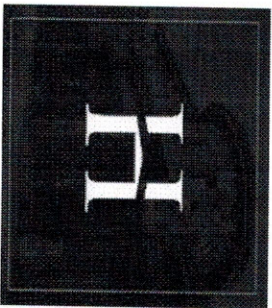


Sierra Los Pinos Property Owners Association, Inc.

Financial Statement

Period Ending: September 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

Summer O'Hara, Portfolio Accountant
Email: sohara@hoamco.com
928-776-4479 ext 1121

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

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
9/30/2021**

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$134,295.52		\$134,295.52
1050 - Alliance Reserve MM-923		\$125,985.22	\$125,985.22
Total CASH	<u>\$134,295.52</u> ✓	<u>\$125,985.22</u> ✓	<u>\$260,280.74</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$10,860.42		\$10,860.42
1240 - A/R Late Fees/Interest	\$1,607.31		\$1,607.31
1250 - A/R NSF/Collection Notice Fees	\$150.00		\$150.00
1280 - A/R Other	\$157.06		\$157.06
Total ACCOUNTS RECEIVABLE	<u>\$12,774.79</u>		<u>\$12,774.79</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$3,608.50		\$3,608.50
Total OTHER ASSETS	<u>\$3,608.50</u>	<u>\$0.00</u>	<u>\$3,608.50</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>\$166,293.99</u>	<u>\$125,985.22</u>	<u>\$292,279.21</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
BALANCE SHEET
9/30/2021

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$3,257.30		\$3,257.30
2200 - Accounts Payable	\$641.27		\$641.27
2250 - Accrued Expenses	\$5,318.73		\$5,318.73
Total LIABILITIES	<u>\$9,217.30</u>	<u>\$0.00</u>	<u>\$9,217.30</u>
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>\$39,219.27</u>	<u>\$6,137.69</u>	<u>\$45,356.96</u>
Liabilities and Equity Total	<u>\$166,293.99</u>	<u>\$125,985.22</u>	<u>\$292,279.21</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
9/1/2021 - 9/30/2021

Accounts	9/1/2021 - 9/30/2021		1/1/2021 - 9/30/2021		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual		
Income						
INCOME						
4100 - Homeowner Assessments	\$0.00	\$0.00	\$0.00	\$140,409.85	\$140,409.85	\$0.00
4101 - New Membership Application Dues	\$50.00	\$0.00	\$50.00	\$125.00	\$0.00	\$125.00
4310 - Assessment Interest	\$168.25	\$0.00	\$168.25	\$1,126.20	\$0.00	(\$1,126.20)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$245.00	\$0.00	(\$245.00)
4600 - Interest Income	\$3.66	\$0.00	\$3.66	\$44.74	\$0.00	(\$44.74)
Total INCOME	\$221.91	\$0.00	\$221.91	\$141,950.79	\$140,409.85	\$1,540.94
TRANSFER BETWEEN FUNDS						
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	\$0.00	(\$6,000.03)	(\$6,000.03)	(\$1,999.97)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	\$0.00	(\$6,000.03)	(\$6,000.03)	(\$1,999.97)
Total Income	(\$444.76)	(\$666.67)	\$221.91	\$135,950.76	\$134,409.82	\$1,540.94
Expense						
ADMINISTRATIVE						
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$269.69	\$500.00	\$230.31
5320 - Gifts/Awards	\$173.70	\$30.00	(\$143.70)	\$173.70	\$270.00	\$96.30
5400 - Insurance	\$515.50	\$416.67	(\$98.83)	\$4,635.18	\$3,750.03	(\$885.15)
5500 - Legal Fees	\$1,963.33	\$208.33	(\$1,755.00)	\$17,460.69	\$1,874.97	(\$15,585.72)
5530 - Lien/Collection Costs	\$0.00	\$33.33	\$33.33	\$310.00	\$299.97	(\$10.03)
5600 - Management Fees	\$442.22	\$416.67	(\$25.55)	\$3,979.98	\$3,750.03	(\$229.95)
5650 - Travel/Mileage	\$223.87	\$83.33	(\$140.54)	\$245.92	\$749.97	\$504.05
5800 - Office Supplies	\$1.61	\$83.33	\$81.72	\$349.36	\$749.97	\$400.61
5810 - Postage	\$93.97	\$66.67	(\$27.30)	\$210.72	\$600.03	\$389.31
5820 - Printing	\$0.97	\$58.33	\$57.36	\$393.19	\$524.97	\$131.78
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00
5900 - Webmaster	\$84.10	\$125.00	\$40.90	\$740.26	\$1,125.00	\$384.74
Total ADMINISTRATIVE	\$3,499.27	\$1,521.66	(\$1,977.61)	\$28,813.69	\$14,239.94	(\$14,573.75)
Total Income						
					\$18,805.00	(\$10,008.69)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
9/1/2021 - 9/30/2021

Accounts	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
COMMON AREA								
6060 - Certified Water Operator	\$1,772.91	\$1,666.67	(\$106.24)	\$15,956.19	\$15,000.03	(\$956.16)	\$20,000.00	\$4,043.81
6390 - Line Location Services	\$0.00	\$16.67	\$16.67	\$158.00	\$150.03	(\$7.97)	\$200.00	\$42.00
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$150.03	\$150.03	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$1,097.24	\$3,750.03	\$2,652.79	\$5,000.00	\$3,902.76
6572 - Repairs & Maintenance: Roads	\$40,570.47	\$3,166.67	(\$37,403.80)	\$40,570.47	\$28,500.03	(\$12,070.44)	\$38,000.00	(\$2,570.47)
6590 - Repairs & Maintenance: Water System 1	\$10.66	\$1,250.00	\$1,239.34	\$102.16	\$11,250.00	\$11,147.84	\$15,000.00	\$14,897.84
6591 - Repairs & Maintenance: Water System 2	\$10.67	\$833.33	\$822.66	\$143.03	\$7,499.97	\$7,356.94	\$10,000.00	\$9,856.97
6600 - Snow Removal	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$11,250.00	\$11,250.00	\$15,000.00	\$15,000.00
6900 - Water Conservation Fees/Taxes	\$222.79	\$41.67	(\$181.12)	\$534.28	\$375.03	(\$159.25)	\$500.00	(\$34.28)
6950 - Water Sampling	\$0.00	\$83.33	\$83.33	\$2,556.26	\$749.97	(\$1,806.29)	\$1,000.00	(\$1,556.26)
Total COMMON AREA	\$42,587.50	\$8,741.68	(\$33,845.82)	\$61,117.63	\$78,675.12	\$17,557.49	\$104,900.00	\$43,782.37
TAXES/OTHER EXPENSES								
8280 - Corporation Commission	\$0.00	\$5.00	\$5.00	\$60.00	\$45.00	(\$15.00)	\$60.00	\$0.00
8840 - Taxes - Property	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$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	\$110.00	\$470.03	\$360.03	\$610.00	\$500.00
UTILITIES								
7700 - Utilities	\$641.27	\$674.57	\$33.30	\$6,690.17	\$6,071.13	(\$619.04)	\$8,094.85	\$1,404.68
Total UTILITIES	\$641.27	\$674.57	\$33.30	\$6,690.17	\$6,071.13	(\$619.04)	\$8,094.85	\$1,404.68
Total Expense	\$46,728.04	\$10,984.58	(\$35,743.46)	\$96,731.49	\$99,456.22	\$2,724.73	\$132,409.85	\$35,678.36
Operating Net Income	(\$47,172.80)	(\$11,651.25)	(\$35,521.55)	\$39,219.27	\$34,953.60	\$4,265.67	\$0.00	(\$39,219.27)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
9/1/2021 - 9/30/2021

Accounts	9/1/2021 - 9/30/2021				1/1/2021 - 9/30/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget	
<u>Reserve Income</u>									
<u>INCOME</u>									
4610 - Interest Income - Reserve	\$15.45	\$0.00	\$15.45	\$137.66	\$0.00	\$137.66	\$0.00	(\$137.66)	
	Total INCOME	\$0.00	\$15.45	\$137.66	\$0.00	\$137.66	\$0.00	(\$137.66)	
TRANSFER BETWEEN FUNDS									
9000 - Transfer From Operating	\$666.67	\$666.67	\$0.00	\$6,000.03	\$6,000.03	\$0.00	\$8,000.00	\$1,999.97	
	Total TRANSFER BETWEEN FUNDS	\$666.67	\$666.67	\$0.00	\$6,000.03	\$6,000.03	\$0.00	\$1,999.97	
	Total Reserve Income	\$682.12	\$666.67	\$15.45	\$6,137.69	\$6,000.03	\$137.66	\$1,862.31	
	Reserve Net Income	\$682.12	\$666.67	\$15.45	\$6,137.69	\$6,000.03	\$137.66	\$1,862.31	

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Operating

1/1/2021 - 9/30/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	YTD
Income										
INCOME										
4100 - Homeowner Assessments	\$140,409.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140,409.85
4101 - New Membership Application Dues	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$125.00
4310 - Assessment Interest	(\$53.78)	\$0.00	\$0.00	\$278.70	\$188.72	\$190.32	\$177.58	\$176.41	\$168.25	\$1,126.20
4350 - Lien/Collection Fees	(\$25.00)	\$0.00	\$0.00	\$270.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$245.00
4600 - Interest Income	\$7.86	\$7.63	\$5.30	\$4.19	\$4.19	\$3.99	\$4.05	\$3.87	\$3.66	\$44.74
Total INCOME	\$140,363.93	\$7.63	\$5.30	\$552.89	\$192.91	\$219.31	\$206.63	\$180.28	\$221.91	\$141,950.79
TRANSFER BETWEEN FUNDS										
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$6,000.03)
Total TRANSFER BETWEEN FUNDS	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$6,000.03)
Total Income	\$139,697.26	(\$659.04)	(\$661.37)	(\$113.78)	(\$473.76)	(\$447.36)	(\$460.04)	(\$486.39)	(\$444.76)	\$135,950.76
Expense										
ADMINISTRATIVE										
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$269.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$269.69
5320 - Gifts/Awards	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$173.70	\$173.70
5400 - Insurance	\$514.42	\$514.42	\$514.42	\$514.42	\$562.36	\$468.64	\$515.50	\$515.50	\$515.50	\$4,635.18
5500 - Legal Fees	\$3,199.46	\$1,963.33	\$2,432.20	\$2,140.09	\$0.00	\$2,601.52	\$2,599.81	\$560.95	\$1,963.33	\$17,460.69
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$310.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$310.00
5600 - Management Fees	\$442.22	\$442.22	\$442.22	\$442.22	\$442.22	\$442.22	\$442.22	\$442.22	\$442.22	\$3,979.98
5650 - Travel/Mileage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22.05	\$0.00	\$223.87	\$245.92
5800 - Office Supplies	\$1.08	\$44.41	\$48.79	\$3.82	\$4.84	\$1.34	\$199.82	\$43.65	\$1.61	\$349.36
5810 - Postage	\$68.70	\$6.45	\$6.46	\$21.36	\$8.91	\$1.06	\$1.65	\$2.16	\$93.97	\$210.72
5820 - Printing	\$383.35	\$2.26	\$1.29	\$0.97	\$2.90	\$0.81	\$0.16	\$0.48	\$0.97	\$393.19
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00
5900 - Webmaster	\$31.16	\$625.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84.10	\$740.26
Total ADMINISTRATIVE	\$4,640.39	\$3,598.09	\$3,760.07	\$3,432.88	\$1,021.23	\$3,515.59	\$3,781.21	\$1,564.96	\$3,499.27	\$28,813.69
COMMON AREA										
6060 - Certified Water Operator	\$0.00	\$0.00	\$3,545.82	\$1,772.91	\$0.00	\$0.00	\$5,318.73	\$3,545.82	\$1,772.91	\$15,956.19
6390 - Line Location Services	\$158.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$793.00	\$107.88	\$0.00	\$0.00	\$1,097.24
6572 - Repairs & Maintenance: Roads	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,570.47	\$40,570.47
6590 - Repairs & Maintenance: Water System 1	\$15.00	\$14.00	\$0.00	\$16.00	\$15.50	\$14.00	\$17.00	\$0.00	\$10.66	\$102.16

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Operating

1/1/2021 - 9/30/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	YTD
6591 - Repairs & Maintenance: Water System 2	\$75.70	\$9.33	\$0.00	\$10.67	\$10.33	\$9.33	\$17.00	\$0.00	\$10.67	\$143.03
6900 - Water Conservation Fees/Taxes	\$164.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$146.93	\$0.00	\$222.79	\$534.28
6950 - Water Sampling	\$161.81	\$0.00	\$0.00	\$1,089.38	\$0.00	\$0.00	\$1,305.07	\$0.00	\$0.00	\$2,556.26
Total COMMON AREA	\$575.07	\$23.33	\$3,742.18	\$2,888.96	\$25.83	\$816.33	\$6,912.61	\$3,545.82	\$42,587.50	\$61,117.63
TAXES/OTHER EXPENSES										
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$60.00
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$50.00	\$10.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$110.00
UTILITIES										
7700 - Utilities	\$2,052.92	\$450.00	\$143.15	\$724.70	\$771.10	\$748.27	\$624.65	\$534.11	\$641.27	\$6,690.17
Total UTILITIES	\$2,052.92	\$450.00	\$143.15	\$724.70	\$771.10	\$748.27	\$624.65	\$534.11	\$641.27	\$6,690.17
Total Expense	\$7,268.38	\$4,071.42	\$7,695.40	\$7,056.54	\$1,818.16	\$5,130.19	\$11,318.47	\$5,644.89	\$46,728.04	\$96,731.49
Operating Net Income	\$132,428.88	(\$4,730.46)	(\$8,356.77)	(\$7,170.32)	(\$2,291.92)	(\$5,577.55)	(\$11,778.51)	(\$6,131.28)	(\$47,172.80)	\$39,219.27

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Reserve
1/1/2021 - 9/30/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	YTD
Reserve Income										
INCOME										
4610 - Interest Income - Reserve	\$15.28	\$13.88	\$15.47	\$15.05	\$15.64	\$15.20	\$15.80	\$15.89	\$15.45	\$137.66
<u>Total INCOME</u>	\$15.28	\$13.88	\$15.47	\$15.05	\$15.64	\$15.20	\$15.80	\$15.89	\$15.45	\$137.66
TRANSFER BETWEEN FUNDS										
9000 - Transfer From Operating	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$6,000.03
<u>Total TRANSFER BETWEEN FUNDS</u>	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$6,000.03
Total Reserve Income	\$681.95	\$680.55	\$682.14	\$681.72	\$682.31	\$681.87	\$682.47	\$682.56	\$682.12	\$6,137.69
Reserve Expense										
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$681.87	\$682.47	\$682.56	\$682.12	\$6,137.69

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
 Check Register
 9/1/2021 - 9/30/2021

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1010	1280	9/1/2021	COMMUNITY ASSET MANAGEMENT LLC	\$448.57	5820 Printing 5800 Office Supplies 5810 Postage 5600 Management Fees	\$0.97 \$1.61 \$3.77 \$442.22	\$0.97 \$1.61 \$3.77 \$442.22
1010	1280	9/3/2021	PAUL LISKO TRAVEL/MILEAGE	\$102.91	5650 Travel/Mileage	\$102.91	\$102.91
1010	100145	9/10/2021	LEVELCON - MICRO-DESIGN, INC.	\$21.33	6590 Repairs & Maintenance: Water System 1 6591 Repairs & Maintenance: Water System 2	\$10.66 \$10.67	\$10.66 \$10.67
1010	100146	9/20/2021	RL LEEDER CO	\$40,570.47	6572 Repairs & Maintenance: Roads	\$40,570.47	\$40,570.47
1010	100147	9/20/2021	THE TURNER LAW FIRM LLC	\$1,963.33	5500 Legal Fees	\$1,963.33	\$1,963.33
1010	1281	9/23/2021	PAUL LISKO	\$468.96	5900 Webmaster 5810 Postage 5650 Travel/Mileage 5320 Gifts/Awards	\$84.10 \$90.20 \$120.96 \$173.70	\$84.10 \$90.20 \$120.96 \$173.70
1010	1282	9/28/2021	NEW MEXICO TAXATION AND REVENUE DEPARTMENT 12/31/18 Water Taxes with penalties and interest	\$222.79	6900 Water Conservation Fees/Taxes	\$222.79	\$222.79
Total:				<u>\$43,798.36</u>			

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 9/30/2021

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
JEMEZ MOUNTAINS ELECTRIC COOP INC	092221-- 003	9/22/2021	10/11/2021	67096-003 4800 SIERRA LOS PINOS	7700- Utilities	\$134.03	\$134.03			
				092221--003 Total:		\$134.03	\$134.03	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	092221-- 002	9/22/2021	10/11/2021	67096-002 5250 SIERRA LOS PINOS	7700- Utilities	\$181.52	\$181.52			
				092221--002 Total:		\$181.52	\$181.52	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	092221-- 001	9/22/2021	10/11/2021	67096-001 FOREST ROAD 10 LOS PINOS SUB	7700- Utilities	\$255.11	\$255.11			
				092221--001 Total:		\$255.11	\$255.11	\$0.00	\$0.00	\$0.00
JEMEZ MOUNTAINS ELECTRIC COOP INC	092221-- 005	9/22/2021	10/11/2021	67096-005 6709602 SIERRA LOS PINOS	7700- Utilities	\$70.61	\$70.61			
				092221--005 Total:		\$70.61	\$70.61	\$0.00	\$0.00	\$0.00
				Totals:		\$641.27	\$641.27	\$0.00	\$0.00	\$0.00