

# Sierra Los Pinos Property Owners Association

## Financial Statement Period Ending: January 31, 2023



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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Albuquerque, NM 87114  
505-888-4479  
[www.hoamco.com](http://www.hoamco.com)

**Fiscal Year End:** December 31  
**Accounting Method:** Accrual

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# SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

## Balance Sheet

1/31/2024

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1010 - Alliance Operating Checking-6579	\$182,381.62		\$182,381.62
1012 - Alliance Operating ICS - 1792	\$25,029.45		\$25,029.45
1050 - Alliance Reserve MM-6923		\$68,381.03	\$68,381.03
Total CASH	<u>\$207,411.07</u>	<u>\$68,381.03</u>	<u>\$275,792.10</u>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R Assessments	\$55,050.24		\$55,050.24
1240 - A/R Late Fees/Interest	\$4,427.66		\$4,427.66
1250 - A/R NSF/Collection Notice Fees	\$200.00		\$200.00
1280 - A/R Other	\$764.78		\$764.78
Total ACCOUNTS RECEIVABLE	<u>\$60,442.68</u>		<u>\$60,442.68</u>
<b>OTHER ASSETS</b>			
1610 - Prepaid Insurance	\$1,736.09		\$1,736.09
Total OTHER ASSETS	<u>\$1,736.09</u>	<u>\$0.00</u>	<u>\$1,736.09</u>
<b>FIXED ASSETS</b>			
1800 - Equipment	\$15,615.18		\$15,615.18
Total FIXED ASSETS	<u>\$15,615.18</u>		<u>\$15,615.18</u>
<b>Assets Total</b>	<u>\$285,205.02</u>	<u>\$68,381.03</u>	<u>\$353,586.05</u>

# SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

## Balance Sheet

1/31/2024

	Operating	Reserve	Total
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$372.74		\$372.74
2150 - Deferred Revenue	\$172,117.00		\$172,117.00
2250 - Accrued Expenses	\$272.00		\$272.00
Total LIABILITIES	<u>\$172,761.74</u>	<u>\$0.00</u>	<u>\$172,761.74</u>
<b>EQUITY</b>			
3200 - Operating Equity	\$100,138.16		\$100,138.16
3500 - Reserve Equity		\$67,681.35	\$67,681.35
Total EQUITY	<u>\$100,138.16</u>	<u>\$67,681.35</u>	<u>\$167,819.51</u>
<b>Net Income</b>	<u>\$12,305.12</u>	<u>\$699.68</u>	<u>\$13,004.80</u>
<b>Liabilities and Equity Total</b>	<u>\$285,205.02</u>	<u>\$68,381.03</u>	<u>\$353,586.05</u>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**1/1/2024 - 1/31/2024**

Accounts	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$15,647.00	\$15,647.00	\$0.00	\$15,647.00	\$15,647.00	\$0.00	\$187,764.00	\$172,117.00
4101 - New Membership Application Dues	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00	(\$25.00)
4310 - Assessment Interest	\$340.20	\$0.00	\$340.20	\$340.20	\$0.00	\$340.20	\$0.00	(\$340.20)
4600 - Interest Income	\$6.08	\$0.00	\$6.08	\$6.08	\$0.00	\$6.08	\$0.00	(\$6.08)
<b>Total INCOME</b>	<b>\$16,018.28</b>	<b>\$15,647.00</b>	<b>\$371.28</b>	<b>\$16,018.28</b>	<b>\$15,647.00</b>	<b>\$371.28</b>	<b>\$187,764.00</b>	<b>\$171,745.72</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	(\$685.33)	(\$685.33)	\$0.00	(\$685.33)	(\$685.33)	\$0.00	(\$8,224.00)	(\$7,538.67)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$685.33)</b>	<b>(\$685.33)</b>	<b>\$0.00</b>	<b>(\$685.33)</b>	<b>(\$685.33)</b>	<b>\$0.00</b>	<b>(\$8,224.00)</b>	<b>(\$7,538.67)</b>
<b>Total Income</b>	<b>\$15,332.95</b>	<b>\$14,961.67</b>	<b>\$371.28</b>	<b>\$15,332.95</b>	<b>\$14,961.67</b>	<b>\$371.28</b>	<b>\$179,540.00</b>	<b>\$164,207.05</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
5320 - Gifts/Awards	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$30.00	\$360.00	\$360.00
5400 - Insurance	\$578.99	\$591.67	\$12.68	\$578.99	\$591.67	\$12.68	\$7,100.00	\$6,521.01
5500 - Legal Fees	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00	\$5,000.00
5530 - Lien/Collection Costs	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00	\$400.00
5600 - Management Fees	\$479.47	\$483.33	\$3.86	\$479.47	\$483.33	\$3.86	\$5,800.00	\$5,320.53
5650 - Travel/Mileage	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$500.00
5800 - Office Supplies	\$159.39	\$283.33	\$123.94	\$159.39	\$283.33	\$123.94	\$3,400.00	\$3,240.61
5810 - Postage	\$91.05	\$0.00	(\$91.05)	\$91.05	\$0.00	(\$91.05)	\$0.00	(\$91.05)
5820 - Printing	\$431.51	\$0.00	(\$431.51)	\$431.51	\$0.00	(\$431.51)	\$0.00	(\$431.51)
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
5900 - Internet/Website	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00	\$2,000.00
<b>Total ADMINISTRATIVE</b>	<b>\$1,740.41</b>	<b>\$3,046.67</b>	<b>\$1,306.26</b>	<b>\$1,740.41</b>	<b>\$3,046.67</b>	<b>\$1,306.26</b>	<b>\$25,605.00</b>	<b>\$23,864.59</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**1/1/2024 - 1/31/2024**

1/1/2024 - 1/31/2024      1/1/2024 - 1/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<u>COMMON AREA</u>								
6410 - Parks	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00	\$200.00
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$30,000.00	\$30,000.00
6600 - Snow Removal	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$2,833.33	\$2,833.33	\$17,000.00	\$17,000.00
<b>Total COMMON AREA</b>	<b>\$0.00</b>	<b>\$5,350.00</b>	<b>\$5,350.00</b>	<b>\$0.00</b>	<b>\$5,350.00</b>	<b>\$5,350.00</b>	<b>\$47,200.00</b>	<b>\$47,200.00</b>
<u>TAXES/OTHER EXPENSES</u>								
8280 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$590.00	\$590.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$750.00</b>	<b>\$750.00</b>
<u>WATER &amp; WASTE WATER</u>								
6060 - Certified Water Operator	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$1,666.67	\$1,666.67	\$20,000.00	\$20,000.00
6061 - Water System Reports	\$0.00	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$7,000.00	\$7,000.00
6390 - Service Fees	\$219.00	\$250.00	\$31.00	\$219.00	\$250.00	\$31.00	\$3,000.00	\$2,781.00
6500 - Repairs & Maintenance: Water - General	\$0.00	\$5,207.08	\$5,207.08	\$0.00	\$5,207.08	\$5,207.08	\$62,485.00	\$62,485.00
6900 - Water Conservation Fees/Taxes	\$119.29	\$250.00	\$130.71	\$119.29	\$250.00	\$130.71	\$500.00	\$380.71
6950 - Water Sampling	\$323.72	\$375.00	\$51.28	\$323.72	\$375.00	\$51.28	\$4,500.00	\$4,176.28
7700 - Utilities	\$625.41	\$708.33	\$82.92	\$625.41	\$708.33	\$82.92	\$8,500.00	\$7,874.59
<b>Total WATER &amp; WASTE WATER</b>	<b>\$1,287.42</b>	<b>\$9,040.41</b>	<b>\$7,752.99</b>	<b>\$1,287.42</b>	<b>\$9,040.41</b>	<b>\$7,752.99</b>	<b>\$105,985.00</b>	<b>\$104,697.58</b>
<b>Total Expense</b>	<b>\$3,027.83</b>	<b>\$17,437.08</b>	<b>\$14,409.25</b>	<b>\$3,027.83</b>	<b>\$17,437.08</b>	<b>\$14,409.25</b>	<b>\$179,540.00</b>	<b>\$176,512.17</b>
<b>Operating Net Income</b>	<b>\$12,305.12</b>	<b>(\$2,475.41)</b>	<b>\$14,780.53</b>	<b>\$12,305.12</b>	<b>(\$2,475.41)</b>	<b>\$14,780.53</b>	<b>\$0.00</b>	<b>(\$12,305.12)</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**1/1/2024 - 1/31/2024**

1/1/2024 - 1/31/2024      1/1/2024 - 1/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<b>Reserve Income</b>								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$14.35	\$0.00	\$14.35	\$14.35	\$0.00	\$14.35	\$0.00	(\$14.35)
<b><u>Total INCOME</u></b>	<b>\$14.35</b>	<b>\$0.00</b>	<b>\$14.35</b>	<b>\$14.35</b>	<b>\$0.00</b>	<b>\$14.35</b>	<b>\$0.00</b>	<b>(\$14.35)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$685.33	\$685.33	\$0.00	\$685.33	\$685.33	\$0.00	\$8,224.00	\$7,538.67
<b><u>Total TRANSFER BETWEEN FUNDS</u></b>	<b>\$685.33</b>	<b>\$685.33</b>	<b>\$0.00</b>	<b>\$685.33</b>	<b>\$685.33</b>	<b>\$0.00</b>	<b>\$8,224.00</b>	<b>\$7,538.67</b>
<b>Total Reserve Income</b>	<b>\$699.68</b>	<b>\$685.33</b>	<b>\$14.35</b>	<b>\$699.68</b>	<b>\$685.33</b>	<b>\$14.35</b>	<b>\$8,224.00</b>	<b>\$7,524.32</b>
<b>Reserve Net Income</b>	<b>\$699.68</b>	<b>\$685.33</b>	<b>\$14.35</b>	<b>\$699.68</b>	<b>\$685.33</b>	<b>\$14.35</b>	<b>\$8,224.00</b>	<b>\$7,524.32</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Operating**

**1/1/2024 - 1/31/2024**

	Jan 2024	YTD
<b>Income</b>		
<u>INCOME</u>		
4100 - Homeowner Assessments	\$15,647.00	\$15,647.00
4101 - New Membership Application Dues	\$25.00	\$25.00
4310 - Assessment Interest	\$340.20	\$340.20
4600 - Interest Income	\$6.08	\$6.08
<u>Total INCOME</u>	\$16,018.28	\$16,018.28
 <u>TRANSFER BETWEEN FUNDS</u>		
8900 - Transfer to Reserves	(\$685.33)	(\$685.33)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$685.33)	(\$685.33)
 <i>Total Income</i>	\$15,332.95	\$15,332.95
 <b>Expense</b>		
<u>ADMINISTRATIVE</u>		
5400 - Insurance	\$578.99	\$578.99
5600 - Management Fees	\$479.47	\$479.47
5800 - Office Supplies	\$159.39	\$159.39
5810 - Postage	\$91.05	\$91.05
5820 - Printing	\$431.51	\$431.51
<u>Total ADMINISTRATIVE</u>	\$1,740.41	\$1,740.41
 <u>WATER &amp; WASTE WATER</u>		
6390 - Service Fees	\$219.00	\$219.00
6900 - Water Conservation Fees/Taxes	\$119.29	\$119.29
6950 - Water Sampling	\$323.72	\$323.72
7700 - Utilities	\$625.41	\$625.41
<u>Total WATER &amp; WASTE WATER</u>	\$1,287.42	\$1,287.42
 <i>Total Expense</i>	\$3,027.83	\$3,027.83
 Operating Net Income	\$12,305.12	\$12,305.12

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Reserve**

**1/1/2024 - 1/31/2024**

	Jan 2024	YTD
<b>Reserve Income</b>		
<u>INCOME</u>		
4610 - Interest Income - Reserve	\$14.35	\$14.35
<u>Total INCOME</u>	\$14.35	\$14.35
 <u>TRANSFER BETWEEN FUNDS</u>		
9000 - Transfer From Operating	\$685.33	\$685.33
<u>Total TRANSFER BETWEEN FUNDS</u>	\$685.33	\$685.33
 <i>Total Reserve Income</i>	\$699.68	\$699.68
 <b>Reserve Expense</b>		
<i>Total Reserve Expense</i>	\$0.00	\$0.00
 Reserve Net Income	\$699.68	\$699.68