

Sierra Los Pinos Property Owners Association

Financial Statement Period Ending: April 30, 2023



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

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SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

4/30/2023

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-579	\$141,192.69		\$141,192.69
1012 - Alliance Operating ICS - 792	\$25,001.13		\$25,001.13
1050 - Alliance Reserve MM-923		\$51,664.40	\$51,664.40
Total CASH	<u>\$166,193.82</u>	<u>\$51,664.40</u>	<u>\$217,858.22</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$21,106.79		\$21,106.79
1240 - A/R Late Fees/Interest	\$3,068.00		\$3,068.00
1250 - A/R NSF/Collection Notice Fees	\$425.00		\$425.00
1280 - A/R Other	\$905.00		\$905.00
Total ACCOUNTS RECEIVABLE	<u>\$25,504.79</u>		<u>\$25,504.79</u>
OTHER ASSETS			
1600 - Prepaid Expense	\$319.60		\$319.60
1610 - Prepaid Insurance	\$6,947.00		\$6,947.00
Total OTHER ASSETS	<u>\$7,266.60</u>	<u>\$0.00</u>	<u>\$7,266.60</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>\$214,580.39</u>	<u>\$51,664.40</u>	<u>\$266,244.79</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

4/30/2023

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$1,248.20		\$1,248.20
2150 - Deferred Revenue	\$113,504.17		\$113,504.17
2200 - Accounts Payable	\$19.33		\$19.33
2250 - Accrued Expenses	\$2,889.00		\$2,889.00
Total LIABILITIES	<u>\$117,660.70</u>	<u>\$0.00</u>	<u>\$117,660.70</u>
EQUITY			
3200 - Operating Equity	\$85,945.45		\$85,945.45
3500 - Reserve Equity		\$43,681.54	\$43,681.54
Total EQUITY	<u>\$85,945.45</u>	<u>\$43,681.54</u>	<u>\$129,626.99</u>
Net Income	<u>\$10,974.24</u>	<u>\$7,982.86</u>	<u>\$18,957.10</u>
Liabilities and Equity Total	<u>\$214,580.39</u>	<u>\$51,664.40</u>	<u>\$266,244.79</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2023 - 4/30/2023

Accounts	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$14,188.03	\$14,188.03	\$0.00	\$56,752.12	\$56,752.12	\$0.00	\$170,256.39	\$113,504.27
4101 - New Membership Application Dues	\$50.00	\$0.00	\$50.00	\$75.00	\$0.00	\$75.00	\$0.00	(\$75.00)
4310 - Assessment Interest	\$363.63	\$0.00	\$363.63	\$784.10	\$0.00	\$784.10	\$0.00	(\$784.10)
4350 - Lien/Collection Fees	\$300.00	\$0.00	\$300.00	\$345.00	\$0.00	\$345.00	\$0.00	(\$345.00)
4600 - Interest Income	\$4.58	\$0.00	\$4.58	\$15.03	\$0.00	\$15.03	\$0.00	(\$15.03)
4900 - Other Income	\$35.00	\$0.00	\$35.00	\$35.00	\$0.00	\$35.00	\$0.00	(\$35.00)
Total INCOME	\$14,941.24	\$14,188.03	\$753.21	\$58,006.25	\$56,752.12	\$1,254.13	\$170,256.39	\$112,250.14
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	(\$1,989.70)	(\$1,989.70)	\$0.00	(\$7,958.80)	(\$7,958.80)	\$0.00	(\$23,876.39)	(\$15,917.59)
Total TRANSFER BETWEEN FUNDS	(\$1,989.70)	(\$1,989.70)	\$0.00	(\$7,958.80)	(\$7,958.80)	\$0.00	(\$23,876.39)	(\$15,917.59)
Total Income	\$12,951.54	\$12,198.33	\$753.21	\$50,047.45	\$48,793.32	\$1,254.13	\$146,380.00	\$96,332.55
Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$296.31	\$500.00	\$203.69	\$500.00	\$203.69
5400 - Insurance	\$535.88	\$416.67	(\$119.21)	\$2,143.64	\$1,666.68	(\$476.96)	\$5,000.00	\$2,856.36
5500 - Legal Fees	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00	\$5,000.00
5530 - Lien/Collection Costs	\$300.00	\$33.33	(\$266.67)	\$335.00	\$133.32	(\$201.68)	\$400.00	\$65.00
5600 - Management Fees	\$457.17	\$458.33	\$1.16	\$1,828.68	\$1,833.32	\$4.64	\$5,500.00	\$3,671.32
5650 - Travel/Mileage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
5800 - Office Supplies	\$89.52	\$83.33	(\$6.19)	\$148.47	\$333.32	\$184.85	\$1,000.00	\$851.53
5810 - Postage	\$143.20	\$41.67	(\$101.53)	\$426.35	\$166.68	(\$259.67)	\$500.00	\$73.65
5820 - Printing	\$219.52	\$58.33	(\$161.19)	\$645.19	\$233.32	(\$411.87)	\$700.00	\$54.81
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
5860 - Social Committee	\$0.00	\$30.00	\$30.00	\$0.00	\$120.00	\$120.00	\$360.00	\$360.00
5900 - Webmaster	\$0.00	\$125.00	\$125.00	\$199.04	\$500.00	\$300.96	\$1,500.00	\$1,300.96
Total ADMINISTRATIVE	\$1,745.29	\$1,663.33	(\$81.96)	\$6,067.68	\$7,198.32	\$1,130.64	\$21,005.00	\$14,937.32

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023

1/1/2023 - 4/30/2023

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<u>COMMON AREA</u>								
6060 - Certified Water Operator	\$1,772.91	\$1,666.67	(\$106.24)	\$7,091.64	\$6,666.68	(\$424.96)	\$20,000.00	\$12,908.36
6390 - Line Location Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
6410 - Parks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00	\$5,000.00
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$8,333.32	\$8,333.32	\$25,000.00	\$25,000.00
6590 - Repairs & Maintenance: Water System 1	\$871.63	\$2,250.00	\$1,378.37	\$4,205.86	\$9,000.00	\$4,794.14	\$27,000.00	\$22,794.14
6591 - Repairs & Maintenance: Water System 2	\$12.57	\$1,583.33	\$1,570.76	\$6,156.33	\$6,333.32	\$176.99	\$19,000.00	\$12,843.67
6600 - Snow Removal	\$0.00	\$4,250.00	\$4,250.00	\$9,517.03	\$8,500.00	(\$1,017.03)	\$17,000.00	\$7,482.97
6900 - Water Conservation Fees/Taxes	\$0.00	\$0.00	\$0.00	\$122.37	\$0.00	(\$122.37)	\$500.00	\$377.63
6950 - Water Sampling	\$272.03	\$0.00	(\$272.03)	\$2,512.58	\$833.33	(\$1,679.25)	\$2,500.00	(\$12.58)
<u>Total COMMON AREA</u>	\$2,929.14	\$12,250.00	\$9,320.86	\$29,605.81	\$41,333.33	\$11,727.52	\$116,400.00	\$86,794.19
<u>TAXES/OTHER EXPENSES</u>								
8280 - Annual Corporate Report	\$0.00	\$10.00	\$10.00	\$10.00	\$10.00	\$0.00	\$60.00	\$50.00
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$33.90	\$250.00	\$216.10	\$500.00	\$466.10
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$10.00	\$10.00	\$93.90	\$310.00	\$216.10	\$610.00	\$516.10
<u>UTILITIES</u>								
7700 - Utilities	\$836.27	\$739.00	(\$97.27)	\$3,305.82	\$3,146.00	(\$159.82)	\$8,365.00	\$5,059.18
<u>Total UTILITIES</u>	\$836.27	\$739.00	(\$97.27)	\$3,305.82	\$3,146.00	(\$159.82)	\$8,365.00	\$5,059.18
Total Expense	\$5,510.70	\$14,662.33	\$9,151.63	\$39,073.21	\$51,987.65	\$12,914.44	\$146,380.00	\$107,306.79
Operating Net Income	\$7,440.84	(\$2,464.00)	\$9,904.84	\$10,974.24	(\$3,194.33)	\$14,168.57	\$0.00	(\$10,974.24)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023 1/1/2023 - 4/30/2023

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$6.87	\$0.00	\$6.87	\$24.06	\$0.00	\$24.06	\$0.00	(\$24.06)
Total INCOME	\$6.87	\$0.00	\$6.87	\$24.06	\$0.00	\$24.06	\$0.00	(\$24.06)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$1,989.70	\$1,989.70	\$0.00	\$7,958.80	\$7,958.80	\$0.00	\$23,876.39	\$15,917.59
Total TRANSFER BETWEEN FUNDS	\$1,989.70	\$1,989.70	\$0.00	\$7,958.80	\$7,958.80	\$0.00	\$23,876.39	\$15,917.59
Total Reserve Income	\$1,996.57	\$1,989.70	\$6.87	\$7,982.86	\$7,958.80	\$24.06	\$23,876.39	\$15,893.53
Reserve Net Income	\$1,996.57	\$1,989.70	\$6.87	\$7,982.86	\$7,958.80	\$24.06	\$23,876.39	\$15,893.53

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
Income Statement - Operating
1/1/2023 - 4/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
Income					
<u>INCOME</u>					
4100 - Homeowner Assessments	\$14,188.03	\$14,188.03	\$14,188.03	\$14,188.03	\$56,752.12
4101 - New Membership Application Dues	\$25.00	\$0.00	\$0.00	\$50.00	\$75.00
4310 - Assessment Interest	\$0.00	\$289.68	\$130.79	\$363.63	\$784.10
4350 - Lien/Collection Fees	\$45.00	\$0.00	\$0.00	\$300.00	\$345.00
4600 - Interest Income	\$3.05	\$3.57	\$3.83	\$4.58	\$15.03
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$35.00	\$35.00
<u>Total INCOME</u>	<u>\$14,261.08</u>	<u>\$14,481.28</u>	<u>\$14,322.65</u>	<u>\$14,941.24</u>	<u>\$58,006.25</u>
<u>TRANSFER BETWEEN FUNDS</u>					
8900 - Transfer to Reserves	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$7,958.80)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>(\$1,989.70)</u>	<u>(\$1,989.70)</u>	<u>(\$1,989.70)</u>	<u>(\$1,989.70)</u>	<u>(\$7,958.80)</u>
<i>Total Income</i>	<i>\$12,271.38</i>	<i>\$12,491.58</i>	<i>\$12,332.95</i>	<i>\$12,951.54</i>	<i>\$50,047.45</i>
Expense					
<u>ADMINISTRATIVE</u>					
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$296.31	\$0.00	\$296.31
5400 - Insurance	\$535.92	\$535.92	\$535.92	\$535.88	\$2,143.64
5530 - Lien/Collection Costs	\$35.00	\$0.00	\$0.00	\$300.00	\$335.00
5600 - Management Fees	\$457.17	\$457.17	\$457.17	\$457.17	\$1,828.68
5800 - Office Supplies	\$1.35	\$27.85	\$29.75	\$89.52	\$148.47
5810 - Postage	\$80.97	\$129.48	\$72.70	\$143.20	\$426.35
5820 - Printing	\$423.73	\$1.29	\$0.65	\$219.52	\$645.19
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$45.00
5900 - Webmaster	\$31.16	\$167.88	\$0.00	\$0.00	\$199.04
<u>Total ADMINISTRATIVE</u>	<u>\$1,565.30</u>	<u>\$1,319.59</u>	<u>\$1,437.50</u>	<u>\$1,745.29</u>	<u>\$6,067.68</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Operating

1/1/2023 - 4/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
<u>COMMON AREA</u>					
6060 - Certified Water Operator	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$7,091.64
6590 - Repairs & Maintenance: Water System 1	\$241.02	\$3,073.88	\$19.33	\$871.63	\$4,205.86
6591 - Repairs & Maintenance: Water System 2	\$241.01	\$109.50	\$5,793.25	\$12.57	\$6,156.33
6600 - Snow Removal	\$0.00	\$8,775.94	\$741.09	\$0.00	\$9,517.03
6900 - Water Conservation Fees/Taxes	\$122.37	\$0.00	\$0.00	\$0.00	\$122.37
6950 - Water Sampling	\$0.00	\$1,968.52	\$272.03	\$272.03	\$2,512.58
<u>Total COMMON AREA</u>	<u>\$2,377.31</u>	<u>\$15,700.75</u>	<u>\$8,598.61</u>	<u>\$2,929.14</u>	<u>\$29,605.81</u>
<u>TAXES/OTHER EXPENSES</u>					
8280 - Annual Corporate Report	\$0.00	\$10.00	\$0.00	\$0.00	\$10.00
8840 - Taxes - Property	\$0.00	\$0.00	\$33.90	\$0.00	\$33.90
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	<u>\$0.00</u>	<u>\$10.00</u>	<u>\$83.90</u>	<u>\$0.00</u>	<u>\$93.90</u>
<u>UTILITIES</u>					
7700 - Utilities	\$788.69	\$704.22	\$976.64	\$836.27	\$3,305.82
<u>Total UTILITIES</u>	<u>\$788.69</u>	<u>\$704.22</u>	<u>\$976.64</u>	<u>\$836.27</u>	<u>\$3,305.82</u>
<i>Total Expense</i>	\$4,731.30	\$17,734.56	\$11,096.65	\$5,510.70	\$39,073.21
Operating Net Income	\$7,540.08	(\$5,242.98)	\$1,236.30	\$7,440.84	\$10,974.24

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2023 - 4/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	YTD
Reserve Income					
<u>INCOME</u>					
4610 - Interest Income - Reserve	\$5.60	\$5.27	\$6.32	\$6.87	\$24.06
<u>Total INCOME</u>	\$5.60	\$5.27	\$6.32	\$6.87	\$24.06
<u>TRANSFER BETWEEN FUNDS</u>					
9000 - Transfer From Operating	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$7,958.80
<u>Total TRANSFER BETWEEN FUNDS</u>	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$7,958.80
<i>Total Reserve Income</i>	\$1,995.30	\$1,994.97	\$1,996.02	\$1,996.57	\$7,982.86
Reserve Expense					
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 Reserve Net Income	 \$1,995.30	 \$1,994.97	 \$1,996.02	 \$1,996.57	 \$7,982.86