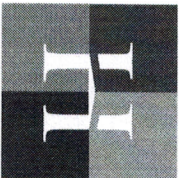


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement Period Ending: April 30, 2017



HOAMCO
PROFESSIONAL COMMUNITY MANAGEMENT
OWN 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

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Balance Sheet
4/30/2017

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$158,335.66		\$158,335.66
1011 - LANB Special Assessment-201	\$5,218.38		\$5,218.38
1050 - Alliance Reserve MM-603		\$0.07	\$0.07
1051 - LANB Reserve Account-901		\$84,497.10	\$84,497.10
Total CASH	<u>\$163,554.04</u>	<u>\$84,497.17</u>	<u>\$248,051.21</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$17,164.98		\$17,164.98
1210 - A/R Special Assessments	\$1,124.00		\$1,124.00
1240 - A/R Late Fees/Interest	\$4,390.30		\$4,390.30
1250 - A/R NSF/Collection Notice Fees	\$225.00		\$225.00
1280 - A/R Other	\$248.96		\$248.96
Total ACCOUNTS RECEIVABLE	<u>\$23,153.24</u>		<u>\$23,153.24</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$1,017.27		\$1,017.27
Total OTHER ASSETS	<u>\$1,017.27</u>	-	<u>\$1,017.27</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>\$189,001.91</u>	<u>\$84,497.17</u>	<u>\$273,499.08</u>
Liabilities & Equity			
	Operating	Reserve	Total

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Balance Sheet
4/30/2017

	Operating	Reserve		Total
LIABILITIES				
2100 - Prepaid Owner Assessments	\$278.63			\$278.63
2200 - Accounts Payable	\$5,080.17			\$5,080.17
2300 - NSF/Collection Notice Fee Payable	\$225.00			\$225.00
Total LIABILITIES	<u>\$5,583.80</u>	-		<u>\$5,583.80</u>
EQUITY				
3200 - Operating Equity	\$85,530.68			\$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>\$97,887.43</u>	<u>\$1,502.68</u>		<u>\$99,390.11</u>
Liabilities and Equity Total	<u>\$189,001.91</u>	<u>\$84,497.17</u>		<u>\$273,499.08</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2017 - 4/30/2017

4/1/2017 - 4/30/2017 1/1/2017 - 4/30/2017

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	\$0.00	\$0.00	\$0.00	\$117,645.00	\$117,645.00	\$0.00	\$117,645.00	\$0.00
4101 - New Membership Application Dues	\$25.00	\$0.00	\$25.00	\$50.00	\$0.00	\$50.00	\$0.00	(\$50.00)
4310 - Assessment Interest	\$848.01	\$0.00	\$848.01	\$1,173.05	\$0.00	\$1,173.05	\$0.00	(\$1,173.05)
4330 - Late Fees	\$747.04	\$0.00	\$747.04	\$747.04	\$0.00	\$747.04	\$0.00	(\$747.04)
4350 - Lien/Collection Fees	\$767.49	\$0.00	\$767.49	\$767.49	\$0.00	\$767.49	\$0.00	(\$767.49)
4600 - Interest Income	\$13.15	\$0.00	\$13.15	\$49.57	\$0.00	\$49.57	\$0.00	(\$49.57)
Total INCOME	\$2,400.69	\$0.00	\$2,400.69	\$120,432.15	\$117,645.00	\$2,787.15	\$117,645.00	(\$2,787.15)
TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	(\$370.83)	(\$370.83)	\$0.00	(\$1,483.32)	(\$1,483.32)	\$0.00	(\$4,450.00)	(\$2,966.68)
Total TRANSFER BETWEEN FUNDS	(\$370.83)	(\$370.83)	\$0.00	(\$1,483.32)	(\$1,483.32)	\$0.00	(\$4,450.00)	(\$2,966.68)
Total Income	\$2,029.86	(\$370.83)	\$2,400.69	\$118,948.83	\$116,161.68	\$2,787.15	\$113,195.00	(\$5,753.83)
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$291.67	\$291.67	\$67.07	\$1,166.68	\$1,099.61	\$3,500.00	\$3,432.93
5320 - Gifts/Awards	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
5400 - Insurance	\$1,017.24	\$1,083.33	\$66.09	\$4,068.96	\$4,333.32	\$264.36	\$13,000.00	\$8,931.04
5500 - Legal Fees	\$25.00	\$666.67	\$641.67	\$2,580.54	\$2,666.68	\$86.14	\$8,000.00	\$5,419.46
5530 - Lien/Collection Costs	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00	\$250.00
5600 - Management Fees	\$402.42	\$375.00	(\$27.42)	\$1,609.68	\$1,500.00	(\$109.68)	\$4,500.00	\$2,890.32
5650 - Travel/Mileage	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
5800 - Office Supplies	\$1.45	\$41.67	\$40.22	\$1,390.18	\$166.68	(\$1,223.50)	\$500.00	(\$890.18)
5810 - Postage	\$16.17	\$58.33	\$42.16	\$132.63	\$233.32	\$100.69	\$700.00	\$567.37
5820 - Printing	\$2.25	\$50.00	\$47.75	\$330.37	\$200.00	(\$130.37)	\$600.00	\$269.63
5840 - Safe Deposit Box	\$0.00	\$45.00	\$45.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
5900 - Website	\$0.00	\$0.00	\$0.00	\$90.48	\$0.00	(\$90.48)	\$0.00	(\$90.48)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2017 - 4/30/2017

Accounts	4/1/2017 - 4/30/2017			1/1/2017 - 4/30/2017			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Total ADMINISTRATIVE	\$1,464.53	\$2,715.84	\$1,251.31	\$10,314.91	\$10,728.36	\$413.45	\$32,095.00	\$21,780.09
COMMON AREA								
6060 - Certified Water Operator	\$814.22	\$250.00	(\$564.22)	\$1,357.03	\$1,000.00	(\$357.03)	\$3,000.00	\$1,642.97
6390 - Line Location Services	\$0.00	\$25.00	\$25.00	\$22.50	\$100.00	\$77.50	\$300.00	\$277.50
6410 - Parks	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
6500 - Repairs & Maintenance: Water - General	\$5,386.30	\$416.67	(\$4,969.63)	\$6,017.68	\$1,666.68	(\$4,351.00)	\$5,000.00	(\$1,017.68)
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,166.67	\$2,166.67	\$0.00	\$8,666.68	\$8,666.68	\$26,000.00	\$26,000.00
6590 - Repairs & Maintenance: Water System 1	\$15.00	\$740.83	\$725.83	\$45.00	\$2,963.32	\$2,918.32	\$8,890.00	\$8,845.00
6591 - Repairs & Maintenance: Water System 2	\$15.00	\$541.67	\$526.67	\$45.00	\$2,166.68	\$2,121.68	\$6,500.00	\$6,455.00
6600 - Snow Removal	\$0.00	\$0.00	\$0.00	\$92.02	\$8,500.00	\$8,407.98	\$17,000.00	\$16,907.98
6900 - Water Conservation Fees/Taxes	\$0.00	\$41.67	\$41.67	\$186.01	\$166.68	(\$19.33)	\$500.00	\$313.99
6950 - Water Sampling	\$0.00	\$266.67	\$266.67	\$0.00	\$1,066.68	\$1,066.68	\$3,200.00	\$3,200.00
Total COMMON AREA	\$6,230.52	\$4,490.85	(\$1,739.67)	\$7,765.24	\$26,463.40	\$18,698.16	\$70,890.00	\$63,124.76
TAXES/OTHER EXPENSES								
8280 - Corporation Commission	\$10.00	\$0.00	(\$10.00)	\$20.00	\$10.00	(\$10.00)	\$10.00	(\$10.00)
8840 - Taxes - Property	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68	\$200.00	\$200.00
Total TAXES/OTHER EXPENSES	\$10.00	\$16.67	\$6.67	\$20.00	\$76.68	\$56.68	\$210.00	\$190.00
UTILITIES								
7700 - Utilities	\$754.19	\$833.33	\$79.14	\$2,961.25	\$3,333.32	\$372.07	\$10,000.00	\$7,038.75
Total UTILITIES	\$754.19	\$833.33	\$79.14	\$2,961.25	\$3,333.32	\$372.07	\$10,000.00	\$7,038.75
Total Expense	\$8,459.24	\$8,056.69	(\$402.55)	\$21,061.40	\$40,601.76	\$19,540.36	\$113,195.00	\$92,133.60
Operating Net Income	(\$6,429.38)	(\$8,427.52)	\$1,998.14	\$97,887.43	\$75,559.92	\$22,327.51	\$0.00	(\$97,887.43)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
4/1/2017 - 4/30/2017

Accounts	4/1/2017 - 4/30/2017		1/1/2017 - 4/30/2017		Annual Budget		Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Total Income	\$0.00	\$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	\$0.00
Reserve Income							
<u>INCOME</u>							
4610 - Interest Income - Reserve	\$4.89	\$0.00	\$4.89	\$19.36	\$0.00	\$19.36	(\$19.36)
Total INCOME	\$4.89	\$0.00	\$4.89	\$19.36	\$0.00	\$19.36	(\$19.36)
<u>TRANSFER BETWEEN FUNDS</u>							
9000 - Transfer From Operating	\$370.83	\$0.00	\$370.83	\$1,483.32	\$0.00	\$1,483.32	(\$1,483.32)
Total TRANSFER BETWEEN FUNDS	\$370.83	\$0.00	\$370.83	\$1,483.32	\$0.00	\$1,483.32	(\$1,483.32)
Total Reserve Income	\$375.72	\$0.00	\$375.72	\$1,502.68	\$0.00	\$1,502.68	(\$1,502.68)
Reserve Net Income	\$375.72	\$0.00	\$375.72	\$1,502.68	\$0.00	\$1,502.68	(\$1,502.68)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2017 - 4/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	YTD
Income					
INCOME					
4100 - Homeowner Assessments	\$117,645.00	\$0.00	\$0.00	\$0.00	\$117,645.00
4101 - New Membership Application Dues	\$0.00	\$25.00	\$0.00	\$25.00	\$50.00
4310 - Assessment Interest	\$142.34	\$88.85	\$93.85	\$848.01	\$1,173.05
4330 - Late Fees	\$0.00	\$0.00	\$0.00	\$747.04	\$747.04
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$767.49	\$767.49
4600 - Interest Income	\$11.40	\$11.74	\$13.28	\$13.15	\$49.57
Total INCOME	\$117,798.74	\$125.59	\$107.13	\$2,400.69	\$120,432.15
TRANSFER BETWEEN FUNDS					
8900 - Transfer to Reserves	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$1,483.32)
Total TRANSFER BETWEEN FUNDS	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$1,483.32)
Total Income	\$117,427.91	(\$245.24)	(\$263.70)	\$2,029.86	\$118,948.83
Expense					
ADMINISTRATIVE					
5100 - Accounting/Tax Prep Fees	\$67.07	\$0.00	\$0.00	\$0.00	\$67.07
5400 - Insurance	\$1,017.24	\$1,017.24	\$1,017.24	\$1,017.24	\$4,068.96
5500 - Legal Fees	\$926.70	\$0.00	\$1,628.84	\$25.00	\$2,580.54
5600 - Management Fees	\$402.42	\$402.42	\$402.42	\$402.42	\$1,609.68
5800 - Office Supplies	\$50.71	\$1,024.85	\$313.17	\$1.45	\$1,390.18
5810 - Postage	\$77.25	\$8.08	\$31.13	\$16.17	\$132.63
5820 - Printing	\$252.97	\$73.22	\$1.93	\$2.25	\$330.37
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$45.00
5900 - Website	\$0.00	\$0.00	\$90.48	\$0.00	\$90.48
5950 - Miscellaneous Admin	\$0.00	\$309.01	(\$309.01)	\$0.00	\$0.00
Total ADMINISTRATIVE	\$2,794.36	\$2,834.82	\$3,221.20	\$1,464.53	\$10,314.91
COMMON AREA					
6060 - Certified Water Operator	\$542.81	\$0.00	\$0.00	\$814.22	\$1,357.03
6390 - Line Location Services	\$0.00	\$0.00	\$22.50	\$0.00	\$22.50

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2017 - 4/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	YTD
6500 - Repairs & Maintenance:					
Water - General	\$631.38	\$0.00	\$0.00	\$5,386.30	\$6,017.68
6590 - Repairs & Maintenance:					
Water System 1	\$15.00	\$15.00	\$0.00	\$15.00	\$45.00
6591 - Repairs & Maintenance:					
Water System 2	\$15.00	\$15.00	\$0.00	\$15.00	\$45.00
6600 - Snow Removal	\$92.02	\$0.00	\$0.00	\$0.00	\$92.02
6900 - Water Conservation	\$0.00	\$186.01	\$0.00	\$0.00	\$186.01
Fees/Taxes					
<u>Total COMMON AREA</u>	\$1,296.21	\$216.01	\$22.50	\$6,230.52	\$7,765.24
<u>TAXES/OTHER EXPENSES</u>					
8280 - Corporation Commission	\$0.00	\$10.00	\$0.00	\$10.00	\$20.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$10.00	\$0.00	\$10.00	\$20.00
<u>UTILITIES</u>					
7700 - Utilities	\$0.00	\$1,554.37	\$652.69	\$754.19	\$2,961.25
<u>Total UTILITIES</u>	\$0.00	\$1,554.37	\$652.69	\$754.19	\$2,961.25
<u>Total Expense</u>	\$4,090.57	\$4,615.20	\$3,896.39	\$8,459.24	\$21,061.40
Operating Net Income	\$113,337.34	(\$4,860.44)	(\$4,160.09)	(\$6,429.38)	\$97,887.43
Net Income	\$113,337.34	(\$4,860.44)	(\$4,160.09)	(\$6,429.38)	\$97,887.43

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve

1/1/2017 - 4/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	YTD
Income					
Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expense					
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
Reserve Income					
INCOME					
4610 - Interest Income - Reserve	\$4.94	\$4.50	\$5.03	\$4.89	\$19.36
Total INCOME	\$4.94	\$4.50	\$5.03	\$4.89	\$19.36
TRANSFER BETWEEN FUNDS					
9000 - Transfer From Operating	\$370.83	\$370.83	\$370.83	\$370.83	\$1,483.32
Total TRANSFER BETWEEN FUNDS	\$370.83	\$370.83	\$370.83	\$370.83	\$1,483.32
Total Reserve Income	\$375.77	\$375.33	\$375.86	\$375.72	\$1,502.68
Reserve Expense					
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$375.77	\$375.33	\$375.86	\$375.72	\$1,502.68
Net Income	\$375.77	\$375.33	\$375.86	\$375.72	\$1,502.68

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 4/30/2017

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
DCS ENTERPRISES	2293	4/23/2017	5/2/2017	REPAIRS	6500-Repairs & Maintenance: Water - General	\$2,989.88	\$2,989.88	\$0.00	\$0.00	\$0.00
						2293 Total:	\$2,989.88	\$2,989.88	\$0.00	\$0.00
BAKER UTILITY SUPPLY	239415	4/20/2017	5/2/2017	SUPPLIES	6500-Repairs & Maintenance: Water - General	\$265.95	\$265.95	\$0.00	\$0.00	\$0.00
						239415 Total:	\$265.95	\$265.95	\$0.00	\$0.00
BAKER UTILITY SUPPLY	239478	5/2/2017	5/2/2017	SUPPLIES	6500-Repairs & Maintenance: Water - General	\$1,794.34	\$1,794.34	\$0.00	\$0.00	\$0.00
						239478 Total:	\$1,794.34	\$1,794.34	\$0.00	\$0.00
MICRO-DESIGN INC	1175	5/2/2017	5/2/2017	APR	6590-Repairs & Maintenance: Water System 1	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
MICRO-DESIGN INC	1175	5/2/2017	5/2/2017	APR	6591-Repairs & Maintenance: Water System 2	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
						1175 Total:	\$30.00	\$30.00	\$0.00	\$0.00
						Totals:	\$5,080.17	\$5,080.17	\$0.00	\$0.00

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Check Register Report
4/1/2017 - 4/30/2017

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	1034	4/4/2017	MAX and LORRAINE OTERO	\$107.28	5810 Postage	\$10.71	\$10.71
		022317	REIMB POSTAGE		5800 Office Supplies	\$96.57	\$96.57
		022317	REIMB SUPPLIES				
1050	500	4/5/2017	SIERRA LOS PINOS	\$1,112.64	1051 LANB Reserve Account-901	\$1,112.64	\$1,112.64
		040517	MOVE FUNDS TO LANB				
1010	1035	4/5/2017	LAW OFFICES OF BRAD L HAYS LLC	\$1,628.84	5500 Legal Fees	\$1,628.84	\$1,628.84
		13127	LEGAL				
1010	1036	4/5/2017	NEW MEXICO ONE CALL INC	\$22.50	6390 Line Location Services	\$22.50	\$22.50
		153000365	LOCATION				
1010	1037	4/5/2017	SIERRA LOS PINOS	\$370.83	1051 LANB Reserve Account-901	\$370.83	\$370.83
		RESERVE TRANSFER	MONTHLY RES TRANSFER LANB				
1010	On-Line	4/6/2017	COMMUNITY ASSET MANAGEMENT LLC	\$447.29	5600 Management Fees	\$402.42	\$402.42
		APRIL SUPP MGMT	MGMT FEE		5810 Postage	\$16.17	\$16.17
		APRIL SUPP MGMT	POSTAGE		5500 Legal Fees	\$25.00	\$25.00
		APRIL SUPP MGMT	STATUTORY NOTICE		5800 Office Supplies	\$1.45	\$1.45
		APRIL SUPP MGMT	OFFICE SUPPLIES		5820 Printing	\$2.25	\$2.25
		APRIL SUPP MGMT	PRINTING				
1010	1038	4/21/2017	NEW MEXICO WATER TESTING LABORATORY INC	\$1,150.35	6060 Certified Water Operator	\$814.22	\$814.22
		0410-17	TESTING		6500 Repairs & Maintenance: Water - General	\$336.13	\$336.13
		0410-17	REPAIRS				
1010	On-Line	4/30/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$337.44	7700 Utilities	\$337.44	\$337.44
		096-002 3/16-4/17	JEMEZ MOUNTAINS ELECTRIC COOP INC				
1010	On-Line	4/30/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$116.39	7700 Utilities	\$116.39	\$116.39
		096-005 3/16-4/17	JEMEZ MOUNTAINS ELECTRIC COOP INC				
1010	On-Line	4/30/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$201.91	7700 Utilities	\$201.91	\$201.91
		096-001 3/16-4/17	JEMEZ MOUNTAINS ELECTRIC COOP INC				
1010	On-Line	4/30/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$98.45	7700 Utilities	\$98.45	\$98.45
		096-003 3/16-4/17	JEMEZ MOUNTAINS ELECTRIC COOP INC				
Total:				\$5,593.92			