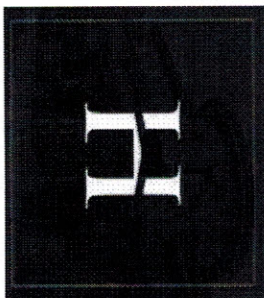


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement

Period Ending: April 30, 2021



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

8700-A Education Pl. NW
Albuquerque, NM 87114
505-888-4479
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

Karen Witt, Portfolio Accountant
Email: kwitt@hoamco.com
505-888-4479 ext 2133

Nigel Burgess, Executive Vice President
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928-776-4479 ext 1110

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

4/30/2021

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$198,222.68		\$198,222.68
1050 - Alliance Reserve MM-923		\$122,573.89	\$122,573.89
Total CASH	<u>\$198,222.68</u>	<u>\$122,573.89</u>	<u>\$320,796.57</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$12,758.79		\$12,758.79
1240 - A/R Late Fees/Interest	\$706.04		\$706.04
1250 - A/R NSF/Collection Notice Fees	\$150.00		\$150.00
1280 - A/R Other	\$157.06		\$157.06
Total ACCOUNTS RECEIVABLE	<u>\$13,771.89</u>		<u>\$13,771.89</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$6,186.00		\$6,186.00
Total OTHER ASSETS	<u>\$6,186.00</u>	<u>\$0.00</u>	<u>\$6,186.00</u>
FIXED ASSETS			
1800 - Equipment	\$15,615.18		\$15,615.18
Total FIXED ASSETS	<u>\$15,615.18</u>		<u>\$15,615.18</u>
Assets Total	<u>\$233,795.75</u>	<u>\$122,573.89</u>	<u>\$356,369.64</u>
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$2,732.30		\$2,732.30
2250 - Accrued Expenses	\$1,034.70		\$1,034.70
Total LIABILITIES	<u>\$3,767.00</u>	<u>\$0.00</u>	<u>\$3,767.00</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Balance Sheet
4/30/2021

	Operating	Reserve	Total
EQUITY			
3200 - Operating Equity	\$117,857.42		\$117,857.42
3500 - Reserve Equity		\$119,847.53	\$119,847.53
Total EQUITY	<u>\$117,857.42</u>	<u>\$119,847.53</u>	<u>\$237,704.95</u>
Net Income	<u>\$112,171.33</u>	<u>\$2,726.36</u>	<u>\$114,897.69</u>
Liabilities and Equity Total	<u>\$233,795.75</u>	<u>\$122,573.89</u>	<u>\$356,369.64</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2021 - 4/30/2021

4/1/2021 - 4/30/2021 1/1/2021 - 4/30/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - Homeowner Assessments	\$0.00	\$0.00	\$0.00	\$140,409.85	\$140,409.85	\$0.00	\$140,409.85	\$0.00
4101 - New Membership Application Dues	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00	(\$25.00)
4310 - Assessment Interest	\$278.70	\$0.00	\$278.70	\$224.92	\$0.00	\$224.92	\$0.00	(\$224.92)
4350 - Lien/Collection Fees	\$270.00	\$0.00	\$270.00	\$245.00	\$0.00	\$245.00	\$0.00	(\$245.00)
4600 - Interest Income	\$4.19	\$0.00	\$4.19	\$24.98	\$0.00	\$24.98	\$0.00	(\$24.98)
Total INCOME	\$552.89	\$0.00	\$552.89	\$140,929.75	\$140,409.85	\$519.90	\$140,409.85	(\$519.90)

TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	\$0.00	(\$2,666.68)	(\$2,666.68)	\$0.00	(\$8,000.00)	(\$5,333.32)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	\$0.00	(\$2,666.68)	(\$2,666.68)	\$0.00	(\$8,000.00)	(\$5,333.32)

Total Income (\$113.78) (\$666.67) \$552.89 \$138,263.07 \$137,743.17 \$519.90 \$132,409.85 (\$5,853.22)

Expense	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$269.69	\$500.00	\$230.31	\$500.00	\$230.31
5320 - Gifts/Awards	\$0.00	\$30.00	\$30.00	\$0.00	\$120.00	\$120.00	\$360.00	\$360.00
5400 - Insurance	\$514.42	\$416.67	(\$97.75)	\$2,057.68	\$1,666.68	(\$391.00)	\$5,000.00	\$2,942.32
5500 - Legal Fees	\$2,140.09	\$208.33	(\$1,931.76)	\$9,735.08	\$833.32	(\$8,901.76)	\$2,500.00	(\$7,235.08)
5530 - Lien/Collection Costs	\$310.00	\$33.33	(\$276.67)	\$310.00	\$133.32	(\$176.68)	\$400.00	\$90.00
5600 - Management Fees	\$442.22	\$416.67	(\$25.55)	\$1,768.88	\$1,666.68	(\$102.20)	\$5,000.00	\$3,231.12
5650 - Travel/Mileage	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00	\$1,000.00
5800 - Office Supplies	\$3.82	\$83.33	\$79.51	\$98.10	\$333.32	\$235.22	\$1,000.00	\$901.90
5810 - Postage	\$21.36	\$66.67	\$45.31	\$102.97	\$266.68	\$163.71	\$800.00	\$697.03
5820 - Printing	\$0.97	\$58.33	\$57.36	\$387.87	\$233.32	(\$154.55)	\$700.00	\$312.13
5840 - Safe Deposit Box	\$0.00	\$45.00	\$45.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
5900 - Webmaster	\$0.00	\$125.00	\$125.00	\$656.16	\$500.00	(\$156.16)	\$1,500.00	\$843.84
Total ADMINISTRATIVE	\$3,432.88	\$1,566.66	(\$1,866.22)	\$15,431.43	\$6,631.64	(\$8,799.79)	\$18,805.00	\$3,373.57

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2021 - 4/30/2021

4/1/2021 - 4/30/2021 1/1/2021 - 4/30/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
COMMON AREA								
6060 - Certified Water Operator	\$1,772.91	\$1,666.67	(\$106.24)	\$5,318.73	\$6,666.68	\$1,347.95	\$20,000.00	\$14,681.27
6390 - Line Location Services	\$0.00	\$16.67	\$16.67	\$158.00	\$66.68	(\$91.32)	\$200.00	\$42.00
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$196.36	\$1,666.68	\$1,470.32	\$5,000.00	\$4,803.64
6572 - Repairs & Maintenance: Roads	\$0.00	\$3,166.67	\$3,166.67	\$0.00	\$12,666.68	\$12,666.68	\$38,000.00	\$38,000.00
6590 - Repairs & Maintenance: Water System 1	\$16.00	\$1,250.00	\$1,234.00	\$45.00	\$5,000.00	\$4,955.00	\$15,000.00	\$14,955.00
6591 - Repairs & Maintenance: Water System 2	\$10.67	\$833.33	\$822.66	\$95.70	\$3,333.32	\$3,237.62	\$10,000.00	\$9,904.30
6600 - Snow Removal	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00
6900 - Water Conservation Fees/Taxes	\$0.00	\$41.67	\$41.67	\$164.56	\$166.68	\$2.12	\$500.00	\$335.44
6950 - Water Sampling	\$1,089.38	\$83.33	(\$1,006.05)	\$1,251.19	\$333.32	(\$917.87)	\$1,000.00	(\$251.19)
Total COMMON AREA	\$2,888.96	\$8,741.68	\$5,852.72	\$7,229.54	\$34,966.72	\$27,737.18	\$104,900.00	\$97,670.46
TAXES/OTHER EXPENSES								
8280 - Corporation Commission	\$10.00	\$5.00	(\$5.00)	\$10.00	\$20.00	\$10.00	\$60.00	\$50.00
8840 - Taxes - Property	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
Total TAXES/OTHER EXPENSES	\$10.00	\$46.67	\$36.67	\$60.00	\$236.68	\$176.68	\$610.00	\$550.00
UTILITIES								
7700 - Utilities	\$724.70	\$674.57	(\$50.13)	\$3,370.77	\$2,698.28	(\$672.49)	\$8,094.85	\$4,724.08
Total UTILITIES	\$724.70	\$674.57	(\$50.13)	\$3,370.77	\$2,698.28	(\$672.49)	\$8,094.85	\$4,724.08
Total Expense	\$7,056.54	\$11,029.58	\$3,973.04	\$26,091.74	\$44,533.32	\$18,441.58	\$132,409.85	\$106,318.11
Operating Net Income	(\$7,170.32)	(\$11,696.25)	\$4,525.93	\$112,171.33	\$93,209.85	\$18,961.48	\$0.00	(\$112,171.33)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
4/1/2021 - 4/30/2021

4/1/2021 - 4/30/2021 1/1/2021 - 4/30/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	\$15.05	\$0.00	\$15.05	\$59.68	\$0.00	\$59.68	\$0.00	(\$59.68)
Total INCOME	\$15.05	\$0.00	\$15.05	\$59.68	\$0.00	\$59.68	\$0.00	(\$59.68)
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$0.00	\$8,000.00	\$5,333.32
Total TRANSFER BETWEEN FUNDS	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$0.00	\$8,000.00	\$5,333.32
Total Reserve Income	\$681.72	\$666.67	\$15.05	\$2,726.36	\$2,666.68	\$59.68	\$8,000.00	\$5,273.64
Reserve Net Income	\$681.72	\$666.67	\$15.05	\$2,726.36	\$2,666.68	\$59.68	\$8,000.00	\$5,273.64

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Operating

1/1/2021 - 4/30/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	YTD
Income					
INCOME					
4100 - Homeowner Assessments	\$140,409.85	\$0.00	\$0.00	\$0.00	\$140,409.85
4101 - New Membership Application Dues	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
4310 - Assessment Interest	(\$53.78)	\$0.00	\$0.00	\$278.70	\$224.92
4350 - Lien/Collection Fees	(\$25.00)	\$0.00	\$0.00	\$270.00	\$245.00
4600 - Interest Income	\$7.86	\$7.63	\$5.30	\$4.19	\$24.98
Total INCOME	\$140,363.93	\$7.63	\$5.30	\$552.89	\$140,929.75
TRANSFER BETWEEN FUNDS					
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$2,666.68)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$2,666.68)
Total Income	\$139,697.26	(\$659.04)	(\$661.37)	(\$113.78)	\$138,263.07
Expense					
ADMINISTRATIVE					
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$269.69	\$0.00	\$269.69
5400 - Insurance	\$514.42	\$514.42	\$514.42	\$514.42	\$2,057.68
5500 - Legal Fees	\$3,199.46	\$1,963.33	\$2,432.20	\$2,140.09	\$9,735.08
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$310.00	\$310.00
5600 - Management Fees	\$442.22	\$442.22	\$442.22	\$442.22	\$1,768.88
5800 - Office Supplies	\$1.08	\$44.41	\$48.79	\$3.82	\$98.10
5810 - Postage	\$68.70	\$6.45	\$6.46	\$21.36	\$102.97
5820 - Printing	\$383.35	\$2.26	\$1.29	\$0.97	\$387.87
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$45.00
5900 - Webmaster	\$31.16	\$625.00	\$0.00	\$0.00	\$656.16
Total ADMINISTRATIVE	\$4,640.39	\$3,598.09	\$3,760.07	\$3,432.88	\$15,431.43
COMMON AREA					
6060 - Certified Water Operator	\$0.00	\$0.00	\$3,545.82	\$1,772.91	\$5,318.73
6390 - Line Location Services	\$158.00	\$0.00	\$0.00	\$0.00	\$158.00
6500 - Repairs & Maintenance:	\$0.00	\$0.00	\$196.36	\$0.00	\$196.36

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2021 - 4/30/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	YTD
Water - General					
6590 - Repairs & Maintenance:	\$15.00	\$14.00	\$0.00	\$16.00	\$45.00
Water System 1					
6591 - Repairs & Maintenance:	\$75.70	\$9.33	\$0.00	\$10.67	\$95.70
Water System 2					
6900 - Water Conservation	\$164.56	\$0.00	\$0.00	\$0.00	\$164.56
Fees/Taxes	\$161.81	\$0.00	\$0.00	\$1,089.38	\$1,251.19
6950 - Water Sampling	\$575.07	\$23.33	\$3,742.18	\$2,888.96	\$7,229.54
Total COMMON AREA					
TAXES/OTHER EXPENSES					
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$50.00	\$10.00	\$60.00
UTILITIES					
7700 - Utilities	\$2,052.92	\$450.00	\$143.15	\$724.70	\$3,370.77
Total UTILITIES	\$2,052.92	\$450.00	\$143.15	\$724.70	\$3,370.77
Total Expense	\$7,268.38	\$4,071.42	\$7,696.40	\$7,056.54	\$26,091.74
Operating Net Income	\$132,428.88	(\$4,730.46)	(\$8,356.77)	(\$7,170.32)	\$112,171.33
Net Income	\$132,428.88	(\$4,730.46)	(\$8,356.77)	(\$7,170.32)	\$112,171.33

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve

1/1/2021 - 4/30/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	YTD
Reserve Income					
INCOME					
4610 - Interest Income - Reserve	\$15.28	\$13.88	\$15.47	\$15.05	\$59.68
<u>Total INCOME</u>	\$15.28	\$13.88	\$15.47	\$15.05	\$59.68
TRANSFER BETWEEN FUNDS					
9000 - Transfer From Operating	\$666.67	\$666.67	\$666.67	\$666.67	\$2,666.68
<u>Total TRANSFER BETWEEN FUNDS</u>	\$666.67	\$666.67	\$666.67	\$666.67	\$2,666.68
Total Reserve Income	\$681.95	\$680.55	\$682.14	\$681.72	\$2,726.36
Reserve Expense					
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$681.95	\$680.55	\$682.14	\$681.72	\$2,726.36
Net Income	\$681.95	\$680.55	\$682.14	\$681.72	\$2,726.36

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 4/30/2021

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
4/1/2021 - 4/30/2021

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	4/1/2021	COMMUNITY ASSET MANAGEMENT LLC	\$468.37			
		Invoice					
		APR SUPP MGMT 0421 PRINTING			5820 Printing	\$0.97	\$0.97
		APR SUPP MGMT 0421 OFFICE SUPPLIES			5800 Office Supplies	\$3.82	\$3.82
		APR SUPP MGMT 0421 POSTAGE			5810 Postage	\$21.36	\$21.36
		APR SUPP MGMT 0421 MANAGEMENT FEE			5600 Management Fees	\$442.22	\$442.22
1010	300073	4/2/2021	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$210.27	7700 Utilities	\$210.27	\$210.27
		032221--002	67096-002 5250 SIERRA LOS PINOS				
1010	300074	4/2/2021	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$85.48	7700 Utilities	\$85.48	\$85.48
		032221--003	67096-003 4800 SIERRA LOS PINOS				
1010	300075	4/2/2021	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$110.76	7700 Utilities	\$110.76	\$110.76
		032221--005	67096-005 6709602 SIERRA LOS PINOS				
1010	300076	4/2/2021	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$262.01	7700 Utilities	\$262.01	\$262.01
		032221--001	67096-001 FOREST ROAD 10 LOS PINOS SUB				
1010	100128	4/8/2021	THE TURNER LAW FIRM LLC	\$2,140.09	5500 Legal Fees	\$2,140.09	\$2,140.09
		25417					
1010	100129	4/8/2021	NEW MEXICO WATER TESTING LABORATORY INC	\$1,089.38	6950 Water Sampling	\$1,089.38	\$1,089.38
		0328-21					
1010	100130	4/8/2021	THE JEMEZ AGENCY INC	\$6,186.00	5400 Insurance	\$1,326.00	\$1,326.00
		4168			5400 Insurance	\$4,860.00	\$4,860.00
		4167					
1010	100131	4/8/2021	LEVELCON - MICRO-DESIGN, INC.	\$26.67	6591 Repairs & Maintenance: Water System 2	\$10.67	\$10.67
		6038			6590 Repairs & Maintenance: Water System 1	\$16.00	\$16.00
		6038					
1010	100132	4/14/2021	JOHN L HINES	\$1,772.91	6060 Certified Water Operator	\$1,772.91	\$1,772.91
		2021-01 Mar					
Total:				<u>\$12,351.94</u>			