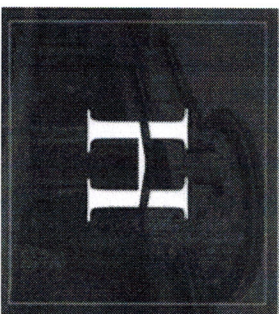


Financial Statement

Period Ending: January 31, 2018



HOAMCO

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, Vice President
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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

1/31/2018

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$125,581.11		\$125,581.11
1011 - LANB Special Assessment-201	\$7,272.55		\$7,272.55
1051 - LANB Reserve Account-901		\$110,204.85	\$110,204.85
Total CASH	<u>\$132,853.66</u>	<u>\$110,204.85</u>	<u>\$243,058.51</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$52,309.75		\$52,309.75
1240 - A/R Late Fees/Interest	\$2,136.97		\$2,136.97
1280 - A/R Other	\$390.00		\$390.00
Total ACCOUNTS RECEIVABLE	<u>\$54,836.72</u>		<u>\$54,836.72</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$3,108.66		\$3,108.66
Total OTHER ASSETS	<u>\$3,108.66</u>	<u>\$0.00</u>	<u>\$3,108.66</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>\$192,076.40</u>	<u>\$110,204.85</u>	<u>\$302,281.25</u>
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$492.25		\$492.25
2200 - Accounts Payable	\$1,823.40		\$1,823.40
Operating	\$492.25		\$492.25
Reserve		\$110,204.85	\$110,204.85
Total	\$1,823.40		\$1,823.40

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

1/31/2018

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
Total LIABILITIES	<u>\$2,315.65</u>	<u>\$0.00</u>	<u>\$2,315.65</u>
EQUITY			
3200 - Operating Equity	\$74,166.46		\$74,166.46
3500 - Reserve Equity		\$109,528.86	\$109,528.86
Total EQUITY	<u>\$74,166.46</u>	<u>\$109,528.86</u>	<u>\$183,695.32</u>
Net Income	<u>\$115,594.29</u>	<u>\$675.99</u>	<u>\$116,270.28</u>
Liabilities and Equity Total	<u>\$192,076.40</u>	<u>\$110,204.85</u>	<u>\$302,281.25</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
1/1/2018 - 1/31/2018

1/1/2018 - 1/31/2018 1/1/2018 - 1/31/2018

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	\$127,645.60	\$127,645.00	\$0.60	\$127,645.60	\$127,645.00	\$0.60	\$127,645.00	(\$0.60)
4101 - New Membership Application Dues	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00	(\$25.00)
4310 - Assessment Interest	\$75.99	\$0.00	\$75.99	\$75.99	\$0.00	\$75.99	\$0.00	(\$75.99)
4600 - Interest Income	\$9.96	\$0.00	\$9.96	\$9.96	\$0.00	\$9.96	\$0.00	(\$9.96)
Total INCOME	\$127,756.55	\$127,645.00	\$111.55	\$127,756.55	\$127,645.00	\$111.55	\$127,645.00	(\$111.55)
TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	\$0.00	(\$666.67)	(\$666.67)	\$0.00	(\$8,000.00)	(\$7,333.33)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	\$0.00	(\$666.67)	(\$666.67)	\$0.00	(\$8,000.00)	(\$7,333.33)
Total Income	\$127,089.88	\$126,978.33	\$111.55	\$127,089.88	\$126,978.33	\$111.55	\$119,645.00	(\$7,444.88)
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00	\$4,000.00
5320 - Gifts/Awards	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$30.00	\$360.00	\$360.00
5400 - Insurance	\$1,036.21	\$1,166.67	\$130.46	\$1,036.21	\$1,166.67	\$130.46	\$14,000.00	\$12,963.79
5500 - Legal Fees	\$7,419.63	\$1,083.33	(\$6,336.30)	\$7,419.63	\$1,083.33	(\$6,336.30)	\$13,000.00	\$5,580.37
5530 - Lien/Collection Costs	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00	\$100.00
5600 - Management Fees	\$403.13	\$583.33	\$180.20	\$403.13	\$583.33	\$180.20	\$7,000.00	\$6,596.87
5650 - Travel/Mileage	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00	\$1,000.00
5800 - Office Supplies	\$44.02	\$83.33	\$39.31	\$44.02	\$83.33	\$39.31	\$1,000.00	\$955.98
5810 - Postage	\$71.64	\$66.67	(\$4.97)	\$71.64	\$66.67	(\$4.97)	\$800.00	\$728.36
5820 - Printing	\$211.23	\$50.00	(\$161.23)	\$211.23	\$50.00	(\$161.23)	\$600.00	\$388.77
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
Total ADMINISTRATIVE	\$9,185.86	\$3,488.32	(\$5,697.54)	\$9,185.86	\$3,488.32	(\$5,697.54)	\$41,905.00	\$32,719.14

COMMON AREA

H

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

INCOME STATEMENT - Operating

1/1/2018 - 1/31/2018

Accounts	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6060 - Certified Water Operator	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00	\$4,000.00
6390 - Line Location Services	\$47.81	\$16.67	(\$31.14)	\$47.81	\$16.67	(\$31.14)	\$200.00	\$152.19
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$198.00	\$525.00	\$327.00	\$198.00	\$525.00	\$327.00	\$6,300.00	\$6,102.00
6572 - Repairs & Maintenance: Roads	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$18,000.00	\$18,000.00
6590 - Repairs & Maintenance: Water System 1	\$15.00	\$1,354.17	\$1,339.17	\$15.00	\$1,354.17	\$1,339.17	\$16,250.00	\$16,235.00
6591 - Repairs & Maintenance: Water System 2	\$15.00	\$541.67	\$526.67	\$15.00	\$541.67	\$526.67	\$6,500.00	\$6,485.00
6600 - Snow Removal	\$815.31	\$1,166.67	\$351.36	\$815.31	\$1,166.67	\$351.36	\$14,000.00	\$13,184.69
6900 - Water Conservation Fees/Taxes	\$162.06	\$41.67	(\$120.39)	\$162.06	\$41.67	(\$120.39)	\$500.00	\$337.94
6950 - Water Sampling	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00	\$1,500.00
Total COMMON AREA	\$1,253.18	\$5,620.85	\$4,367.67	\$1,253.18	\$5,620.85	\$4,367.67	\$67,450.00	\$66,196.82
TAXES/OTHER EXPENSES								
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$40.00
8840 - Taxes - Property	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00	\$200.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$290.00	\$290.00
UTILITIES								
7700 - Utilities	\$1,056.55	\$833.33	(\$223.22)	\$1,056.55	\$833.33	(\$223.22)	\$10,000.00	\$8,943.45
Total UTILITIES	\$1,056.55	\$833.33	(\$223.22)	\$1,056.55	\$833.33	(\$223.22)	\$10,000.00	\$8,943.45
Total Expense	\$11,495.59	\$9,959.17	(\$1,536.42)	\$11,495.59	\$9,959.17	(\$1,536.42)	\$119,645.00	\$108,149.41
Operating Net Income	\$115,594.29	\$117,019.16	(\$1,424.87)	\$115,594.29	\$117,019.16	(\$1,424.87)	\$0.00	(\$115,594.29)

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
1/1/2018 - 1/31/2018

1/1/2018 - 1/31/2018 1/1/2018 - 1/31/2018

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
Total Income	\$0.00	\$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	\$0.00
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	\$9.32	\$0.00	\$9.32	\$9.32	\$0.00	\$9.32	\$0.00	(\$9.32)
Total INCOME	\$9.32	\$0.00	\$9.32	\$9.32	\$0.00	\$9.32	\$0.00	(\$9.32)
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	\$666.67	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$0.00	(\$666.67)
Total TRANSFER BETWEEN FUNDS	\$666.67	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$0.00	(\$666.67)
Total Reserve Income	\$675.99	\$0.00	\$675.99	\$675.99	\$0.00	\$675.99	\$0.00	(\$675.99)
Reserve Net Income	\$675.99	\$0.00	\$675.99	\$675.99	\$0.00	\$675.99	\$0.00	(\$675.99)

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2018 - 1/31/2018

	Jan 2018	YTD
6600 - Snow Removal	\$815.31	\$815.31
6900 - Water Conservation Fees/Taxes	\$162.06	\$162.06
<u>Total COMMON AREA</u>	<u>\$1,253.18</u>	<u>\$1,253.18</u>
<u>UTILITIES</u>		
7700 - Utilities	\$1,056.55	\$1,056.55
<u>Total UTILITIES</u>	<u>\$1,056.55</u>	<u>\$1,056.55</u>
<i>Total Expense</i>	\$11,495.59	\$11,495.59
Operating Net Income	<u>\$115,594.29</u>	<u>\$115,594.29</u>
Net Income	<u>\$115,594.29</u>	<u>\$115,594.29</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve
1/1/2018 - 1/31/2018

	Jan 2018	YTD
Income		
Total Income	\$0.00	\$0.00
Expense		
Total Expense	\$0.00	\$0.00
Operating Net Income	\$0.00	\$0.00
Reserve Income		
<u>INCOME</u>		
4610 - Interest Income - Reserve	\$9.32	\$9.32
<u>Total INCOME</u>	\$9.32	\$9.32
TRANSFER BETWEEN FUNDS		
9000 - Transfer From Operating	\$666.67	\$666.67
<u>Total TRANSFER BETWEEN FUNDS</u>	\$666.67	\$666.67
Total Reserve Income	\$675.99	\$675.99
Reserve Expense		
Total Reserve Expense	\$0.00	\$0.00
Reserve Net Income	\$675.99	\$675.99
Net Income	\$675.99	\$675.99

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 1/31/2018

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-001 0118	1/22/2018	2/6/2018	1867096-001	7700-Utilities	\$216.35	\$216.35	\$0.00	\$0.00	\$0.00
						67096-001 0118 Total:	\$216.35	\$216.35	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-002 0118	1/22/2018	2/6/2018	1867096-002	7700-Utilities	\$447.59	\$447.59	\$0.00	\$0.00	\$0.00
						67096-002 0118 Total:	\$447.59	\$447.59	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-003 0118	1/22/2018	2/6/2018	1867096-003	7700-Utilities	\$211.21	\$211.21	\$0.00	\$0.00	\$0.00
						67096-003 0118 Total:	\$211.21	\$211.21	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	67096-005 0118	1/22/2018	2/6/2018	1867096-005	7700-Utilities	\$181.40	\$181.40	\$0.00	\$0.00	\$0.00
						67096-005 0118 Total:	\$181.40	\$181.40	\$0.00	\$0.00
MICRO-DESIGN INC	2153	1/26/2018	2/6/2018	JAN 18	6590-Repairs & Maintenance: Water System 1	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
MICRO-DESIGN INC	2153	1/26/2018	2/6/2018	JAN 18	6591-Repairs & Maintenance: Water System 2	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
						2153 Total:	\$30.00	\$30.00	\$0.00	\$0.00
ALBERT MONTANO	115679	1/25/2018	2/6/2018	SNOW REMOVAL	6600-Snow Removal	\$736.85	\$736.85	\$0.00	\$0.00	\$0.00
						115679 Total:	\$736.85	\$736.85	\$0.00	\$0.00
						Totals: \$1,823.40	\$1,823.40	\$0.00	\$0.00	\$0.00

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Check Register Report

1/1/2018 - 1/31/2018

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	1109	1/4/2018 Invoice 13476 13600	LAW OFFICES OF BRAD L HAYS LLC LEGAL LEGAL	\$277.51	5500 Legal Fees 5500 Legal Fees	\$46.25 \$231.26	\$46.25 \$231.26
1010	1110	1/4/2018 2057 2057	MICRO-DESIGN INC DEC 2017 DEC 2017	\$30.00	6590 Repairs & Maintenance: Water System 1 6591 Repairs & Maintenance: Water System 2	\$15.00 \$15.00	\$15.00 \$15.00
1010	1111	1/4/2018 1224-17 1224-17	NEW MEXICO WATER TESTING LABORATORY INC WATER OPERATOR WATER SAMPLING	\$836.22	6060 Certified Water Operator 6950 Water Sampling	\$814.22 \$22.00	\$814.22 \$22.00
1010	1112	1/4/2018 2018 DUES	NEW MEXICO RURAL WATER ASSOCIATION DUES	\$198.00	6500 Repairs & Maintenance: Water - General	\$198.00	\$198.00
1010	1113	1/4/2018 JAN 18	SIERRA LOS PINOS MONTHLY RESERVE TRANSFER	\$666.67	1051 LANB Reserve Account-901	\$666.67	\$666.67
1010	On-Line	1/5/2018 JAN SUPP MGMT JAN SUPP MGMT JAN SUPP MGMT JAN SUPP MGMT JAN SUPP MGMT	COMMUNITY ASSET MANAGEMENT LLC STATEMENTS/COUPONS OFFICE SUPPLIES PRINTING POSTAGE MGMT FEE	\$730.02	5820 Printing 5800 Office Supplies 5820 Printing 5810 Postage 5600 Management Fees	\$209.62 \$44.02 \$1.61 \$71.64 \$403.13	\$209.62 \$44.02 \$1.61 \$71.64 \$403.13
1010	On-Line	1/10/2018 67096-001 1217	JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-001	\$83.99	7700 Utilities	\$83.99	\$83.99
1010	On-Line	1/10/2018 67096-002 1217	JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-002	\$346.89	7700 Utilities	\$346.89	\$346.89
1010	On-Line	1/10/2018 67096-003 1217	JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-003	\$103.50	7700 Utilities	\$103.50	\$103.50
1010	On-Line	1/10/2018 67096-005 1217	JEMEZ MOUNTAINS ELECTRIC COOP INC 67096-005	\$116.85	7700 Utilities	\$116.85	\$116.85
1010	1114	1/10/2018 010418	COMMUNITY ASSET MANAGEMENT LLC TRANS DISC	\$101.00	2250 Accrued Expenses	\$101.00	\$101.00
1010	1115	1/16/2018 LETTER L0014890288	NEW MEXICO TAXATION AND REVENUE WATER TAXES	\$162.06	6900 Water Conservation Fees/Taxes	\$162.06	\$162.06
1010	1116	1/19/2018 Refund	THOMAS and MARY CARTER [REFUND] - Acct #: 112901150-1 - LOCKBOX PAYMENT	\$823.52	2100 Prepaid Owner Assessments	\$823.52	\$823.52
1010	1117	1/22/2018 153001979	NEW MEXICO ONE CALL INC BASIC MEMBERSHIP FEE	\$47.81	6390 Line Location Services	\$47.81	\$47.81
1010	1118	1/22/2018 1972	STEPHEN C LONG LEGAL	\$3,289.00	5500 Legal Fees	\$3,289.00	\$3,289.00

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1010	1119	1/29/2018	STEPHEN C LONG	\$4,130.63	5500 Legal Fees	\$4,130.63
		1974	LEGAL			\$4,130.63
1010	1120	1/29/2018	BRIAN NELSON	\$78.46	6600 Snow Removal	\$78.46
		012218	REIMB CINDERS			\$78.46
Total:				<u>\$12,022.13</u>		

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Change of Ownership Report

Process Date: 1/1/2018-1/31/2018

2/6/2018

New Account #	New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
112900031	FRED and CARMEN CATELLIER	456 HOVENWEEP LOOP	1-01	ALANA CARVER LABRUM	1/2/2018	11/27/2017

Mailing Address
4224 North Pole Loop NE
Rio Rancho, NM 87144