### Sierra Los Pinos Property Owners Association

# Financial Statement Period Ending: August 31, 2023



### **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

Nigel Burgess, Executive Vice President

Email: <a href="mailto:nburgess@hoamco.com">nburgess@hoamco.com</a> 505-888-4479 ext. 2115 Gary Marvin, C.P.A Chief Financial Officer Email: <a href="mailto:gmarvin@hoamco.com">gmarvin@hoamco.com</a>

928-776-4479 ext. 1110

### **Balance Sheet**

### 8/31/2023

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking-6579	\$94,782.37		\$94,782.37
1012 - Alliance Operating ICS - 1792	\$25,013.75		\$25,013.75
1050 - Alliance Reserve MM-6923		\$59,669.77	\$59,669.77
Total CASH	\$119,796.12	\$59,669.77	\$179,465.89
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$12,438.95		\$12,438.95
1240 - A/R Late Fees/Interest	\$3,442.68		\$3,442.68
1250 - A/R NSF/Collection Notice Fees	\$216.42		\$216.42
1280 - A/R Other	\$774.78		\$774.78
Total ACCOUNTS RECEIVABLE	\$16,872.83		\$16,872.83
OTHER ASSETS			
1610 - Prepaid Insurance	\$4,631.04		\$4,631.04
Total OTHER ASSETS	\$4,631.04	\$0.00	\$4,631.04
FIXED ASSETS			
1800 - Equipment	\$15,615.18		\$15,615.18
Total FIXED ASSETS	\$15,615.18		\$15,615.18
Assets Total	<del>\$156,915.17</del>	\$59,669.77	\$216,584.94

### **Balance Sheet**

### 8/31/2023

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$3,063.20		\$3,063.20
2150 - Deferred Revenue	\$56,752.05		\$56,752.05
2200 - Accounts Payable	\$583.68		\$583.68
2250 - Accrued Expenses	\$1,772.91		\$1,772.91
Total LIABILITIES	\$62,171.84	\$0.00	\$62,171.84
EQUITY			
3200 - Operating Equity	\$85,945.45		\$85,945.45
3500 - Reserve Equity		\$43,681.54	\$43,681.54
Total EQUITY	\$85,945.45	\$43,681.54	\$129,626.99
Net Income	\$8,797.88	<b>\$15,988.23</b>	\$24,786.11
Liabilities and Equity Total	<del>\$156,915.17</del>	\$59,669.77	\$216,584.94

# SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION INCOME STATEMENT - Operating 8/1/2023 - 8/31/2023

8/1/2023 - 8/31/2023	1/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023			1/1.	/2023 - 8/31/202	23			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget	
Income									
INCOME									
4100 - Homeowner Assessments	\$14,188.03	\$14,188.03	\$0.00	\$113,504.24	\$113,504.24	\$0.00	\$170,256.39	\$56,752.15	
4101 - New Membership Application Dues	\$75.00	\$0.00	\$75.00	\$200.00	\$0.00	\$200.00	\$0.00	(\$200.00)	
4310 - Assessment Interest	\$163.82	\$0.00	\$163.82	\$1,705.77	\$0.00	\$1,705.77	\$0.00	(\$1,705.77)	
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$855.00	\$0.00	\$855.00	\$0.00	(\$855.00)	
4525 - Proceeds From Asset Sale	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	\$0.00	(\$350.00)	
4600 - Interest Income	\$5.56	\$0.00	\$5.56	\$38.41	\$0.00	\$38.41	\$0.00	(\$38.41)	
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	(\$50.00)	
Total INCOME	\$14,432.41	\$14,188.03	\$244.38	\$116,703.42	\$113,504.24	\$3,199.18	\$170,256.39	\$53,552.97	
TRANSFER BETWEEN FUNDS									
8900 - Transfer to Reserves	(\$1,989.70)	(\$1,989.70)	\$0.00	(\$15,917.60)	(\$15,917.60)	\$0.00	(\$23,876.39)	(\$7,958.79)	
Total TRANSFER BETWEEN FUNDS	(\$1,989.70)	(\$1,989.70)	\$0.00	(\$15,917.60)	(\$15,917.60)	\$0.00	(\$23,876.39)	(\$7,958.79)	
Total Income	\$12,442.71	\$12,198.33	\$244.38	\$100,785.82	\$97,586.64	\$3,199.18	\$146,380.00	\$45,594.18	
Expense									
<u>ADMINISTRATIVE</u>									
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$3,847.94	\$500.00	(\$3,347.94)	\$500.00	(\$3,347.94)	
5400 - Insurance	\$578.99	\$416.67	(\$162.32)	\$4,459.60	\$3,333.36	(\$1,126.24)	\$5,000.00	\$540.40	
5500 - Legal Fees	\$0.00	\$416.67	\$416.67	\$202.03	\$3,333.36	\$3,131.33	\$5,000.00	\$4,797.97	
5530 - Lien/Collection Costs	\$25.00	\$33.33	\$8.33	\$360.00	\$266.64	(\$93.36)	\$400.00	\$40.00	
5600 - Management Fees	\$456.64	\$458.33	\$1.69	\$3,656.30	\$3,666.64	\$10.34	\$5,500.00	\$1,843.70	
5650 - Travel/Mileage	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	
5800 - Office Supplies	\$69.24	\$83.33	\$14.09	\$233.53	\$666.64	\$433.11	\$1,000.00	\$766.47	
5810 - Postage	\$369.33	\$41.67	(\$327.66)	\$1,038.80	\$333.36	(\$705.44)	\$500.00	(\$538.80)	
5820 - Printing	\$224.13	\$58.33	(\$165.80)	\$1,012.58	\$466.64	(\$545.94)	\$700.00	(\$312.58)	
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	\$240.00	\$240.00	\$360.00	\$360.00	
5900 - Webmaster	\$0.00	\$125.00	\$125.00	\$199.04	\$1,000.00	\$800.96	\$1,500.00	\$1,300.96	
Total ADMINISTRATIVE	\$1,723.33	\$1,663.33	(\$60.00)	\$15,054.82	\$14,351.64	(\$703.18)	\$21,005.00	\$5,950.18	

## SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION INCOME STATEMENT - Operating

8/1/2023 - 8/31/2023

	8/1/2	2023 - 8/31/20	023	1/1/	2023 - 8/31/20	23		
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)	\$14,183.28	\$13,333.36	(\$849.92)	\$20,000.00	\$5,816.72
6390 - Line Location Services	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00
6410 - Parks	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$416.67	\$416.67	\$431.44	\$3,333.36	\$2,901.92	\$5,000.00	\$4,568.56
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,083.33	\$2,083.33	\$1,951.30	\$16,666.64	\$14,715.34	\$25,000.00	\$23,048.70
6590 - Repairs & Maintenance: Water System 1	\$2,589.09	\$2,250.00	(\$339.09)	\$8,877.52	\$18,000.00	\$9,122.48	\$27,000.00	\$18,122.48
6591 - Repairs & Maintenance: Water System 2	\$2,589.08	\$1,583.33	(\$1,005.75)	\$24,023.02	\$12,666.64	(\$11,356.38)	\$19,000.00	(\$5,023.02)
6600 - Snow Removal	\$7,978.13	\$0.00	(\$7,978.13)	\$17,495.16	\$8,500.00	(\$8,995.16)	\$17,000.00	(\$495.16)
6900 - Water Conservation Fees/Taxes	\$0.00	\$0.00	\$0.00	\$235.47	\$500.00	\$264.53	\$500.00	\$264.53
6950 - Water Sampling	\$308.68	\$0.00	(\$308.68)	\$3,872.10	\$1,666.66	(\$2,205.44)	\$2,500.00	(\$1,372.10)
Total COMMON AREA	\$15,237.89	\$8,000.00	(\$7,237.89)	\$71,069.29	\$75,066.66	\$3,997.37	\$116,400.00	\$45,330.71
TAXES/OTHER EXPENSES								
8280 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$10.00	\$60.00	\$50.00	\$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
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$0.00	\$93.90	\$360.00	\$266.10	\$610.00	\$516.10
<u>UTILITIES</u>								
7700 - Utilities	\$565.92	\$620.00	\$54.08	\$5,769.93	\$5,916.00	\$146.07	\$8,365.00	\$2,595.07
Total UTILITIES	\$565.92	\$620.00	\$54.08	\$5,769.93	\$5,916.00	\$146.07	\$8,365.00	\$2,595.07
Total Expense	\$17,527.14	\$10,283.33	(\$7,243.81)	\$91,987.94	\$95,694.30	\$3,706.36	\$146,380.00	\$54,392.06
Operating Net Income	(\$5,084.43)	\$1,915.00	(\$6,999.43)	\$8,797.88	\$1,892.34	\$6,905.54	\$0.00	(\$8,797.88)

# SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION INCOME STATEMENT - Reserve

8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income INCOME								
4610 - Interest Income - Reserve	\$12.28	\$0.00	\$12.28	\$70.63	\$0.00	\$70.63	\$0.00	(\$70.63)
Total INCOME	\$12.28	\$0.00	\$12.28	\$70.63	\$0.00	\$70.63	\$0.00	(\$70.63)
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	\$1,989.70	\$1,989.70	\$0.00	\$15,917.60	\$15,917.60	\$0.00	\$23,876.39	\$7,958.79
Total TRANSFER BETWEEN FUNDS	\$1,989.70	\$1,989.70	\$0.00	\$15,917.60	\$15,917.60	\$0.00	\$23,876.39	\$7,958.79
Total Reserve Income	\$2,001.98	\$1,989.70	\$12.28	\$15,988.23	\$15,917.60	\$70.63	\$23,876.39	\$7,888.16
Reserve Net Income	\$2,001.98	\$1,989.70	\$12.28	\$15,988.23	\$15,917.60	\$70.63	\$23,876.39	\$7,888.16

## Income Statement - Operating 1/1/2023 - 8/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	YTD
Income									
<u>INCOME</u>									
4100 - Homeowner Assessments	\$14,188.03	\$14,188.03	\$14,188.03	\$14,188.03	\$14,188.03	\$14,188.03	\$14,188.03	\$14,188.03	\$113,504.24
4101 - New Membership Application Dues	\$25.00	\$0.00	\$0.00	\$50.00	\$25.00	\$0.00	\$25.00	\$75.00	\$200.00
4310 - Assessment Interest	\$0.00	\$289.68	\$130.79	\$363.63	\$312.22	\$270.86	\$174.77	\$163.82	\$1,705.77
4350 - Lien/Collection Fees	\$45.00	\$0.00	\$0.00	\$300.00	\$0.00	\$260.00	\$250.00	\$0.00	\$855.00
4525 - Proceeds From Asset Sale	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$0.00	\$350.00
4600 - Interest Income	\$3.05	\$3.57	\$3.83	\$4.58	\$6.16	\$5.87	\$5.79	\$5.56	\$38.41
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$15.00	\$0.00	\$0.00	\$50.00
Total INCOME	\$14,261.08	\$14,481.28	\$14,322.65	\$14,941.24	\$14,531.41	\$15,089.76	\$14,643.59	\$14,432.41	\$116,703.42
TRANSFER BETWEEN FUNDS									
8900 - Transfer to Reserves	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$15,917.60)
Total TRANSFER BETWEEN FUNDS	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$15,917.60)
Total Income	\$12,271.38	\$12,491.58	\$12,332.95	\$12,951.54	\$12,541.71	\$13,100.06	\$12,653.89	\$12,442.71	\$100,785.82
Expense									
<u>ADMINISTRATIVE</u>									
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$296.31	\$0.00	\$0.00	\$0.00	\$3,551.63	\$0.00	\$3,847.94
5400 - Insurance	\$535.92	\$535.92	\$535.92	\$535.88	\$578.99	\$578.99	\$578.99	\$578.99	\$4,459.60
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$202.03	\$0.00	\$0.00	\$202.03
5530 - Lien/Collection Costs	\$35.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$25.00	\$360.00
5600 - Management Fees	\$457.17	\$457.17	\$457.17	\$457.17	\$457.17	\$457.17	\$456.64	\$456.64	\$3,656.30
5800 - Office Supplies	\$1.35	\$27.85	\$29.75	\$89.52	\$3.23	\$10.97	\$1.62	\$69.24	\$233.53
5810 - Postage	\$80.97	\$129.48	\$72.70	\$143.20	\$18.33	\$222.27	\$2.52	\$369.33	\$1,038.80
5820 - Printing	\$423.73	\$1.29	\$0.65	\$219.52	\$8.84	\$133.45	\$0.97	\$224.13	\$1,012.58
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00
5900 - Webmaster	\$31.16	\$167.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$199.04
Total ADMINISTRATIVE	\$1,565.30	\$1,319.59	\$1,437.50	\$1,745.29	\$1,066.56	\$1,604.88	\$4,592.37	\$1,723.33	\$15,054.82

## Income Statement - Operating 1/1/2023 - 8/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	YTD
COMMON AREA									
6060 - Certified Water Operator	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$1,772.91	\$14,183.28
6500 - Repairs & Maintenance: Water - General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$431.44	\$0.00	\$431.44
6572 - Repairs & Maintenance: Roads	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,261.49	\$689.81	\$0.00	\$1,951.30
6590 - Repairs & Maintenance: Water System 1	\$241.02	\$3,073.88	\$19.33	\$871.63	\$2,062.24	\$10.00	\$10.33	\$2,589.09	\$8,877.52
6591 - Repairs & Maintenance: Water System 2	\$241.01	\$109.50	\$5,793.25	\$12.57	\$691.60	\$14,575.67	\$10.34	\$2,589.08	\$24,023.02
6600 - Snow Removal	\$0.00	\$8,775.94	\$741.09	\$0.00	\$0.00	\$0.00	\$0.00	\$7,978.13	\$17,495.16
6900 - Water Conservation Fees/Taxes	\$122.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$113.10	\$0.00	\$235.47
6950 - Water Sampling	\$0.00	\$1,968.52	\$272.03	\$272.03	\$272.03	\$503.81	\$275.00	\$308.68	\$3,872.10
Total COMMON AREA	\$2,377.31	\$15,700.75	\$8,598.61	\$2,929.14	\$4,798.78	\$18,123.88	\$3,302.93	\$15,237.89	\$71,069.29
TAXES/OTHER EXPENSES									
8280 - Annual Corporate Report	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00
8840 - Taxes - Property	\$0.00	\$0.00	\$33.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.90
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$10.00	\$83.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$93.90
<u>UTILITIES</u>									
7700 - Utilities	\$788.69	\$704.22	\$976.64	\$836.27	\$578.92	\$550.39	\$768.88	\$565.92	\$5,769.93
Total UTILITIES	\$788.69	\$704.22	\$976.64	\$836.27	\$578.92	\$550.39	\$768.88	\$565.92	\$5,769.93
Total Expense	\$4,731.30	\$17,734.56	\$11,096.65	\$5,510.70	\$6,444.26	\$20,279.15	\$8,664.18	\$17,527.14	\$91,987.94
Operating Net Income	\$7,540.08	(\$5,242.98)	\$1,236.30	\$7,440.84	\$6,097.45	(\$7,179.09)	\$3,989.71	(\$5,084.43)	\$8,797.88

## Income Statement - Reserve 1/1/2023 - 8/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	YTD
Reserve Income									
INCOME									
4610 - Interest Income - Reserve	\$5.60	\$5.27	\$6.32	\$6.87	\$11.34	\$11.04	\$11.91	\$12.28	\$70.63
Total INCOME	\$5.60	\$5.27	\$6.32	\$6.87	\$11.34	\$11.04	\$11.91	\$12.28	\$70.63
TRANSFER BETWEEN FUNDS									
9000 - Transfer From Operating	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$15,917.60
Total TRANSFER BETWEEN FUNDS	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$1,989.70	\$15,917.60
Total Reserve Income	\$1,995.30	\$1,994.97	\$1,996.02	\$1,996.57	\$2,001.04	\$2,000.74	\$2,001.61	\$2,001.98	\$15,988.23
Reserve Expense Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$2,001.04	\$2,000.74	\$2,001.61	\$2,001.98	\$15,988.23