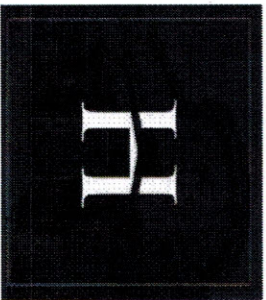


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement Period Ending: May 31, 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

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

5/31/2021

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$196,752.27		\$196,752.27
1050 - Alliance Reserve MM-923		\$123,256.20	\$123,256.20
Total CASH	<u>\$196,752.27</u>	<u>\$123,256.20</u>	<u>\$320,008.47</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$12,457.32		\$12,457.32
1240 - A/R Late Fees/Interest	\$894.76		\$894.76
1250 - A/R NSF/Collection Notice Fees	\$150.00		\$150.00
1280 - A/R Other	\$157.06		\$157.06
Total ACCOUNTS RECEIVABLE	<u>\$13,659.14</u>		<u>\$13,659.14</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$5,623.64		\$5,623.64
Total OTHER ASSETS	<u>\$5,623.64</u>	<u>\$0.00</u>	<u>\$5,623.64</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>\$231,650.23</u>	<u>\$123,256.20</u>	<u>\$354,906.43</u>
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$2,832.30		\$2,832.30
2250 - Accrued Expenses	\$1,081.10		\$1,081.10
Total LIABILITIES	<u>\$3,913.40</u>	<u>\$0.00</u>	<u>\$3,913.40</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

5/31/2021

	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>\$109,879.41</u>	<u>\$3,408.67</u>	<u>\$113,288.08</u>
Liabilities and Equity Total	<u>\$231,650.23</u>	<u>\$123,256.20</u>	<u>\$354,906.43</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
5/1/2021 - 5/31/2021

5/1/2021 - 5/31/2021 1/1/2021 - 5/31/2021

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	\$188.72	\$0.00	\$188.72	\$413.64	\$0.00	\$413.64	\$0.00	(\$413.64)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$245.00	\$0.00	\$245.00	\$0.00	(\$245.00)
4600 - Interest Income	\$4.19	\$0.00	\$4.19	\$29.17	\$0.00	\$29.17	\$0.00	(\$29.17)
Total INCOME	\$192.91	\$0.00	\$192.91	\$141,122.66	\$140,409.85	\$712.81	\$140,409.85	(\$712.81)

TRANSFER BETWEEN FUNDS								
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	\$0.00	(\$3,333.35)	(\$3,333.35)	\$0.00	(\$8,000.00)	(\$4,666.65)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	\$0.00	(\$3,333.35)	(\$3,333.35)	\$0.00	(\$8,000.00)	(\$4,666.65)
Total Income	(\$473.76)	(\$666.67)	\$192.91	\$137,789.31	\$137,076.50	\$712.81	\$132,409.85	(\$5,379.46)

Expense	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$289.69	\$500.00	\$230.31	\$500.00	\$230.31
5320 - Gifts/Awards	\$0.00	\$30.00	\$30.00	\$0.00	\$150.00	\$150.00	\$360.00	\$360.00
5400 - Insurance	\$562.36	\$416.67	(\$145.69)	\$2,620.04	\$2,083.35	(\$536.69)	\$5,000.00	\$2,379.96
5500 - Legal Fees	\$0.00	\$208.33	\$208.33	\$9,735.08	\$1,041.65	(\$8,693.43)	\$2,500.00	(\$7,235.08)
5530 - Lien/Collection Costs	\$0.00	\$33.33	\$33.33	\$310.00	\$166.65	(\$143.35)	\$400.00	\$90.00
5600 - Management Fees	\$442.22	\$416.67	(\$25.55)	\$2,211.10	\$2,083.35	(\$127.75)	\$5,000.00	\$2,788.90
5650 - Travel/Mileage	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00	\$1,000.00
5800 - Office Supplies	\$4.84	\$83.33	\$78.49	\$102.94	\$416.65	\$313.71	\$1,000.00	\$687.06
5810 - Postage	\$8.91	\$66.67	\$57.76	\$111.88	\$333.35	\$221.47	\$600.00	\$688.12
5820 - Printing	\$2.90	\$58.33	\$55.43	\$390.77	\$291.65	(\$99.12)	\$700.00	\$309.23
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
5900 - Webmaster	\$0.00	\$125.00	\$125.00	\$656.16	\$625.00	(\$31.16)	\$1,500.00	\$843.84
Total ADMINISTRATIVE	\$1,021.23	\$1,521.66	\$500.43	\$16,452.66	\$8,153.30	(\$8,299.36)	\$18,805.00	\$2,352.34

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
5/1/2021 - 5/31/2021

5/1/2021 - 5/31/2021 1/1/2021 - 5/31/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
COMMON AREA								
6060 - Certified Water Operator	\$0.00	\$1,666.67	\$1,666.67	\$5,318.73	\$8,333.35	\$3,014.62	\$20,000.00	\$14,681.27
6390 - Line Location Services	\$0.00	\$16.67	\$16.67	\$158.00	\$83.35	(\$74.65)	\$200.00	\$42.00
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$83.35	\$83.35	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$196.36	\$2,083.35	\$1,886.99	\$5,000.00	\$4,803.64
6572 - Repairs & Maintenance: Roads	\$0.00	\$3,166.67	\$3,166.67	\$0.00	\$15,833.35	\$15,833.35	\$38,000.00	\$38,000.00
6590 - Repairs & Maintenance: Water System 1	\$15.50	\$1,250.00	\$1,234.50	\$60.50	\$6,250.00	\$6,189.50	\$15,000.00	\$14,939.50
6591 - Repairs & Maintenance: Water System 2	\$10.33	\$833.33	\$823.00	\$106.03	\$4,166.65	\$4,060.62	\$10,000.00	\$9,893.97
6600 - Snow Removal	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$6,250.00	\$6,250.00	\$15,000.00	\$15,000.00
6900 - Water Conservation Fees/Taxes	\$0.00	\$41.67	\$41.67	\$164.56	\$208.35	\$43.79	\$500.00	\$335.44
6950 - Water Sampling	\$0.00	\$83.33	\$83.33	\$1,251.19	\$416.65	(\$834.54)	\$1,000.00	(\$251.19)
Total COMMON AREA	\$25.83	\$8,741.68	\$8,715.85	\$7,255.37	\$43,708.40	\$36,453.03	\$104,900.00	\$97,644.63
TAXES/OTHER EXPENSES								
8280 - Corporation Commission	\$0.00	\$5.00	\$5.00	\$10.00	\$25.00	\$15.00	\$60.00	\$50.00
8840 - Taxes - Property	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$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	\$0.00	\$46.67	\$46.67	\$60.00	\$283.35	\$223.35	\$610.00	\$550.00
UTILITIES								
7700 - Utilities	\$771.10	\$674.57	(\$96.53)	\$4,141.87	\$3,372.85	(\$769.02)	\$6,094.85	\$3,952.98
Total UTILITIES	\$771.10	\$674.57	(\$96.53)	\$4,141.87	\$3,372.85	(\$769.02)	\$6,094.85	\$3,952.98
Total Expense	\$1,818.16	\$10,984.58	\$9,166.42	\$27,909.90	\$55,517.90	\$27,608.00	\$132,409.85	\$104,499.95
Operating Net Income	(\$2,291.92)	(\$11,651.25)	\$9,359.33	\$109,879.41	\$81,558.60	\$28,320.81	\$0.00	(\$109,879.41)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
5/1/2021 - 5/31/2021

5/1/2021 - 5/31/2021 1/1/2021 - 5/31/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$15.64	\$0.00	\$15.64	\$75.32	\$0.00	\$75.32	\$0.00	(\$75.32)
Total INCOME	\$15.64	\$0.00	\$15.64	\$75.32	\$0.00	\$75.32	\$0.00	(\$75.32)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$666.67	\$666.67	\$0.00	\$3,333.35	\$3,333.35	\$0.00	\$8,000.00	\$4,666.65
Total TRANSFER BETWEEN FUNDS	\$666.67	\$666.67	\$0.00	\$3,333.35	\$3,333.35	\$0.00	\$8,000.00	\$4,666.65
Total Reserve Income	\$682.31	\$666.67	\$15.64	\$3,408.67	\$3,333.35	\$75.32	\$8,000.00	\$4,591.33
Reserve Net Income	\$682.31	\$666.67	\$15.64	\$3,408.67	\$3,333.35	\$75.32	\$8,000.00	\$4,591.33

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2021 - 5/31/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	YTD
Income						
INCOME						
4100 - Homeowner Assessments	\$140,409.85	\$0.00	\$0.00	\$0.00	\$0.00	\$140,409.85
4101 - New Membership	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00
Application Dues						
4310 - Assessment Interest	(\$53.78)	\$0.00	\$0.00	\$278.70	\$188.72	\$413.64
4350 - Lien/Collection Fees	(\$25.00)	\$0.00	\$0.00	\$270.00	\$0.00	\$245.00
4600 - Interest Income	\$7.86	\$7.63	\$5.30	\$4.19	\$4.19	\$29.17
Total INCOME	\$140,363.93	\$7.63	\$5.30	\$552.89	\$192.91	\$141,122.66
TRANSFER BETWEEN FUNDS						
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$3,333.35)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$3,333.35)
Total Income	\$139,697.26	(\$659.04)	(\$661.37)	(\$113.78)	(\$473.76)	\$137,789.31
Expense						
ADMINISTRATIVE						
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$269.69	\$0.00	\$0.00	\$269.69
5400 - Insurance	\$514.42	\$514.42	\$514.42	\$514.42	\$562.36	\$2,620.04
5500 - Legal Fees	\$3,199.46	\$1,963.33	\$2,432.20	\$2,140.09	\$0.00	\$9,735.08
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$310.00	\$0.00	\$310.00
5600 - Management Fees	\$442.22	\$442.22	\$442.22	\$442.22	\$442.22	\$2,211.10
5800 - Office Supplies	\$1.08	\$44.41	\$48.79	\$3.82	\$4.84	\$102.94
5810 - Postage	\$68.70	\$6.45	\$6.46	\$21.36	\$8.91	\$111.88
5820 - Printing	\$383.35	\$2.26	\$1.29	\$0.97	\$2.90	\$390.77
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$45.00
5900 - Webmaster	\$31.16	\$625.00	\$0.00	\$0.00	\$0.00	\$656.16
Total ADMINISTRATIVE	\$4,640.39	\$3,598.09	\$3,760.07	\$3,432.88	\$1,021.23	\$16,452.66
COMMON AREA						
6060 - Certified Water Operator	\$0.00	\$0.00	\$3,545.82	\$1,772.91	\$0.00	\$5,318.73
6390 - Line Location Services	\$158.00	\$0.00	\$0.00	\$0.00	\$0.00	\$158.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$0.00	\$196.36	\$0.00	\$0.00	\$196.36

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating

1/1/2021 - 5/31/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	YTD
6590 - Repairs & Maintenance: Water System 1	\$15.00	\$14.00	\$0.00	\$16.00	\$15.50	\$60.50
6591 - Repairs & Maintenance: Water System 2	\$75.70	\$9.33	\$0.00	\$10.67	\$10.33	\$106.03
6900 - Water Conservation Fees/Taxes	\$164.56	\$0.00	\$0.00	\$0.00	\$0.00	\$164.56
6950 - Water Sampling	\$161.81	\$0.00	\$0.00	\$1,089.38	\$0.00	\$1,251.19
Total COMMON AREA	\$575.07	\$23.33	\$3,742.18	\$2,888.96	\$25.83	\$7,255.37
TAXES/OTHER EXPENSES						
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$50.00	\$10.00	\$0.00	\$60.00
UTILITIES						
7700 - Utilities	\$2,052.92	\$450.00	\$143.15	\$724.70	\$771.10	\$4,141.87
Total UTILITIES	\$2,052.92	\$450.00	\$143.15	\$724.70	\$771.10	\$4,141.87
Total Expense	\$7,268.38	\$4,071.42	\$7,695.40	\$7,056.54	\$1,818.16	\$27,909.90
Operating Net Income	\$132,428.88	(\$4,730.46)	(\$8,356.77)	(\$7,170.32)	(\$2,291.92)	\$109,879.41
Net Income	\$132,428.88	(\$4,730.46)	(\$8,356.77)	(\$7,170.32)	(\$2,291.92)	\$109,879.41

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve
1/1/2021 - 5/31/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	YTD
Reserve Income						
INCOME						
4610 - Interest Income - Reserve	\$15.28	\$13.88	\$15.47	\$15.05	\$15.64	\$75.32
Total INCOME	\$15.28	\$13.88	\$15.47	\$15.05	\$15.64	\$75.32
TRANSFER BETWEEN FUNDS						
9000 - Transfer From Operating	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$3,333.35
Total TRANSFER BETWEEN FUNDS	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$3,333.35
Total Reserve Income	\$681.95	\$680.55	\$682.14	\$681.72	\$682.31	\$3,408.67
Reserve Expense						
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$681.95	\$680.55	\$682.14	\$681.72	\$682.31	\$3,408.67
Net Income	\$681.95	\$680.55	\$682.14	\$681.72	\$682.31	\$3,408.67

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Check Register Report
5/1/2021 - 5/31/2021

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	5/1/2021	COMMUNITY ASSET MANAGEMENT LLC	\$458.87			
			MAY SUPP MGMT 0521 PRINTING		5820 Printing	\$2.90	\$2.90
			MAY SUPP MGMT 0521 OFFICE SUPPLIES		5800 Office Supplies	\$4.84	\$4.84
			MAY SUPP MGMT 0521 POSTAGE		5810 Postage	\$8.91	\$8.91
			MAY SUPP MGMT 0521 MANAGEMENT FEE		5600 Management Fees	\$442.22	\$442.22
1010	300077	5/6/2021	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$353.31			
			67096-001 FOREST ROAD 10 LOS PINOS SUB		7700 Utilities	\$353.31	\$353.31
1010	300078	5/6/2021	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$179.76			
			67096-002 5250 SIERRA LOS PINOS		7700 Utilities	\$179.76	\$179.76
1010	300079	5/6/2021	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$90.63			
			67096-003 4800 SIERRA LOS PINOS		7700 Utilities	\$90.63	\$90.63
1010	300080	5/6/2021	JEMEZ MOUNTAINS ELECTRIC COOP INC	\$101.00			
			67096-005 6709602 SIERRA LOS PINOS		7700 Utilities	\$101.00	\$101.00
1010	100133	5/7/2021	LEVEL CON - MICRO-DESIGN, INC.	\$25.83			
			6155		6591 Repairs & Maintenance: Water System 2	\$10.33	\$10.33
			6155		6590 Repairs & Maintenance: Water System 1	\$15.50	\$15.50
Total:				\$1,209.40			