125.59	\$117,924.33
TRANSFER BETWEEN FUNDS			
8900 - Transfer to Reserves	(\$370.83)	(\$370.83)	(\$741.66)
Total TRANSFER BETWEEN FUNDS	(\$370.83)	(\$370.83)	(\$741.66)
Total Income	\$117,427.91	(\$245.24)	\$117,182.67
Expense			
ADMINISTRATIVE			
5100 - Accounting/Tax Prep Fees	\$67.07	\$0.00	\$67.07
5400 - Insurance	\$1,017.24	\$1,017.24	\$2,034.48
5500 - Legal Fees	\$926.70	\$0.00	\$926.70
5600 - Management Fees	\$402.42	\$402.42	\$804.84
5800 - Office Supplies	\$50.71	\$1,024.85	\$1,075.56
5810 - Postage	\$77.25	\$8.08	\$85.33
5820 - Printing	\$252.97	\$73.22	\$326.19
5950 - Miscellaneous Admin	\$0.00	\$309.01	\$309.01
Total ADMINISTRATIVE	\$2,794.36	\$2,834.82	\$5,629.18
COMMON AREA			
6060 - Certified Water Operator	\$542.81	\$0.00	\$542.81
6500 - Repairs & Maintenance: Water - General	\$631.38	\$0.00	\$631.38
6590 - Repairs & Maintenance: Water System 1	\$15.00	\$15.00	\$30.00
6591 - Repairs & Maintenance:	\$15.00	\$15.00	\$30.00

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2017 - 2/28/2017

	Jan 2017	Feb 2017	YTD
Water System 2			
6600 - Snow Removal	\$92.02	\$0.00	\$92.02
6900 - Water Conservation Fees/Taxes	\$0.00	\$186.01	\$186.01
<u>Total COMMON AREA</u>	<u>\$1,296.21</u>	<u>\$216.01</u>	<u>\$1,512.22</u>
<u>TAXES/OTHER EXPENSES</u>			
8280 - Corporation Commission	\$0.00	\$10.00	\$10.00
<u>Total TAXES/OTHER EXPENSES</u>	<u>\$0.00</u>	<u>\$10.00</u>	<u>\$10.00</u>
<u>UTILITIES</u>			
7700 - Utilities	\$0.00	\$1,554.37	\$1,554.37
<u>Total UTILITIES</u>	<u>\$0.00</u>	<u>\$1,554.37</u>	<u>\$1,554.37</u>
<i>Total Expense</i>	<i>\$4,090.57</i>	<i>\$4,615.20</i>	<i>\$8,705.77</i>
Operating Net Income	<u>\$113,337.34</u>	<u>(\$4,860.44)</u>	<u>\$108,476.90</u>
Net Income	<u>\$113,337.34</u>	<u>(\$4,860.44)</u>	<u>\$108,476.90</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve
1/1/2017 - 2/28/2017

	Jan 2017	Feb 2017	YTD
Income			
Total Income	\$0.00	\$0.00	\$0.00
Expense			
Total Expense	\$0.00	\$0.00	\$0.00
Operating Net Income	\$0.00	\$0.00	\$0.00
Reserve Income			
INCOME			
4610 - Interest Income - Reserve	\$4.94	\$4.50	\$9.44
Total INCOME	\$4.94	\$4.50	\$9.44
TRANSFER BETWEEN FUNDS			
9000 - Transfer From Operating	\$370.83	\$370.83	\$741.66
Total TRANSFER BETWEEN FUNDS	\$370.83	\$370.83	\$741.66
Total Reserve Income	\$375.77	\$375.33	\$751.10
Reserve Expense			
Total Reserve Expense	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$375.77	\$375.33	\$751.10
Net Income	\$375.77	\$375.33	\$751.10

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Accounts Payable Aging Report

Period Through: 2/28/2017

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
MICRO-DESIGN INC	109671	3/2/2017	3/2/2017	FEB	6590-Repairs & Maintenance: Water System 1	\$15.00	\$15.00			
MICRO-DESIGN INC	109671	3/2/2017	3/2/2017	FEB	6591-Repairs & Maintenance: Water System 2	\$15.00	\$15.00			
					109671 Total:	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00
					Totals:	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Check Register Report
2/1/2017 - 2/28/2017

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	1021	2/3/2017 Invoice 36530	SUNLAND MANAGEMENT AND TAX SERVICES INCORPORATED TAX PREP	\$67.07	5100 Accounting/Tax Prep Fees	\$67.07	\$67.07
1010	On-Line	2/4/2017 96-001 12/16-1/16	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$208.05	7700 Utilities	\$208.05	\$208.05
1010	On-Line	2/4/2017 96-002 12/16-1/16	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$321.81	7700 Utilities	\$321.81	\$321.81
1010	On-Line	2/4/2017 96-005 12/16-1/16	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$132.95	7700 Utilities	\$132.95	\$132.95
1010	On-Line	2/4/2017 96-003 12/16-1/16	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$86.02	7700 Utilities	\$86.02	\$86.02
1010	On-Line	2/7/2017	COMMUNITY ASSET MANAGEMENT LLC POSTAGE FEB SUPP MGMT FEB SUPP MGMT FEB SUPP MGMT FEB SUPP MGMT FEB SUPP MGMT	\$487.27	5810 Postage 5820 Printing 5800 Office Supplies 5600 Management Fees	\$8.08 \$73.22 \$3.55 \$402.42	\$8.08 \$73.22 \$3.55 \$402.42
1010	1022	2/9/2017 020317	SECRETARY OF STATE NEW MEXICO CHANGE OF AGENT	\$10.00	8280 Corporation Commission	\$10.00	\$10.00
1010	1023	2/10/2017 11320736304	NM TAX/REVENUE DEPT TAXES	\$186.01	6900 Water Conservation Fees/Taxes	\$186.01	\$186.01
1010	1024	2/13/2017 020617 020717	JUDY and RICH KILBURG REIMB SUPPLIES GODDADDY	\$1,111.78	5800 Office Supplies 5950 Miscellaneous Admin	\$1,021.30 \$90.48	\$1,021.30 \$90.48
1010	1025	2/13/2017 13061	LAW OFFICES OF BRAD L HAYS LLC LEGAL	\$926.70	5500 Legal Fees	\$926.70	\$926.70
1010	1026	2/13/2017 020717	MAX and LORRAINE OTERO MISC OFFICE ADMIN	\$218.53	5950 Miscellaneous Admin	\$218.53	\$218.53
1010	1027	2/14/2017 109535 109535	MICRO-DESIGN INC MONTHLY JAN MONTHLY SERVICE	\$30.00	6591 Repairs & Maintenance: Water System 2 6590 Repairs & Maintenance: Water System 1	\$15.00 \$15.00	\$15.00 \$15.00
1010	1028	2/14/2017 1143425	BADGER METER RANGER RENEWAL	\$631.38	6500 Repairs & Maintenance: Water - General	\$631.38	\$631.38
1010	1029	2/14/2017 D131-17	NEW MEXICO WATER TESTING LABORATORY INC 12/19/16 WATER	\$542.81	6060 Certified Water Operator	\$542.81	\$542.81
1010	On-Line	2/28/2017 67096-001 1/22-2/22 67096-001	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$217.90	7700 Utilities	\$217.90	\$217.90
1010	On-Line	2/28/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$361.24			

	67096-002 1/22-2/22 67096-002		7700 Utilities	\$361.24	\$361.24
1010	On-Line 2/28/2017 JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-003 1/22-2/22 67096-003	\$88.77	7700 Utilities	\$88.77	\$88.77
1010	On-Line 2/28/2017 JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-005 1/22-2/22 67096-005	\$137.63	7700 Utilities	\$137.63	\$137.63
Total:		\$5,765.92			