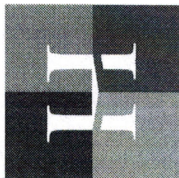


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement Period Ending: May 31, 2017



HOAMCO
PROFESSIONAL COMMUNITY MANAGEMENT
CPIP 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

5/31/2017

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$142,735.05		\$142,735.05
1011 - LANB Special Assessment-201	\$5,218.42		\$5,218.42
1051 - LANB Reserve Account-901		\$84,873.02	\$84,873.02
Total CASH	<u>\$147,953.47</u>	<u>\$84,873.02</u>	<u>\$232,826.49</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$14,018.61		\$14,018.61
1210 - A/R Special Assessments	\$1,124.00		\$1,124.00
1240 - A/R Late Fees/Interest	\$3,898.84		\$3,898.84
1280 - A/R Other	\$250.00		\$250.00
Total ACCOUNTS RECEIVABLE	<u>\$19,291.45</u>		<u>\$19,291.45</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$11,398.34		\$11,398.34
Total OTHER ASSETS	<u>\$11,398.34</u>	-	<u>\$11,398.34</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>\$179,920.62</u>	<u>\$84,873.02</u>	<u>\$264,793.64</u>
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	Operating \$500.51	Reserve	Total \$500.51

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Balance Sheet
5/31/2017

	Operating	Reserve	Total
Total LIABILITIES	<u>\$500.51</u>	-	<u>\$500.51</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>\$93,889.43</u>	<u>\$1,878.53</u>	<u>\$95,767.96</u>
Liabilities and Equity Total	<u>\$179,920.62</u>	<u>\$84,873.02</u>	<u>\$264,793.64</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
5/1/2017 - 5/31/2017

5/1/2017 - 5/31/2017 1/1/2017 - 5/31/2017

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	\$75.00	\$0.00	\$75.00	\$0.00	(\$75.00)
4310 - Assessment Interest	\$342.39	\$0.00	\$342.39	\$1,515.44	\$0.00	\$1,515.44	\$0.00	(\$1,515.44)
4330 - Late Fees	\$0.00	\$0.00	\$0.00	\$34.14	\$0.00	\$34.14	\$0.00	(\$34.14)
4350 - Lien/Collection Fees	\$25.00	\$0.00	\$25.00	\$792.49	\$0.00	\$792.49	\$0.00	(\$792.49)
4600 - Interest Income	\$12.90	\$0.00	\$12.90	\$62.47	\$0.00	\$62.47	\$0.00	(\$62.47)
Total INCOME	\$405.29	\$0.00	\$405.29	\$120,124.54	\$117,645.00	\$2,479.54	\$117,645.00	(\$2,479.54)
TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	(\$370.83)	(\$370.83)	\$0.00	(\$1,854.15)	(\$1,854.15)	\$0.00	(\$4,450.00)	(\$2,595.85)
Total TRANSFER BETWEEN FUNDS	(\$370.83)	(\$370.83)	\$0.00	(\$1,854.15)	(\$1,854.15)	\$0.00	(\$4,450.00)	(\$2,595.85)
Total Income	\$34.46	(\$370.83)	\$405.29	\$118,270.39	\$115,790.85	\$2,479.54	\$113,195.00	(\$5,075.39)
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$291.67	\$291.67	\$67.07	\$1,458.35	\$1,391.28	\$3,500.00	\$3,432.93
5320 - Gifts/Awards	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
5400 - Insurance	\$2,053.45	\$1,083.33	(\$970.12)	\$6,122.41	\$5,416.65	(\$705.76)	\$13,000.00	\$6,877.59
5500 - Legal Fees	\$346.89	\$666.67	\$319.78	\$2,927.43	\$3,333.35	\$405.92	\$8,000.00	\$5,072.57
5530 - Lien/Collection Costs	\$76.80	\$20.83	(\$55.97)	\$76.80	\$104.15	\$27.35	\$250.00	\$173.20
5600 - Management Fees	\$402.42	\$375.00	(\$27.42)	\$2,012.10	\$1,875.00	(\$137.10)	\$4,500.00	\$2,487.90
5650 - Travel/Mileage	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
5800 - Office Supplies	\$137.03	\$41.67	(\$95.36)	\$1,527.21	\$208.35	(\$1,318.86)	\$500.00	(\$1,027.21)
5810 - Postage	\$31.89	\$58.33	\$26.44	\$164.52	\$291.65	\$127.13	\$700.00	\$535.48
5820 - Printing	\$3.54	\$50.00	\$46.46	\$333.91	\$250.00	(\$83.91)	\$600.00	\$266.09
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$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
5/1/2017 - 5/31/2017

5/1/2017 - 5/31/2017 1/1/2017 - 5/31/2017

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Total ADMINISTRATIVE	\$3,052.02	\$2,670.84	(\$381.18)	\$13,366.93	\$13,399.20	\$32.27	\$32,095.00	\$18,728.07
COMMON AREA								
6060 - Certified Water Operator	\$0.00	\$250.00	\$250.00	\$1,357.03	\$1,250.00	(\$107.03)	\$3,000.00	\$1,642.97
6390 - Line Location Services	\$0.00	\$25.00	\$25.00	\$22.50	\$125.00	\$102.50	\$300.00	\$277.50
6410 - Parks	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00	\$500.00
6500 - Repairs & Maintenance: Water - General	\$202.42	\$416.67	\$214.25	\$6,220.10	\$2,083.35	(\$4,136.75)	\$5,000.00	(\$1,220.10)
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,166.67	\$2,166.67	\$0.00	\$10,833.35	\$10,833.35	\$26,000.00	\$26,000.00
6590 - Repairs & Maintenance: Water System 1	\$30.00	\$740.83	\$710.83	\$75.00	\$3,704.15	\$3,629.15	\$8,890.00	\$8,815.00
6591 - Repairs & Maintenance: Water System 2	\$30.00	\$541.67	\$511.67	\$75.00	\$2,708.35	\$2,633.35	\$6,500.00	\$6,425.00
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	\$208.35	\$22.34	\$500.00	\$313.99
6950 - Water Sampling	\$0.00	\$266.67	\$266.67	\$0.00	\$1,333.35	\$1,333.35	\$3,200.00	\$3,200.00
Total COMMON AREA	\$262.42	\$4,490.85	\$4,228.43	\$8,027.66	\$30,954.25	\$22,926.59	\$70,890.00	\$62,862.34
TAXES/OTHER EXPENSES								
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$20.00	\$10.00	(\$10.00)	\$10.00	(\$10.00)
8840 - Taxes - Property	\$0.00	\$16.67	\$16.67	\$0.00	\$83.35	\$83.35	\$200.00	\$200.00
8850 - Taxes - State	\$5.12	\$0.00	(\$5.12)	\$5.12	\$0.00	(\$5.12)	\$0.00	(\$5.12)
Total TAXES/OTHER EXPENSES	\$5.12	\$16.67	\$11.55	\$25.12	\$93.35	\$68.23	\$210.00	\$184.88
UTILITIES								
7700 - Utilities	\$0.00	\$833.33	\$833.33	\$2,961.25	\$4,166.65	\$1,205.40	\$10,000.00	\$7,038.75
Total UTILITIES	\$0.00	\$833.33	\$833.33	\$2,961.25	\$4,166.65	\$1,205.40	\$10,000.00	\$7,038.75
Total Expense	\$3,319.56	\$8,011.69	\$4,692.13	\$24,380.96	\$48,613.45	\$24,232.49	\$113,195.00	\$68,814.04
Operating Net Income	(\$3,285.10)	(\$8,382.52)	\$5,097.42	\$93,889.43	\$67,177.40	\$26,712.03	\$0.00	(\$93,889.43)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
5/1/2017 - 5/31/2017

Accounts	5/1/2017 - 5/31/2017		1/1/2017 - 5/31/2017		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual		
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	\$5.02	\$0.00	\$5.02	\$24.38	\$0.00	\$24.38
Total INCOME	\$5.02	\$0.00	\$5.02	\$24.38	\$0.00	\$24.38
TRANSFER BETWEEN FUNDS						
9000 - Transfer From Operating	\$370.83	\$0.00	\$370.83	\$1,854.15	\$0.00	\$1,854.15
Total TRANSFER BETWEEN FUNDS	\$370.83	\$0.00	\$370.83	\$1,854.15	\$0.00	\$1,854.15
Total Reserve Income	\$375.85	\$0.00	\$375.85	\$1,878.53	\$0.00	\$1,878.53
Reserve Net Income	\$375.85	\$0.00	\$375.85	\$1,878.53	\$0.00	\$1,878.53

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2017 - 5/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	YTD
Income						
<u>INCOME</u>						
4100 - Homeowner Assessments	\$117,645.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,645.00
4101 - New Membership Application Dues	\$0.00	\$25.00	\$0.00	\$25.00	\$25.00	\$75.00
4310 - Assessment Interest	\$142.34	\$88.85	\$93.85	\$848.01	\$342.39	\$1,515.44
4330 - Late Fees	\$0.00	\$0.00	\$0.00	\$34.14	\$0.00	\$34.14
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$767.49	\$25.00	\$792.49
4600 - Interest Income	\$11.40	\$11.74	\$13.28	\$13.15	\$12.90	\$62.47
Total INCOME	\$117,798.74	\$125.59	\$107.13	\$1,687.79	\$405.29	\$120,124.54
<u>TRANSFER BETWEEN FUNDS</u>						
8900 - Transfer to Reserves	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$1,854.15)
Total TRANSFER BETWEEN FUNDS	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$1,854.15)
Total Income	\$117,427.91	(\$245.24)	(\$263.70)	\$1,316.96	\$34.46	\$118,270.39
Expense						
<u>ADMINISTRATIVE</u>						
5100 - Accounting/Tax Prep Fees	\$67.07	\$0.00	\$0.00	\$0.00	\$0.00	\$67.07
5400 - Insurance	\$1,017.24	\$1,017.24	\$1,017.24	\$1,017.24	\$2,053.45	\$6,122.41
5500 - Legal Fees	\$926.70	\$0.00	\$1,628.84	\$25.00	\$346.89	\$2,927.43
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$76.80	\$76.80
5600 - Management Fees	\$402.42	\$402.42	\$402.42	\$402.42	\$402.42	\$2,012.10
5800 - Office Supplies	\$50.71	\$1,024.85	\$313.17	\$1.45	\$137.03	\$1,527.21
5810 - Postage	\$77.25	\$8.08	\$31.13	\$16.17	\$31.89	\$164.52
5820 - Printing	\$252.97	\$73.22	\$1.93	\$2.25	\$3.54	\$333.91
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$45.00
5900 - Website	\$0.00	\$0.00	\$90.48	\$0.00	\$0.00	\$90.48
5950 - Miscellaneous Admin	\$0.00	\$309.01	(\$309.01)	\$0.00	\$0.00	\$0.00
Total ADMINISTRATIVE	\$2,794.36	\$2,834.82	\$3,221.20	\$1,464.53	\$3,052.02	\$13,366.93
<u>COMMON AREA</u>						
6060 - Certified Water Operator	\$542.81	\$0.00	\$0.00	\$814.22	\$0.00	\$1,357.03
6390 - Line Location Services	\$0.00	\$0.00	\$22.50	\$0.00	\$0.00	\$22.50

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2017 - 5/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	YTD
6500 - Repairs & Maintenance:						
Water - General	\$631.38	\$0.00	\$0.00	\$5,386.30	\$202.42	\$6,220.10
6590 - Repairs & Maintenance:						
Water System 1	\$15.00	\$15.00	\$0.00	\$15.00	\$30.00	\$75.00
6591 - Repairs & Maintenance:						
Water System 2	\$15.00	\$15.00	\$0.00	\$15.00	\$30.00	\$75.00
6600 - Snow Removal	\$92.02	\$0.00	\$0.00	\$0.00	\$0.00	\$92.02
6900 - Water Conservation	\$0.00	\$186.01	\$0.00	\$0.00	\$0.00	\$186.01
Fees/Taxes						
Total COMMON AREA	\$1,296.21	\$216.01	\$22.50	\$6,230.52	\$262.42	\$8,027.66
TAXES/OTHER EXPENSES						
8280 - Corporation Commission	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00	\$20.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$5.12	\$5.12
Total TAXES/OTHER EXPENSES	\$0.00	\$10.00	\$0.00	\$10.00	\$5.12	\$25.12
UTILITIES						
7700 - Utilities	\$0.00	\$1,554.37	\$652.69	\$754.19	\$0.00	\$2,961.25
Total UTILITIES	\$0.00	\$1,554.37	\$652.69	\$754.19	\$0.00	\$2,961.25
Total Expense	\$4,090.57	\$4,615.20	\$3,896.39	\$8,459.24	\$3,319.56	\$24,380.96
Operating Net Income	\$113,337.34	(\$4,860.44)	(\$4,160.09)	(\$7,142.28)	(\$3,285.10)	\$93,889.43
Net Income	\$113,337.34	(\$4,860.44)	(\$4,160.09)	(\$7,142.28)	(\$3,285.10)	\$93,889.43

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve
1/1/2017 - 5/31/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	YTD
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
Operating Net Income	\$0.00	\$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	\$5.02	\$24.38
Total INCOME	\$4.94	\$4.50	\$5.03	\$4.89	\$5.02	\$24.38
TRANSFER BETWEEN FUNDS						
9000 - Transfer From Operating	\$370.83	\$370.83	\$370.83	\$370.83	\$370.83	\$1,854.15
Total TRANSFER BETWEEN FUNDS	\$370.83	\$370.83	\$370.83	\$370.83	\$370.83	\$1,854.15
Total Reserve Income	\$375.77	\$375.33	\$375.86	\$375.72	\$375.85	\$1,878.53
Reserve Expense						
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$375.77	\$375.33	\$375.86	\$375.72	\$375.85	\$1,878.53
Net Income	\$375.77	\$375.33	\$375.86	\$375.72	\$375.85	\$1,878.53

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 5/31/2017

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
Totals:						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Check Register Report
5/1/2017 - 5/31/2017

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	1039	5/2/2017	SIERRA LOS PINOS MAY TRANSFER	\$0.00	****VOID****	\$0.00	\$0.00
1010	1040	5/4/2017	SIERRA LOS PINOS RESERVE TRANSFER TO LANB	\$370.90	1051 LANB Reserve Account-901	\$370.90	\$370.90
1010	1041	5/4/2017	BAKER UTILITY SUPPLY SUPPLIES	\$2,060.29	6500 Repairs & Maintenance: Water - General	\$265.95	\$265.95
					6500 Repairs & Maintenance: Water - General	\$1,794.34	\$1,794.34
1010	1042	5/4/2017	THE JEMEZ AGENCY INC INSURANCE	\$12,434.52	5400 Insurance	\$1,492.51	\$1,492.51
					5400 Insurance	\$10,942.01	\$10,942.01
1010	1043	5/4/2017	DCS ENTERPRISES REPAIRS	\$2,989.88	6500 Repairs & Maintenance: Water - General	\$2,989.88	\$2,989.88
1010	1044	5/4/2017	MAX and LORRAINE OTERO REIMB	\$222.76	5810 Postage	\$6.71	\$6.71
					5800 Office Supplies	\$134.13	\$134.13
					8850 Taxes - State	\$5.12	\$5.12
					5530 Lien/Collection Costs	\$76.80	\$76.80
1010	1045	5/4/2017	MICRO-DESIGN INC APR	\$30.00	6591 Repairs & Maintenance: Water System 2	\$15.00	\$15.00
					6590 Repairs & Maintenance: Water System 1	\$15.00	\$15.00
1010	On-Line	5/17/2017	COMMUNITY ASSET MANAGEMENT LLC MGMT FEE	\$434.04	5600 Management Fees	\$402.42	\$402.42
					5800 Office Supplies	\$2.90	\$2.90
					5820 Printing	\$3.54	\$3.54
					5810 Postage	\$25.18	\$25.18
1010	1046	5/25/2017	MICRO-DESIGN INC MAY	\$30.00	6590 Repairs & Maintenance: Water System 1	\$15.00	\$15.00
					6591 Repairs & Maintenance: Water System 2	\$15.00	\$15.00
1010	1047	5/31/2017	BAKER UTILITY SUPPLY SUPPLIES	\$202.42	6500 Repairs & Maintenance: Water - General	\$202.42	\$202.42
1010	1048	5/31/2017	LAW OFFICES OF BRAD L HAYS LLC LEGAL	\$346.89	5500 Legal Fees	\$346.89	\$346.89
1010	1049	5/31/2017	MICRO-DESIGN INC MAR	\$30.00	6591 Repairs & Maintenance: Water System 2	\$15.00	\$15.00
					6590 Repairs & Maintenance: Water System 1	\$15.00	\$15.00
Total:				\$19,151.70			