### Sierra Los Pinos Property Owners Association

# Financial Statement Period Ending: September 30, 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

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### **Balance Sheet**

### 9/30/2023

	Operating	Reserve	Total	
Assets				
CASH				
1010 - Alliance Operating Checking-6579	\$91,035.64		\$91,035.64	
1012 - Alliance Operating ICS - 1792	\$25,016.83		\$25,016.83	
1050 - Alliance Reserve MM-6923		\$61,671.77	\$61,671.77	
Total CASH	\$116,052.47	\$61,671.77	\$177,724.24	
ACCOUNTS RECEIVABLE				
1200 - A/R Assessments	\$12,193.45		\$12,193.45	
1240 - A/R Late Fees/Interest	\$3,765.07		\$3,765.07	
1250 - A/R NSF/Collection Notice Fees	\$216.42		\$216.42	
1280 - A/R Other	\$774.78		\$774.78	
Total ACCOUNTS RECEIVABLE	\$16,949.72		\$16,949.72	
OTHER ASSETS				
1610 - Prepaid Insurance	\$4,052.05		\$4,052.05	
Total OTHER ASSETS	\$4,052.05	<del>\$0.00</del>	\$4,052.05	
FIXED ASSETS				
1800 - Equipment	\$15,615.18		\$15,615.18	
Total FIXED ASSETS	\$15,615.18		\$15,615.18	
Assets Total	<del>\$152,669.42</del>	<del>\$61,671.77</del>	\$214,341.19	

### **Balance Sheet**

### 9/30/2023

Liabilities & Equity	Operating	Reserve	Total	
LIABILITIES				
2100 - Prepaid Owner Assessments	\$3,320.22		\$3,320.22	
2150 - Deferred Revenue	\$42,564.02		\$42,564.02	
2200 - Accounts Payable	\$20.00		\$20.00	
2250 - Accrued Expenses	\$270.00		\$270.00	
Total LIABILITIES	\$46,174.24	\$0.00	\$46,174.24	
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	\$20,549.73	\$17,990.23	\$38,539.96	
Liabilities and Equity Total	\$152,669.4 <b>2</b>	\$61,671.77	\$214,341.19	

# SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION INCOME STATEMENT - Operating 9/1/2023 - 9/30/2023

9/1/2023 - 9/30/2023 1/1/2023 - 9/30/2023

	9/1/2	2023 - 9/30/20	23	1/ 1/2	2023 - 9/30/202	23			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget	
Income									
<u>INCOME</u>									
4100 - Homeowner Assessments	\$14,188.03	\$14,188.03	\$0.00	\$127,692.27	\$127,692.27	\$0.00	\$170,256.39	\$42,564.12	
4101 - New Membership Application Dues	\$50.00	\$0.00	\$50.00	\$250.00	\$0.00	\$250.00	\$0.00	(\$250.00)	
4310 - Assessment Interest	\$322.39	\$0.00	\$322.39	\$2,028.16	\$0.00	\$2,028.16	\$0.00	(\$2,028.16)	
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	\$5.14	\$0.00	\$5.14	\$43.55	\$0.00	\$43.55	\$0.00	(\$43.55)	
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	(\$50.00)	
Total INCOME	\$14,565.56	\$14,188.03	\$377.53	\$131,268.98	\$127,692.27	\$3,576.71	\$170,256.39	\$38,987.41	
TRANSFER BETWEEN FUNDS									
8900 - Transfer to Reserves	(\$1,989.70)	(\$1,989.70)	\$0.00	(\$17,907.30)	(\$17,907.30)	\$0.00	(\$23,876.39)	(\$5,969.09)	
Total TRANSFER BETWEEN FUNDS	(\$1,989.70)	(\$1,989.70)	\$0.00	(\$17,907.30)	(\$17,907.30)	\$0.00	(\$23,876.39)	(\$5,969.09)	
Total Income	\$12,575.86	\$12,198.33	\$377.53	\$113,361.68	\$109,784.97	\$3,576.71	\$146,380.00	\$33,018.32	
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)	\$5,038.59	\$3,750.03	(\$1,288.56)	\$5,000.00	(\$38.59)	
5500 - Legal Fees	\$0.00	\$416.67	\$416.67	\$202.03	\$3,750.03	\$3,548.00	\$5,000.00	\$4,797.97	
5530 - Lien/Collection Costs	\$0.00	\$33.33	\$33.33	\$360.00	\$299.97	(\$60.03)	\$400.00	\$40.00	
5600 - Management Fees	\$456.64	\$458.33	\$1.69	\$4,112.94	\$4,124.97	\$12.03	\$5,500.00	\$1,387.06	
5650 - Travel/Mileage	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	
5800 - Office Supplies	\$2.42	\$83.33	\$80.91	\$235.95	\$749.97	\$514.02	\$1,000.00	\$764.05	
5810 - Postage	\$5.82	\$41.67	\$35.85	\$1,044.62	\$375.03	(\$669.59)	\$500.00	(\$544.62)	
5820 - Printing	\$79.25	\$58.33	(\$20.92)	\$1,091.83	\$524.97	(\$566.86)	\$700.00	(\$391.83)	
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	\$270.00	\$270.00	\$360.00	\$360.00	
5900 - Webmaster	\$0.00	\$125.00	\$125.00	\$199.04	\$1,125.00	\$925.96	\$1,500.00	\$1,300.96	
<u>Total ADMINISTRATIVE</u>	\$1,123.12	\$1,663.33	\$540.21	\$16,177.94	\$16,014.97	(\$162.97)	\$21,005.00	\$4,827.06	

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

9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023			1/1/:	2023 - 9/30/202	23		
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
COMMON AREA								
6060 - Certified Water Operator	(\$1,772.91)	\$1,666.67	\$3,439.58	\$12,410.37	\$15,000.03	\$2,589.66	\$20,000.00	\$7,589.63
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	\$509.00	\$416.67	(\$92.33)	\$940.44	\$3,750.03	\$2,809.59	\$5,000.00	\$4,059.56
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,083.33	\$2,083.33	\$1,951.30	\$18,749.97	\$16,798.67	\$25,000.00	\$23,048.70
6590 - Repairs & Maintenance: Water System 1	\$140.00	\$2,250.00	\$2,110.00	\$9,017.52	\$20,250.00	\$11,232.48	\$27,000.00	\$17,982.48
6591 - Repairs & Maintenance: Water System 2	\$20.00	\$1,583.33	\$1,563.33	\$24,043.02	\$14,249.97	(\$9,793.05)	\$19,000.00	(\$5,043.02)
6600 - Snow Removal	\$0.00	\$4,250.00	\$4,250.00	\$17,495.16	\$12,750.00	(\$4,745.16)	\$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	\$270.00	\$0.00	(\$270.00)	\$4,142.10	\$1,666.66	(\$2,475.44)	\$2,500.00	(\$1,642.10)
Total COMMON AREA	(\$833.91)	\$12,250.00	\$13,083.91	\$70,235.38	\$87,316.66	\$17,081.28	\$116,400.00	\$46,164.62
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
UTILITIES								
7700 - Utilities	\$534.80	\$760.00	\$225.20	\$6,304.73	\$6,676.00	\$371.27	\$8,365.00	\$2,060.27
Total UTILITIES	\$534.80	\$760.00	\$225.20	\$6,304.73	\$6,676.00	\$371.27	\$8,365.00	\$2,060.27
Total Expense	\$824.01	\$14,673.33	\$13,849.32	\$92,811.95	\$110,367.63	\$17,555.68	\$146,380.00	\$53,568.05
Operating Net Income	\$11,751.85	(\$2,475.00)	\$14,226.85	\$20,549.73	(\$582.66)	\$21,132.39	\$0.00	(\$20,549.73)

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

9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$12.30	\$0.00	\$12.30	\$82.93	\$0.00	\$82.93	\$0.00	(\$82.93)
Total INCOME	\$12.30	\$0.00	\$12.30	\$82.93	\$0.00	\$82.93	\$0.00	(\$82.93)
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	\$1,989.70	\$1,989.70	\$0.00	\$17,907.30	\$17,907.30	\$0.00	\$23,876.39	\$5,969.09
Total TRANSFER BETWEEN FUNDS	\$1,989.70	\$1,989.70	\$0.00	\$17,907.30	\$17,907.30	\$0.00	\$23,876.39	\$5,969.09
Total Reserve Income	\$2,002.00	\$1,989.70	\$12.30	\$17,990.23	\$17,907.30	\$82.93	\$23,876.39	\$5,886.16
Reserve Net Income	\$2,002.00	\$1,989.70	\$12.30	\$17,990.23	\$17,907.30	\$82.93	\$23,876.39	\$5,886.16

## Income Statement - Operating 1/1/2023 - 9/30/2023

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	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	YTD
Income										
INCOME										
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	\$14,188.03	\$127,692.27
4101 - New Membership Application Dues	\$25.00	\$0.00	\$0.00	\$50.00	\$25.00	\$0.00	\$25.00	\$75.00	\$50.00	\$250.00
4310 - Assessment Interest	\$0.00	\$289.68	\$130.79	\$363.63	\$312.22	\$270.86	\$174.77	\$163.82	\$322.39	\$2,028.16
4350 - Lien/Collection Fees	\$45.00	\$0.00	\$0.00	\$300.00	\$0.00	\$260.00	\$250.00	\$0.00	\$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	\$0.00	\$350.00
4600 - Interest Income	\$3.05	\$3.57	\$3.83	\$4.58	\$6.16	\$5.87	\$5.79	\$5.56	\$5.14	\$43.55
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$15.00	\$0.00	\$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	\$14,565.56	\$131,268.98
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)	(\$1,989.70)	(\$17,907.30)
Total TRANSFER BETWEEN	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$1,989.70)	(\$17,907.30)
<u>FUNDS</u>	(\$ 1,000.10)	(\$ 1,000.10)	(4.,0000)	(\$ 1,000110)	(\$1,000.10)	(4.,0000)	(4.,0000)	(\$1,000.10)	(4.,0000)	(\$,557.155)
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	\$12,575.86	\$113,361.68
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	\$0.00	\$3,847.94
5400 - Insurance	\$535.92	\$535.92	\$535.92	\$535.88	\$578.99	\$578.99	\$578.99	\$578.99	\$578.99	\$5,038.59
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$202.03	\$0.00	\$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	\$0.00	\$360.00
5600 - Management Fees	\$457.17	\$457.17	\$457.17	\$457.17	\$457.17	\$457.17	\$456.64	\$456.64	\$456.64	\$4,112.94
5800 - Office Supplies	\$1.35	\$27.85	\$29.75	\$89.52	\$3.23	\$10.97	\$1.62	\$69.24	\$2.42	\$235.95
5810 - Postage	\$80.97	\$129.48	\$72.70	\$143.20	\$18.33	\$222.27	\$2.52	\$369.33	\$5.82	\$1,044.62
5820 - Printing	\$423.73	\$1.29	\$0.65	\$219.52	\$8.84	\$133.45	\$0.97	\$224.13	\$79.25	\$1,091.83
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	\$167.88	\$0.00	\$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	\$1,123.12	\$16,177.94

## Income Statement - Operating 1/1/2023 - 9/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 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	(\$1,772.91)	\$12,410.37
6500 - Repairs & Maintenance: Water - General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$431.44	\$0.00	\$509.00	\$940.44
6572 - Repairs & Maintenance: Roads	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,261.49	\$689.81	\$0.00	\$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	\$140.00	\$9,017.52
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	\$20.00	\$24,043.02
6600 - Snow Removal	\$0.00	\$8,775.94	\$741.09	\$0.00	\$0.00	\$0.00	\$0.00	\$7,978.13	\$0.00	\$17,495.16
6900 - Water Conservation Fees/Taxes	\$122.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$113.10	\$0.00	\$0.00	\$235.47
6950 - Water Sampling	\$0.00	\$1,968.52	\$272.03	\$272.03	\$272.03	\$503.81	\$275.00	\$308.68	\$270.00	\$4,142.10
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	(\$833.91)	\$70,235.38
TAXES/OTHER EXPENSES										
8280 - Annual Corporate Report	\$0.00	\$10.00	\$0.00	\$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	\$0.00	\$33.90
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	\$10.00	\$83.90	\$0.00	\$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	\$534.80	\$6,304.73
Total UTILITIES	\$788.69	\$704.22	\$976.64	\$836.27	\$578.92	\$550.39	\$768.88	\$565.92	\$534.80	\$6,304.73
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	\$824.01	\$92,811.95
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)	\$11,751.85	\$20,549.73

### Income Statement - Reserve 1/1/2023 - 9/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	YTD
Reserve Income										
<u>INCOME</u>										
4610 - Interest Income - Reserve	\$5.60	\$5.27	\$6.32	\$6.87	\$11.34	\$11.04	\$11.91	\$12.28	\$12.30	\$82.93
Total INCOME	\$5.60	\$5.27	\$6.32	\$6.87	\$11.34	\$11.04	\$11.91	\$12.28	\$12.30	\$82.93
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	\$1,989.70	\$17,907.30
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	\$1,989.70	\$17,907.30
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	\$2,002.00	\$17,990.23
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	\$1,995.30	\$1,994.97	\$1,996.02	\$1,996.57	\$2,001.04	\$2,000.74	\$2,001.61	\$2,001.98	\$2,002.00	\$17,990.23