

# Sierra Los Pinos Property Owners Association

## Financial Statement Period Ending: June 30, 2024



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

8700-A Education Pl. NW  
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

6/30/2024

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1010 - Alliance Operating Checking - 6579	\$111,580.53		\$111,580.53
1012 - Alliance Operating ICS - 1792	\$95,093.18		\$95,093.18
1050 - Alliance Reserve MM - 6923		\$79,183.81	\$79,183.81
1052 - Alliance Reserve MM Special Assessment - 8301		\$24,717.78	\$24,717.78
Total CASH	<u>\$206,673.71</u>	<u>\$103,901.59</u>	<u>\$310,575.30</u>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R Assessments	\$16,412.65		\$16,412.65
1210 - A/R Special Assessments		\$21,782.22	\$21,782.22
1240 - A/R Late Fees/Interest	\$4,772.70		\$4,772.70
1250 - A/R NSF/Collection Notice Fees	\$160.00		\$160.00
1280 - A/R Other	\$909.78		\$909.78
Total ACCOUNTS RECEIVABLE	<u>\$22,255.13</u>	<u>\$21,782.22</u>	<u>\$44,037.35</u>
<b>OTHER ASSETS</b>			
1600 - Prepaid Expense	\$56.00		\$56.00
1610 - Prepaid Insurance	\$5,056.70		\$5,056.70
Total OTHER ASSETS	<u>\$5,112.70</u>	<u>\$0.00</u>	<u>\$5,112.70</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>\$249,656.72</u>	<u>\$125,683.81</u>	<u>\$375,340.53</u>

# SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

## Balance Sheet

6/30/2024

	Operating	Reserve	Total
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$2,865.74		\$2,865.74
2150 - Deferred Revenue	\$93,882.00		\$93,882.00
2200 - Accounts Payable	\$2,029.51		\$2,029.51
2250 - Accrued Expenses	\$871.00		\$871.00
Total LIABILITIES	<u>\$99,648.25</u>	<u>\$0.00</u>	<u>\$99,648.25</u>
<b>EQUITY</b>			
3200 - Operating Equity	\$96,618.21		\$96,618.21
3500 - Reserve Equity	\$3,519.95	\$67,681.35	\$71,201.30
Total EQUITY	<u>\$100,138.16</u>	<u>\$67,681.35</u>	<u>\$167,819.51</u>
<b>Net Income</b>	<u>\$49,870.31</u>	<u>\$58,002.46</u>	<u>\$107,872.77</u>
<b>Liabilities and Equity Total</b>	<u>\$249,656.72</u>	<u>\$125,683.81</u>	<u>\$375,340.53</u>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**6/1/2024 - 6/30/2024**

Accounts	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			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	\$93,882.00	\$93,882.00	\$0.00	\$187,764.00	\$93,882.00
4101 - New Membership Application Dues	\$50.00	\$0.00	\$50.00	\$125.00	\$0.00	\$125.00	\$0.00	(\$125.00)
4310 - Assessment Interest	\$279.20	\$0.00	\$279.20	\$1,911.58	\$0.00	\$1,911.58	\$0.00	(\$1,911.58)
4350 - Lien/Collection Fees	\$65.00	\$0.00	\$65.00	\$555.00	\$0.00	\$555.00	\$0.00	(\$555.00)
4600 - Interest Income	\$22.06	\$0.00	\$22.06	\$85.22	\$0.00	\$85.22	\$0.00	(\$85.22)
<b>Total INCOME</b>	<b>\$16,063.26</b>	<b>\$15,647.00</b>	<b>\$416.26</b>	<b>\$96,558.80</b>	<b>\$93,882.00</b>	<b>\$2,676.80</b>	<b>\$187,764.00</b>	<b>\$91,205.20</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	(\$685.33)	(\$685.33)	\$0.00	(\$4,111.98)	(\$4,111.98)	\$0.00	(\$8,224.00)	(\$4,112.02)
8901 - Add'l Transfer to Reserves	\$0.00	\$0.00	\$0.00	(\$7,300.00)	\$0.00	(\$7,300.00)	\$0.00	\$7,300.00
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$685.33)</b>	<b>(\$685.33)</b>	<b>\$0.00</b>	<b>(\$11,411.98)</b>	<b>(\$4,111.98)</b>	<b>(\$7,300.00)</b>	<b>(\$8,224.00)</b>	<b>\$3,187.98</b>
<b>Total Income</b>	<b>\$15,377.93</b>	<b>\$14,961.67</b>	<b>\$416.26</b>	<b>\$85,146.82</b>	<b>\$89,770.02</b>	<b>(\$4,623.20)</b>	<b>\$179,540.00</b>	<b>\$94,393.18</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$295.97	\$1,000.00	\$704.03	\$1,000.00	\$704.03
5320 - Gifts/Awards	\$0.00	\$30.00	\$30.00	\$0.00	\$180.00	\$180.00	\$360.00	\$360.00
5400 - Insurance	\$505.65	\$591.67	\$86.02	\$3,326.38	\$3,550.02	\$223.64	\$7,100.00	\$3,773.62
5500 - Legal Fees	\$2,029.51	\$416.67	(\$1,612.84)	\$2,642.22	\$2,500.02	(\$142.20)	\$5,000.00	\$2,357.78
5530 - Lien/Collection Costs	\$455.00	\$33.33	(\$421.67)	\$490.00	\$199.98	(\$290.02)	\$400.00	(\$90.00)
5600 - Management Fees	\$479.47	\$483.33	\$3.86	\$2,876.82	\$2,899.98	\$23.16	\$5,800.00	\$2,923.18
5650 - Travel/Mileage	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
5800 - Office Supplies	\$1,138.22	\$283.33	(\$854.89)	\$2,120.05	\$1,699.98	(\$420.07)	\$3,400.00	\$1,279.95
5810 - Postage	(\$132.50)	\$0.00	\$132.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5820 - Printing	(\$447.44)	\$0.00	\$447.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
5900 - Internet/Website	\$8.00	\$166.67	\$158.67	\$76.10	\$1,000.02	\$923.92	\$2,000.00	\$1,923.90
<b>Total ADMINISTRATIVE</b>	<b>\$4,035.91</b>	<b>\$2,046.67</b>	<b>(\$1,989.24)</b>	<b>\$11,872.54</b>	<b>\$13,325.02</b>	<b>\$1,452.48</b>	<b>\$25,605.00</b>	<b>\$13,732.46</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**6/1/2024 - 6/30/2024**

Accounts	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
6410 - Parks	\$25.42	\$16.67	(\$8.75)	\$25.42	\$100.02	\$74.60	\$200.00	\$174.58
6572 - Repairs & Maintenance: Roads	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$15,000.00	\$15,000.00	\$30,000.00	\$30,000.00
6600 - Snow Removal	\$0.00	\$0.00	\$0.00	\$7,978.13	\$11,333.32	\$3,355.19	\$17,000.00	\$9,021.87
<b><u>Total COMMON AREA</u></b>	<b>\$25.42</b>	<b>\$2,516.67</b>	<b>\$2,491.25</b>	<b>\$8,003.55</b>	<b>\$26,433.34</b>	<b>\$18,429.79</b>	<b>\$47,200.00</b>	<b>\$39,196.45</b>
<u>TAXES/OTHER EXPENSES</u>								
8280 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$63.81	\$60.00	(\$3.81)	\$60.00	(\$3.81)
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	\$50.00	\$100.00	\$50.00	\$100.00	\$50.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$113.81</b>	<b>\$160.00</b>	<b>\$46.19</b>	<b>\$750.00</b>	<b>\$636.19</b>
<u>WATER &amp; WASTE WATER</u>								
6060 - Certified Water Operator	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$10,000.02	\$10,000.02	\$20,000.00	\$20,000.00
6061 - Water System Reports	\$0.00	\$583.33	\$583.33	\$0.00	\$3,499.98	\$3,499.98	\$7,000.00	\$7,000.00
6390 - Service Fees	\$0.00	\$250.00	\$250.00	\$5,629.43	\$1,500.00	(\$4,129.43)	\$3,000.00	(\$2,629.43)
6500 - Repairs & Maintenance: Water - General	\$484.55	\$5,207.08	\$4,722.53	\$4,129.15	\$31,242.48	\$27,113.33	\$62,485.00	\$58,355.85
6900 - Water Conservation Fees/Taxes	\$0.00	\$0.00	\$0.00	\$119.29	\$250.00	\$130.71	\$500.00	\$380.71
6950 - Water Sampling	\$272.00	\$375.00	\$103.00	\$1,722.47	\$2,250.00	\$527.53	\$4,500.00	\$2,777.53
7700 - Utilities	\$630.44	\$708.33	\$77.89	\$3,686.27	\$4,249.98	\$563.71	\$8,500.00	\$4,813.73
<b><u>Total WATER &amp; WASTE WATER</u></b>	<b>\$1,386.99</b>	<b>\$8,790.41</b>	<b>\$7,403.42</b>	<b>\$15,286.61</b>	<b>\$52,992.46</b>	<b>\$37,705.85</b>	<b>\$105,985.00</b>	<b>\$90,698.39</b>
<b>Total Expense</b>	<b>\$5,448.32</b>	<b>\$13,353.75</b>	<b>\$7,905.43</b>	<b>\$35,276.51</b>	<b>\$92,910.82</b>	<b>\$57,634.31</b>	<b>\$179,540.00</b>	<b>\$144,263.49</b>
<b>Operating Net Income</b>	<b>\$9,929.61</b>	<b>\$1,607.92</b>	<b>\$8,321.69</b>	<b>\$49,870.31</b>	<b>(\$3,140.80)</b>	<b>\$53,011.11</b>	<b>\$0.00</b>	<b>(\$49,870.31)</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**6/1/2024 - 6/30/2024**

Accounts	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$16.10	\$0.00	\$16.10	\$90.48	\$0.00	\$90.48	\$0.00	(\$90.48)
<b>Total INCOME</b>	<b>\$16.10</b>	<b>\$0.00</b>	<b>\$16.10</b>	<b>\$90.48</b>	<b>\$0.00</b>	<b>\$90.48</b>	<b>\$0.00</b>	<b>(\$90.48)</b>
<u>RESERVE INCOME</u>								
4130 - Special Assessment	\$46,500.00	\$0.00	\$46,500.00	\$46,500.00	\$0.00	\$46,500.00	\$0.00	(\$46,500.00)
<b>Total RESERVE INCOME</b>	<b>\$46,500.00</b>	<b>\$0.00</b>	<b>\$46,500.00</b>	<b>\$46,500.00</b>	<b>\$0.00</b>	<b>\$46,500.00</b>	<b>\$0.00</b>	<b>(\$46,500.00)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$685.33	\$685.33	\$0.00	\$4,111.98	\$4,111.98	\$0.00	\$8,224.00	\$4,112.02
9001 - Add'l Transfer From Operating	\$0.00	\$0.00	\$0.00	\$7,300.00	\$0.00	\$7,300.00	\$0.00	(\$7,300.00)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$685.33</b>	<b>\$685.33</b>	<b>\$0.00</b>	<b>\$11,411.98</b>	<b>\$4,111.98</b>	<b>\$7,300.00</b>	<b>\$8,224.00</b>	<b>(\$3,187.98)</b>
<b>Total Reserve Income</b>	<b>\$47,201.43</b>	<b>\$685.33</b>	<b>\$46,516.10</b>	<b>\$58,002.46</b>	<b>\$4,111.98</b>	<b>\$53,890.48</b>	<b>\$8,224.00</b>	<b>(\$49,778.46)</b>
<b>Reserve Net Income</b>	<b>\$47,201.43</b>	<b>\$685.33</b>	<b>\$46,516.10</b>	<b>\$58,002.46</b>	<b>\$4,111.98</b>	<b>\$53,890.48</b>	<b>\$8,224.00</b>	<b>(\$49,778.46)</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Operating**

**1/1/2024 - 6/30/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
<b>Income</b>							
<u>INCOME</u>							
4100 - Homeowner Assessments	\$15,647.00	\$15,647.00	\$15,647.00	\$15,647.00	\$15,647.00	\$15,647.00	\$93,882.00
4101 - New Membership Application Dues	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00	\$50.00	\$125.00
4310 - Assessment Interest	\$340.20	\$0.00	\$146.02	\$1,146.16	\$0.00	\$279.20	\$1,911.58
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$490.00	\$65.00	\$555.00
4600 - Interest Income	\$6.08	\$6.69	\$7.30	\$20.55	\$22.54	\$22.06	\$85.22
<u>Total INCOME</u>	\$16,018.28	\$15,678.69	\$15,800.32	\$16,838.71	\$16,159.54	\$16,063.26	\$96,558.80
<u>TRANSFER BETWEEN FUNDS</u>							
8900 - Transfer to Reserves	(\$685.33)	(\$685.33)	(\$685.33)	(\$685.33)	(\$685.33)	(\$685.33)	(\$4,111.98)
8901 - Add'l Transfer to Reserves	\$0.00	\$0.00	\$0.00	(\$7,300.00)	\$0.00	\$0.00	(\$7,300.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$685.33)	(\$685.33)	(\$685.33)	(\$7,985.33)	(\$685.33)	(\$685.33)	(\$11,411.98)
<i>Total Income</i>	\$15,332.95	\$14,993.36	\$15,114.99	\$8,853.38	\$15,474.21	\$15,377.93	\$85,146.82
<b>Expense</b>							
<u>ADMINISTRATIVE</u>							
5100 - Accounting/Tax Prep Fees	\$0.00	\$295.97	\$0.00	\$0.00	\$0.00	\$0.00	\$295.97
5400 - Insurance	\$578.99	\$578.99	\$578.99	\$578.11	\$505.65	\$505.65	\$3,326.38
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$612.71	\$2,029.51	\$2,642.22
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$455.00	\$490.00
5600 - Management Fees	\$479.47	\$479.47	\$479.47	\$479.47	\$479.47	\$479.47	\$2,876.82
5800 - Office Supplies	\$159.39	\$0.65	\$499.54	\$320.96	\$1.29	\$1,138.22	\$2,120.05
5810 - Postage	\$91.05	\$5.74	\$3.63	\$28.72	\$3.36	(\$132.50)	\$0.00
5820 - Printing	\$431.51	\$1.72	\$1.08	\$12.27	\$0.86	(\$447.44)	\$0.00
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$0.00	\$45.00
5900 - Internet/Website	\$0.00	\$44.10	\$8.00	\$8.00	\$8.00	\$8.00	\$76.10
<u>Total ADMINISTRATIVE</u>	\$1,740.41	\$1,406.64	\$1,615.71	\$1,427.53	\$1,646.34	\$4,035.91	\$11,872.54

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Operating**

**1/1/2024 - 6/30/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
<u>COMMON AREA</u>							
6410 - Parks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.42	\$25.42
6600 - Snow Removal	\$0.00	\$0.00	\$0.00	\$7,978.13	\$0.00	\$0.00	\$7,978.13
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$7,978.13	\$0.00	\$25.42	\$8,003.55
<u>TAXES/OTHER EXPENSES</u>							
8280 - Annual Corporate Report	\$0.00	\$10.00	\$53.81	\$0.00	\$0.00	\$0.00	\$63.81
8850 - Taxes - State	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$60.00	\$53.81	\$0.00	\$0.00	\$0.00	\$113.81
<u>WATER &amp; WASTE WATER</u>							
6390 - Service Fees	\$219.00	\$0.00	\$0.00	\$5,410.43	\$0.00	\$0.00	\$5,629.43
6500 - Repairs & Maintenance: Water - General	\$0.00	\$45.67	\$34.33	\$2,670.00	\$894.60	\$484.55	\$4,129.15
6900 - Water Conservation Fees/Taxes	\$119.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$119.29
6950 - Water Sampling	\$323.72	\$272.00	\$272.00	\$310.75	\$272.00	\$272.00	\$1,722.47
7700 - Utilities	\$625.41	\$639.85	\$579.24	\$509.22	\$702.11	\$630.44	\$3,686.27
<u>Total WATER &amp; WASTE WATER</u>	\$1,287.42	\$957.52	\$885.57	\$8,900.40	\$1,868.71	\$1,386.99	\$15,286.61
<i>Total Expense</i>	\$3,027.83	\$2,424.16	\$2,555.09	\$18,306.06	\$3,515.05	\$5,448.32	\$35,276.51
Operating Net Income	\$12,305.12	\$12,569.20	\$12,559.90	(\$9,452.68)	\$11,959.16	\$9,929.61	\$49,870.31



**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Reserve**

**1/1/2024 - 6/30/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
<b>Reserve Income</b>							
<u>INCOME</u>							
4610 - Interest Income - Reserve	\$14.35	\$13.55	\$14.65	\$15.35	\$16.48	\$16.10	\$90.48
<u>Total INCOME</u>	\$14.35	\$13.55	\$14.65	\$15.35	\$16.48	\$16.10	\$90.48
 <u>RESERVE INCOME</u>							
4130 - Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,500.00	\$46,500.00
<u>Total RESERVE INCOME</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,500.00	\$46,500.00
 <u>TRANSFER BETWEEN FUNDS</u>							
9000 - Transfer From Operating	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$4,111.98
9001 - Add'l Transfer From Operating	\$0.00	\$0.00	\$0.00	\$7,300.00	\$0.00	\$0.00	\$7,300.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$685.33	\$685.33	\$685.33	\$7,985.33	\$685.33	\$685.33	\$11,411.98
 <i>Total Reserve Income</i>	\$699.68	\$698.88	\$699.98	\$8,000.68	\$701.81	\$47,201.43	\$58,002.46
 <b>Reserve Expense</b>							
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 Reserve Net Income	\$699.68	\$698.88	\$699.98	\$8,000.68	\$701.81	\$47,201.43	\$58,002.46