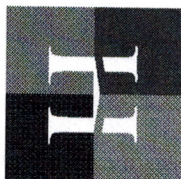


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement

Period Ending: June 30, 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
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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Balance Sheet
6/30/2017

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$83,917.56		\$83,917.56
1011 - LANB Special Assessment-201	\$5,218.47		\$5,218.47
1051 - LANB Reserve Account-901		\$125,251.77	\$125,251.77
Total CASH	<u>\$89,136.03</u>	<u>\$125,251.77</u>	<u>\$214,387.80</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$12,335.56		\$12,335.56
1210 - A/R Special Assessments	\$1,124.00		\$1,124.00
1240 - A/R Late Fees/Interest	\$4,149.16		\$4,149.16
1280 - A/R Other	\$250.00		\$250.00
Total ACCOUNTS RECEIVABLE	<u>\$17,858.72</u>		<u>\$17,858.72</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$10,362.13		\$10,362.13
Total OTHER ASSETS	<u>\$10,362.13</u>	-	<u>\$10,362.13</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>\$118,634.24</u>	<u>\$125,251.77</u>	<u>\$243,886.01</u>
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$375.64		\$375.64
Total	<u>\$375.64</u>		<u>\$375.64</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

6/30/2017

	Operating	Reserve	Total
2200 - Accounts Payable	\$712.27		\$712.27
Total LIABILITIES	<u>\$1,087.91</u>	-	<u>\$1,087.91</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>\$32,015.65</u>	<u>\$42,257.28</u>	<u>\$74,272.93</u>
Liabilities and Equity Total	<u>\$118,634.24</u>	<u>\$125,251.77</u>	<u>\$243,886.01</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
6/1/2017 - 6/30/2017

6/1/2017 - 6/30/2017 1/1/2017 - 6/30/2017

Accounts	6/1/2017 - 6/30/2017		1/1/2017 - 6/30/2017		Annual Budget	Remaining Budget			
	Actual	Budget	Variance	Actual			Budget		
Total ADMINISTRATIVE	\$3,157.18	\$2,670.84	(\$486.34)	\$16,524.11	\$16,070.04	(\$454.07)	\$32,095.00	\$15,570.89	
COMMON AREA									
6060 - Certified Water Operator	\$0.00	\$250.00	\$250.00	\$1,357.03	\$1,500.00	\$142.97	\$3,000.00	\$1,642.97	
6390 - Line Location Services	\$34.85	\$25.00	(\$9.85)	\$57.35	\$150.00	\$92.65	\$300.00	\$242.65	
6410 - Parks	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00	
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$6,220.10	\$2,500.02	(\$3,720.08)	\$5,000.00	(\$1,220.10)	
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,166.67	\$2,166.67	\$0.00	\$13,000.02	\$13,000.02	\$26,000.00	\$26,000.00	
6590 - Repairs & Maintenance: Water System 1	\$17,778.57	\$740.83	(\$17,037.74)	\$17,853.57	\$4,444.98	(\$13,408.59)	\$8,890.00	(\$8,963.57)	
6591 - Repairs & Maintenance: Water System 2	\$15.00	\$541.67	\$526.67	\$90.00	\$3,250.02	\$3,160.02	\$6,500.00	\$6,410.00	
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	\$250.02	\$64.01	\$500.00	\$313.99	
6950 - Water Sampling	\$0.00	\$266.67	\$266.67	\$0.00	\$1,600.02	\$1,600.02	\$3,200.00	\$3,200.00	
Total COMMON AREA	\$17,828.42	\$4,490.85	(\$13,337.57)	\$25,856.08	\$35,445.10	\$9,589.02	\$70,890.00	\$45,033.92	
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	\$100.02	\$100.02	\$200.00	\$200.00	
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$5.12	\$0.00	(\$5.12)	\$0.00	(\$5.12)	
Total TAXES/OTHER EXPENSES	\$0.00	\$16.67	\$16.67	\$25.12	\$110.02	\$84.90	\$210.00	\$184.88	
UTILITIES									
7700 - Utilities	\$1,383.84	\$833.33	(\$550.51)	\$4,345.09	\$4,999.98	\$654.89	\$10,000.00	\$5,654.91	
Total UTILITIES	\$1,383.84	\$833.33	(\$550.51)	\$4,345.09	\$4,999.98	\$654.89	\$10,000.00	\$5,654.91	
Total Expense	\$22,369.44	\$8,011.69	(\$14,357.75)	\$46,750.40	\$56,625.14	\$9,874.74	\$113,195.00	\$66,444.60	
Operating Net Income	(\$61,873.78)	(\$8,382.52)	(\$53,491.26)	\$32,015.65	\$58,794.88	(\$26,779.23)	\$0.00	(\$32,015.65)	

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
6/1/2017 - 6/30/2017

6/1/2017 - 6/30/2017 1/1/2017 - 6/30/2017

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<u>Income</u>								
Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Expense</u>								
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$7.92	\$0.00	\$7.92	\$32.30	\$0.00	\$32.30	\$0.00	(\$32.30)
Total INCOME	\$7.92	\$0.00	\$7.92	\$32.30	\$0.00	\$32.30	\$0.00	(\$32.30)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$40,370.83	\$0.00	\$40,370.83	\$42,224.98	\$0.00	\$42,224.98	\$0.00	(\$42,224.98)
Total TRANSFER BETWEEN FUNDS	\$40,370.83	\$0.00	\$40,370.83	\$42,224.98	\$0.00	\$42,224.98	\$0.00	(\$42,224.98)
Total Reserve Income	\$40,378.75	\$0.00	\$40,378.75	\$42,257.28	\$0.00	\$42,257.28	\$0.00	(\$42,257.28)
Reserve Net Income	\$40,378.75	\$0.00	\$40,378.75	\$42,257.28	\$0.00	\$42,257.28	\$0.00	(\$42,257.28)

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2017 - 6/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	YTD
Income							
INCOME							
4100 - Homeowner Assessments	\$117,645.00	\$0.00	\$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	\$50.00	\$125.00
4310 - Assessment Interest	\$142.34	\$88.85	\$93.85	\$848.01	\$342.39	\$307.51	\$1,822.95
4330 - Late Fees	\$0.00	\$0.00	\$0.00	\$34.14	\$0.00	\$0.00	\$34.14
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$767.49	\$25.00	\$0.00	\$792.49
4600 - Interest Income	\$11.40	\$11.74	\$13.28	\$13.15	\$12.90	\$9.46	\$71.93
4910 - Capital Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$499.52	\$499.52
Total INCOME	\$117,798.74	\$125.59	\$107.13	\$1,687.79	\$405.29	\$866.49	\$120,991.03
TRANSFER BETWEEN FUNDS							
8900 - Transfer to Reserves	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$40,370.83)	(\$42,224.98)
Total TRANSFER BETWEEN FUNDS	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$370.83)	(\$40,370.83)	(\$42,224.98)
Total Income	\$117,427.91	(\$245.24)	(\$263.70)	\$1,316.96	\$34.46	(\$39,504.34)	\$78,766.05
Expense							
ADMINISTRATIVE							
5100 - Accounting/Tax Prep Fees	\$67.07	\$0.00	\$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	\$1,036.21	\$7,158.62
5500 - Legal Fees	\$926.70	\$0.00	\$1,628.84	\$25.00	\$346.89	\$1,694.51	\$4,621.94
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$76.80	\$0.00	\$76.80
5600 - Management Fees	\$402.42	\$402.42	\$402.42	\$402.42	\$402.42	\$402.42	\$2,414.52
5800 - Office Supplies	\$50.71	\$1,024.85	\$313.17	\$1.45	\$137.03	\$1.29	\$1,528.50
5810 - Postage	\$77.25	\$8.08	\$31.13	\$16.17	\$31.89	\$20.12	\$184.64
5820 - Printing	\$252.97	\$73.22	\$1.93	\$2.25	\$3.54	\$2.63	\$336.54
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$0.00	\$45.00
5900 - Website	\$0.00	\$0.00	\$90.48	\$0.00	\$0.00	\$0.00	\$90.48
5950 - Miscellaneous Admin	\$0.00	\$309.01	(\$309.01)	\$0.00	\$0.00	\$0.00	\$0.00
Total ADMINISTRATIVE	\$2,794.36	\$2,834.82	\$3,221.20	\$1,464.53	\$3,052.02	\$3,157.18	\$16,524.11
COMMON AREA							
6060 - Certified Water Operator	\$542.81	\$0.00	\$0.00	\$814.22	\$0.00	\$0.00	\$1,357.03

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2017 - 6/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	YTD
6390 - Line Location Services	\$0.00	\$0.00	\$22.50	\$0.00	\$0.00	\$34.85	\$57.35
6500 - Repairs & Maintenance:							
Water - General	\$631.38	\$0.00	\$0.00	\$5,386.30	\$202.42	\$0.00	\$6,220.10
6590 - Repairs & Maintenance:							
Water System 1	\$15.00	\$15.00	\$0.00	\$15.00	\$30.00	\$17,778.57	\$17,853.57
6591 - Repairs & Maintenance:							
Water System 2	\$15.00	\$15.00	\$0.00	\$15.00	\$30.00	\$15.00	\$90.00
6600 - Snow Removal	\$92.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92.02
6900 - Water Conservation	\$0.00	\$186.01	\$0.00	\$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	\$17,828.42	\$25,856.08
TAXES/OTHER EXPENSES							
8280 - Corporation Commission	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00	\$0.00	\$20.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$5.12	\$0.00	\$5.12
Total TAXES/OTHER EXPENSES	\$0.00	\$10.00	\$0.00	\$10.00	\$5.12	\$0.00	\$25.12
UTILITIES							
7700 - Utilities	\$0.00	\$1,554.37	\$652.69	\$754.19	\$0.00	\$1,383.84	\$4,345.09
Total UTILITIES	\$0.00	\$1,554.37	\$652.69	\$754.19	\$0.00	\$1,383.84	\$4,345.09
Total Expense	\$4,090.57	\$4,615.20	\$3,896.39	\$8,459.24	\$3,319.56	\$22,369.44	\$46,750.40
Operating Net Income	\$113,337.34	(\$4,860.44)	(\$4,160.09)	(\$7,142.28)	(\$3,285.10)	(\$61,873.78)	\$32,015.65
Net Income	\$113,337.34	(\$4,860.44)	(\$4,160.09)	(\$7,142.28)	(\$3,285.10)	(\$61,873.78)	\$32,015.65

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve
1/1/2017 - 6/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	YTD
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
Operating Net Income	\$0.00	\$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	\$7.92	\$32.30
Total INCOME	\$4.94	\$4.50	\$5.03	\$4.89	\$5.02	\$7.92	\$32.30
TRANSFER BETWEEN FUNDS							
9000 - Transfer From Operating	\$370.83	\$370.83	\$370.83	\$370.83	\$370.83	\$370.83	\$42,224.98
Total TRANSFER BETWEEN FUNDS	\$370.83	\$370.83	\$370.83	\$370.83	\$370.83	\$370.83	\$42,224.98
Total Reserve Income	\$375.77	\$375.33	\$375.86	\$375.72	\$375.85	\$40,378.75	\$42,257.28
Reserve Expense							
Total Reserve Expense	\$0.00	\$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	\$40,378.75	\$42,257.28
Net Income	\$375.77	\$375.33	\$375.86	\$375.72	\$375.85	\$40,378.75	\$42,257.28

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 6/30/2017

Payee	Invoice	Invoice Date	Due Date	Description/Expense	Total	Current	30 Days	60 Days	90 Days
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-001 0617	6/22/2017	7/3/2017	7700-Utilities	\$176.64	\$176.64	\$0.00	\$0.00	\$0.00
				67096-001 0617 Total:	\$176.64	\$176.64	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-002 0617	6/22/2017	7/3/2017	7700-Utilities	\$295.09	\$295.09	\$0.00	\$0.00	\$0.00
				67096-002 0617 Total:	\$295.09	\$295.09	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-003 0617	6/22/2017	7/3/2017	7700-Utilities	\$112.29	\$112.29	\$0.00	\$0.00	\$0.00
				67096-003 0617 Total:	\$112.29	\$112.29	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-005 0617	6/22/2017	7/3/2017	7700-Utilities	\$98.25	\$98.25	\$0.00	\$0.00	\$0.00
				67096-005 0617 Total:	\$98.25	\$98.25	\$0.00	\$0.00	\$0.00
MICRO-DESIGN INC	1384	6/26/2017	7/3/2017	6590-Repairs & Maintenance: Water System 1	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
MICRO-DESIGN INC	1384	6/26/2017	7/3/2017	6591-Repairs & Maintenance: Water System 2	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
				1384 Total:	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00
				Totals:	\$712.27	\$712.27	\$0.00	\$0.00	\$0.00

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Check Register Report
6/1/2017 - 6/30/2017

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	6/5/2017	COMMUNITY ASSET MANAGEMENT LLC	\$426.46			
		Invoice					
		6/5/2017	JUNE SUPP MGMT POSTAGE		5810 Postage	\$20.12	\$20.12
			JUNE SUPP MGMT PRINTING		5820 Printing	\$1.29	\$1.29
			JUNE SUPP MGMT STMTS COUPONS		5820 Printing	\$1.34	\$1.34
			JUNE SUPP MGMT OFFICE SUPPLIES		5800 Office Supplies	\$1.29	\$1.29
			JUNE SUPP MGMT MGMT FEE		5600 Management Fees	\$402.42	\$402.42
1010	On-Line	6/9/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$99.15	7700 Utilities	\$99.15	\$99.15
		96-005 4/17-5/16	67096-005				
1010	On-Line	6/9/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$93.96	7700 Utilities	\$93.96	\$93.96
		96-003 4/17-5/16	67096-003				
1010	On-Line	6/9/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$340.55	7700 Utilities	\$340.55	\$340.55
		96-002 4/17-5/16	67096-002				
1010	On-Line	6/9/2017	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$167.91	7700 Utilities	\$167.91	\$167.91
		96-001 4/17-5/16	67096-001				
1010	1050	6/9/2017	BAKER UTILITY SUPPLY	\$6,043.08	6590 Repairs & Maintenance: Water System 1	\$6,043.08	\$6,043.08
		240675	REPAIRS				
1010	1051	6/9/2017	ADAMARK LLC	\$150.00	2100 Prepaid Owner Assessments	\$150.00	\$150.00
		Refund	[REFUND] - Acct #: 112900981-1 - LOCKBOX PAYMENT				
1010	1052	6/9/2017	SIERRA LOS PINOS	\$40,000.00	1051 LANB Reserve Account-901	\$40,000.00	\$40,000.00
		060717	RESERVE TRANSFER				
1010	1053	6/15/2017	NEW MEXICO ONE CALL INC	\$34.85	6390 Line Location Services	\$34.85	\$34.85
		153000957	3RD QTR MEMBERSHIP				
1010	1054	6/15/2017	DCS ENTERPRISES	\$10,625.00	6590 Repairs & Maintenance: Water System 1	\$10,625.00	\$10,625.00
		2299	REPAIRS				
1010	1055	6/15/2017	LAW OFFICES OF BRAD L HAYS LLC	\$1,694.51	5500 Legal Fees	\$1,694.51	\$1,694.51
		13282	LEGAL				
1010	1056	6/15/2017	TP PUMP	\$63.43	6590 Repairs & Maintenance: Water System 1	\$63.43	\$63.43
		2283260	REPAIRS				
1010	1057	6/27/2017	BAKER UTILITY SUPPLY	\$1,032.06	6590 Repairs & Maintenance: Water System 1	\$43.52	\$43.52
		INV240982	SUPPLIES		6590 Repairs & Maintenance: Water System 1	\$292.61	\$292.61
		INV240882	REPAIRS		6590 Repairs & Maintenance: Water System 1	\$328.52	\$328.52
		INV240979	SUPPLIES		6590 Repairs & Maintenance: Water System 1	\$367.41	\$367.41
		INV240969	SUPPLIES		6590 Repairs & Maintenance: Water System 1	\$367.41	\$367.41
1010	1058	6/27/2017	SIERRA LOS PINOS	\$370.83	1051 LANB Reserve Account-901	\$370.83	\$370.83
		JUNE	MONTHLY RES TRANSFER LANB				
Total:				<u>\$61,141.79</u>			