

# Sierra Los Pinos Property Owners Association

## Financial Statement Period Ending: December 31, 2022



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**

**12/31/2022**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1010 - Alliance Operating Checking-579	\$101,668.11		\$101,668.11
1050 - Alliance Reserve MM-923		\$43,681.54	\$43,681.54
Total CASH	<u>\$101,668.11</u>	<u>\$43,681.54</u>	<u>\$145,349.65</u>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R Assessments	\$10,472.24		\$10,472.24
1240 - A/R Late Fees/Interest	\$2,698.61		\$2,698.61
1250 - A/R NSF/Collection Notice Fees	\$320.00		\$320.00
1280 - A/R Other	\$1,250.00		\$1,250.00
Total ACCOUNTS RECEIVABLE	<u>\$14,740.85</u>		<u>\$14,740.85</u>
<b>OTHER ASSETS</b>			
1610 - Prepaid Insurance	\$2,143.64		\$2,143.64
Total OTHER ASSETS	<u>\$2,143.64</u>	<u>\$0.00</u>	<u>\$2,143.64</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>\$134,167.78</u>	<u>\$43,681.54</u>	<u>\$177,849.32</u>
<b>Liabilities &amp; Equity</b>			
	Operating	Reserve	Total
<b>LIABILITIES</b>			
2100 - Prepaid Owner Assessments	\$45,793.36		\$45,793.36
2200 - Accounts Payable	\$19.33		\$19.33
2250 - Accrued Expenses	\$2,409.64		\$2,409.64
Total LIABILITIES	<u>\$48,222.33</u>	<u>\$0.00</u>	<u>\$48,222.33</u>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Balance Sheet**

**12/31/2022**

	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>EQUITY</b>			
3200 - Operating Equity	\$100,840.70		\$100,840.70
3500 - Reserve Equity		\$128,033.10	\$128,033.10
Total EQUITY	<u>\$100,840.70</u>	<u>\$128,033.10</u>	<u>\$228,873.80</u>
<b>Net Income</b>	<u>(\$14,895.25)</u>	<u>(\$84,351.56)</u>	<u>(\$99,246.81)</u>
<b>Liabilities and Equity Total</b>	<u>\$134,167.78</u>	<u>\$43,681.54</u>	<u>\$177,849.32</u>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**12/1/2022 - 12/31/2022**

Accounts	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$0.00	\$0.00	\$0.00	\$154,900.01	\$154,380.00	\$520.01	\$154,380.00	(\$520.01)
4101 - New Membership Application Dues	\$75.00	\$0.00	\$75.00	\$450.00	\$0.00	\$450.00	\$0.00	(\$450.00)
4310 - Assessment Interest	\$311.18	\$0.00	\$311.18	\$2,105.13	\$0.00	\$2,105.13	\$0.00	(\$2,105.13)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$1,950.00	\$0.00	\$1,950.00	\$0.00	(\$1,950.00)
4600 - Interest Income	\$1.53	\$0.00	\$1.53	\$36.47	\$0.00	\$36.47	\$0.00	(\$36.47)
<b>Total INCOME</b>	<b>\$387.71</b>	<b>\$0.00</b>	<b>\$387.71</b>	<b>\$159,441.61</b>	<b>\$154,380.00</b>	<b>\$5,061.61</b>	<b>\$154,380.00</b>	<b>(\$5,061.61)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	(\$666.63)	(\$666.63)	\$0.00	(\$8,000.00)	(\$8,000.00)	\$0.00	(\$8,000.00)	\$0.00
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$666.63)</b>	<b>(\$666.63)</b>	<b>\$0.00</b>	<b>(\$8,000.00)</b>	<b>(\$8,000.00)</b>	<b>\$0.00</b>	<b>(\$8,000.00)</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>(\$278.92)</b>	<b>(\$666.63)</b>	<b>\$387.71</b>	<b>\$151,441.61</b>	<b>\$146,380.00</b>	<b>\$5,061.61</b>	<b>\$146,380.00</b>	<b>(\$5,061.61)</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$269.69	\$500.00	\$230.31	\$500.00	\$230.31
5300 - Dues & Subscriptions	\$159.27	\$0.00	(\$159.27)	\$159.27	\$0.00	(\$159.27)	\$0.00	(\$159.27)
5320 - Gifts/Awards	\$0.00	\$30.00	\$30.00	\$0.00	\$360.00	\$360.00	\$360.00	\$360.00
5400 - Insurance	\$535.92	\$416.63	(\$119.29)	\$6,349.36	\$5,000.00	(\$1,349.36)	\$5,000.00	(\$1,349.36)
5500 - Legal Fees	\$273.93	\$416.63	\$142.70	\$9,070.64	\$5,000.00	(\$4,070.64)	\$5,000.00	(\$4,070.64)
5530 - Lien/Collection Costs	\$0.00	\$33.37	\$33.37	\$1,940.00	\$400.00	(\$1,540.00)	\$400.00	(\$1,540.00)
5600 - Management Fees	\$457.17	\$458.37	\$1.20	\$5,489.22	\$5,500.00	\$10.78	\$5,500.00	\$10.78
5650 - Travel/Mileage	\$0.00	\$41.63	\$41.63	\$104.05	\$500.00	\$395.95	\$500.00	\$395.95
5800 - Office Supplies	\$1.89	\$83.37	\$81.48	\$258.03	\$1,000.00	\$741.97	\$1,000.00	\$741.97
5810 - Postage	\$2.97	\$41.63	\$38.66	\$307.51	\$500.00	\$192.49	\$500.00	\$192.49
5820 - Printing	\$1.29	\$58.37	\$57.08	\$485.55	\$700.00	\$214.45	\$700.00	\$214.45
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
5900 - Webmaster	\$0.00	\$125.00	\$125.00	\$301.19	\$1,500.00	\$1,198.81	\$1,500.00	\$1,198.81
<b>Total ADMINISTRATIVE</b>	<b>\$1,432.44</b>	<b>\$1,705.00</b>	<b>\$272.56</b>	<b>\$24,779.51</b>	<b>\$21,005.00</b>	<b>(\$3,774.51)</b>	<b>\$21,005.00</b>	<b>(\$3,774.51)</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**12/1/2022 - 12/31/2022**

Accounts	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
6060 - Certified Water Operator	\$1,772.91	\$1,666.63	(\$106.28)	\$21,274.92	\$20,000.00	(\$1,274.92)	\$20,000.00	(\$1,274.92)
6390 - Line Location Services	\$0.00	\$16.63	\$16.63	\$124.00	\$200.00	\$76.00	\$200.00	\$76.00
6410 - Parks	\$0.00	\$16.63	\$16.63	\$2,682.81	\$200.00	(\$2,482.81)	\$200.00	(\$2,482.81)
6500 - Repairs & Maintenance: Water - General	\$1,060.00	\$416.63	(\$643.37)	\$7,907.46	\$5,000.00	(\$2,907.46)	\$5,000.00	(\$2,907.46)
6572 - Repairs & Maintenance: Roads	\$0.00	\$3,583.37	\$3,583.37	\$41,906.68	\$43,000.00	\$1,093.32	\$43,000.00	\$1,093.32
6590 - Repairs & Maintenance: Water System 1	\$10.00	\$1,500.00	\$1,490.00	\$25,799.99	\$18,000.00	(\$7,799.99)	\$18,000.00	(\$7,799.99)
6591 - Repairs & Maintenance: Water System 2	\$10.00	\$833.37	\$823.37	\$5,967.61	\$10,000.00	\$4,032.39	\$10,000.00	\$4,032.39
6600 - Snow Removal	\$64.31	\$1,416.63	\$1,352.32	\$22,742.25	\$17,000.00	(\$5,742.25)	\$17,000.00	(\$5,742.25)
6900 - Water Conservation Fees/Taxes	\$0.00	\$41.63	\$41.63	\$60.23	\$500.00	\$439.77	\$500.00	\$439.77
6950 - Water Sampling	\$0.00	\$208.37	\$208.37	\$4,649.26	\$2,500.00	(\$2,149.26)	\$2,500.00	(\$2,149.26)
<b>Total COMMON AREA</b>	<b>\$2,917.22</b>	<b>\$9,699.89</b>	<b>\$6,782.67</b>	<b>\$133,115.21</b>	<b>\$116,400.00</b>	<b>(\$16,715.21)</b>	<b>\$116,400.00</b>	<b>(\$16,715.21)</b>
<u>TAXES/OTHER EXPENSES</u>								
8280 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$0.00
8840 - Taxes - Property	\$0.00	\$41.63	\$41.63	\$833.95	\$500.00	(\$333.95)	\$500.00	(\$333.95)
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$0.00</b>	<b>\$41.63</b>	<b>\$41.63</b>	<b>\$943.95</b>	<b>\$610.00</b>	<b>(\$333.95)</b>	<b>\$610.00</b>	<b>(\$333.95)</b>
<u>UTILITIES</u>								
7700 - Utilities	\$477.97	\$697.12	\$219.15	\$7,498.19	\$8,365.00	\$866.81	\$8,365.00	\$866.81
<b>Total UTILITIES</b>	<b>\$477.97</b>	<b>\$697.12</b>	<b>\$219.15</b>	<b>\$7,498.19</b>	<b>\$8,365.00</b>	<b>\$866.81</b>	<b>\$8,365.00</b>	<b>\$866.81</b>
<b>Total Expense</b>	<b>\$4,827.63</b>	<b>\$12,143.64</b>	<b>\$7,316.01</b>	<b>\$166,336.86</b>	<b>\$146,380.00</b>	<b>(\$19,956.86)</b>	<b>\$146,380.00</b>	<b>(\$19,956.86)</b>
<b>Operating Net Income</b>	<b>(\$5,106.55)</b>	<b>(\$12,810.27)</b>	<b>\$7,703.72</b>	<b>(\$14,895.25)</b>	<b>\$0.00</b>	<b>(\$14,895.25)</b>	<b>\$0.00</b>	<b>\$14,895.25</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**12/1/2022 - 12/31/2022**

12/1/2022 - 12/31/2022      1/1/2022 - 12/31/2022

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<b>Reserve Income</b>								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$5.57	\$0.00	\$5.57	\$169.58	\$0.00	\$169.58	\$0.00	(\$169.58)
<b>Total INCOME</b>	<b>\$5.57</b>	<b>\$0.00</b>	<b>\$5.57</b>	<b>\$169.58</b>	<b>\$0.00</b>	<b>\$169.58</b>	<b>\$0.00</b>	<b>(\$169.58)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$666.63	\$666.63	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	\$0.00
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$666.63</b>	<b>\$666.63</b>	<b>\$0.00</b>	<b>\$8,000.00</b>	<b>\$8,000.00</b>	<b>\$0.00</b>	<b>\$8,000.00</b>	<b>\$0.00</b>
<b>Total Reserve Income</b>	<b>\$672.20</b>	<b>\$666.63</b>	<b>\$5.57</b>	<b>\$8,169.58</b>	<b>\$8,000.00</b>	<b>\$169.58</b>	<b>\$8,000.00</b>	<b>(\$169.58)</b>
<b>Reserve Expense</b>								
<u>COMMON AREA</u>								
9150 - Water System Repair & Maintenance - Reserves	\$0.00	\$0.00	\$0.00	\$56,655.20	\$0.00	(\$56,655.20)	\$0.00	(\$56,655.20)
9600 - Road Repair - Reserves	\$0.00	\$0.00	\$0.00	\$35,865.94	\$0.00	(\$35,865.94)	\$0.00	(\$35,865.94)
<b>Total COMMON AREA</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$92,521.14</b>	<b>\$0.00</b>	<b>(\$92,521.14)</b>	<b>\$0.00</b>	<b>(\$92,521.14)</b>
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$92,521.14</b>	<b>\$0.00</b>	<b>(\$92,521.14)</b>	<b>\$0.00</b>	<b>(\$92,521.14)</b>
<b>Reserve Net Income</b>	<b>\$672.20</b>	<b>\$666.63</b>	<b>\$5.57</b>	<b>(\$84,351.56)</b>	<b>\$8,000.00</b>	<b>(\$92,351.56)</b>	<b>\$8,000.00</b>	<b>\$92,351.56</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Operating**

**1/1/2022 - 12/31/2022**

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	YTD
<b>Income</b>													
<u>INCOME</u>													
4100 - Homeowner Assessments	\$154,380.00	\$520.01	\$0.00	\$0.00	\$5,945.70	\$0.00	\$0.00	(\$5,945.70)	\$0.00	\$0.00	\$0.00	\$0.00	\$154,900.01
4101 - New Membership Application Dues	\$50.00	\$25.00	\$50.00	\$50.00	\$0.00	\$0.00	\$25.00	\$50.00	\$50.00	\$50.00	\$25.00	\$75.00	\$450.00
4310 - Assessment Interest	\$68.86	\$128.54	\$0.00	\$367.99	\$257.01	\$203.84	\$171.57	\$153.31	\$150.53	\$144.52	\$147.78	\$311.18	\$2,105.13
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	\$1,480.00	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$1,950.00
4600 - Interest Income	\$3.20	\$3.56	\$4.08	\$3.85	\$3.57	\$3.46	\$3.46	\$3.29	\$2.84	\$2.19	\$1.44	\$1.53	\$36.47
<b>Total INCOME</b>	<b>\$154,502.06</b>	<b>\$677.11</b>	<b>\$54.08</b>	<b>\$421.84</b>	<b>\$6,631.28</b>	<b>\$207.30</b>	<b>\$1,680.03</b>	<b>(\$5,739.10)</b>	<b>\$203.37</b>	<b>\$241.71</b>	<b>\$174.22</b>	<b>\$387.71</b>	<b>\$159,441.61</b>
<u>TRANSFER BETWEEN FUNDS</u>													
8900 - Transfer to Reserves	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.67)	(\$666.63)	(\$8,000.00)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.67)</b>	<b>(\$666.63)</b>	<b>(\$8,000.00)</b>
<b>Total Income</b>	<b>\$153,835.39</b>	<b>\$10.44</b>	<b>(\$612.59)</b>	<b>(\$244.83)</b>	<b>\$5,964.61</b>	<b>(\$459.37)</b>	<b>\$1,013.36</b>	<b>(\$6,405.77)</b>	<b>(\$463.30)</b>	<b>(\$424.96)</b>	<b>(\$492.45)</b>	<b>(\$278.92)</b>	<b>\$151,441.61</b>
<b>Expense</b>													
<u>ADMINISTRATIVE</u>													
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$269.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$269.69
5300 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$159.27	\$159.27
5400 - Insurance	\$515.50	\$515.50	\$515.50	\$515.50	\$535.92	\$535.92	\$535.92	\$535.92	\$535.92	\$535.92	\$535.92	\$535.92	\$6,349.36
5500 - Legal Fees	\$280.48	\$0.00	\$0.00	\$1,121.90	\$876.48	\$1,131.41	\$365.37	\$0.00	\$606.09	\$4,090.91	\$324.07	\$273.93	\$9,070.64
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$0.00	\$0.00	\$1,480.00	\$0.00	\$35.00	\$0.00	\$0.00	\$1,940.00

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**  
**Income Statement - Operating**  
**1/1/2022 - 12/31/2022**

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	YTD
5600 - Management Fees	\$457.70	\$457.70	\$457.70	\$457.70	\$457.70	\$457.70	\$457.17	\$457.17	\$457.17	\$457.17	\$457.17	\$457.17	\$5,489.22
5650 - Travel/Mileage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$104.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$104.05
5800 - Office Supplies	\$2.96	\$1.34	\$2.96	\$1.08	\$109.66	\$7.53	\$44.94	\$1.35	\$79.74	\$1.35	\$3.23	\$1.89	\$258.03
5810 - Postage	\$75.88	\$6.61	\$3.91	\$5.72	\$25.27	\$57.03	\$72.66	\$3.54	\$45.67	\$2.97	\$5.28	\$2.97	\$307.51
5820 - Printing	\$440.65	\$27.69	\$1.77	\$0.32	\$3.23	\$4.78	\$1.13	\$0.81	\$1.13	\$0.81	\$1.94	\$1.29	\$485.55
5840 - Safe Deposit Box	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00
5900 - Webmaster	\$84.10	\$217.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$301.19
<b>Total ADMINISTRATIVE</b>	<b>\$1,857.27</b>	<b>\$1,225.93</b>	<b>\$1,296.53</b>	<b>\$2,102.22</b>	<b>\$2,433.26</b>	<b>\$2,194.37</b>	<b>\$1,581.24</b>	<b>\$2,478.79</b>	<b>\$1,725.72</b>	<b>\$5,124.13</b>	<b>\$1,327.61</b>	<b>\$1,432.44</b>	<b>\$24,779.51</b>
<b>COMMON AREA</b>													
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	\$1,772.91	\$1,772.91	\$1,772.91	\$21,274.92
6390 - Line Location Services	\$0.00	\$0.00	\$0.00	\$0.00	\$124.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$124.00
6410 - Parks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,682.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,682.81
6500 - Repairs & Maintenance: Water - General	\$521.38	\$561.46	\$440.17	\$4,025.15	\$0.00	\$1,276.50	\$22.80	\$0.00	\$0.00	\$0.00	\$0.00	\$1,060.00	\$7,907.46
6572 - Repairs & Maintenance: Roads	\$0.00	\$19.54	\$0.00	\$0.00	\$0.00	\$0.00	\$89.55	\$0.00	\$41,797.59	\$0.00	\$0.00	\$0.00	\$41,906.68
6590 - Repairs & Maintenance: Water System 1	\$10.00	\$10.66	\$2,541.88	\$10.34	\$19.32	\$10.66	\$1,286.50	\$4,291.90	\$17,588.40	\$20.33	\$0.00	\$10.00	\$25,799.99
6591 - Repairs & Maintenance: Water System 2	\$3,285.70	\$10.67	\$1,153.57	\$2,089.59	\$422.23	(\$1,055.15)	\$10.00	\$9.67	\$11.00	\$20.33	\$0.00	\$10.00	\$5,967.61
6600 - Snow Removal	\$6,000.00	\$0.00	\$0.00	\$8,244.06	\$0.00	\$0.00	\$0.00	\$0.00	\$7,978.13	\$455.75	\$0.00	\$64.31	\$22,742.25
6900 - Water Conservation Fees/Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.23
6950 - Water Sampling	\$1,495.71	\$0.00	\$0.00	\$0.00	\$1,089.38	\$0.00	\$0.00	\$0.00	\$0.00	\$2,064.17	\$0.00	\$0.00	\$4,649.26
<b>Total COMMON AREA</b>	<b>\$13,085.70</b>	<b>\$2,375.24</b>	<b>\$5,908.53</b>	<b>\$16,142.05</b>	<b>\$3,427.84</b>	<b>\$2,004.92</b>	<b>\$5,924.80</b>	<b>\$6,074.48</b>	<b>\$69,148.03</b>	<b>\$4,333.49</b>	<b>\$1,772.91</b>	<b>\$2,917.22</b>	<b>\$133,115.21</b>



**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Operating**

**1/1/2022 - 12/31/2022**

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	YTD
<b><u>TAXES/OTHER EXPENSES</u></b>													
8280 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$10.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
8840 - Taxes - Property	\$0.00	\$0.00	\$398.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$435.57	\$0.00	\$833.95
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$448.38</b>	<b>\$10.00</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$435.57</b>	<b>\$0.00</b>	<b>\$943.95</b>
<b><u>UTILITIES</u></b>													
7700 - Utilities	\$808.22	\$569.51	\$781.39	\$670.00	\$677.68	\$692.54	\$517.50	\$505.97	\$641.27	\$478.82	\$677.32	\$477.97	\$7,498.19
<b>Total UTILITIES</b>	<b>\$808.22</b>	<b>\$569.51</b>	<b>\$781.39</b>	<b>\$670.00</b>	<b>\$677.68</b>	<b>\$692.54</b>	<b>\$517.50</b>	<b>\$505.97</b>	<b>\$641.27</b>	<b>\$478.82</b>	<b>\$677.32</b>	<b>\$477.97</b>	<b>\$7,498.19</b>
<b>Total Expense</b>	<b>\$15,751.19</b>	<b>\$4,170.68</b>	<b>\$8,434.83</b>	<b>\$18,924.27</b>	<b>\$6,588.78</b>	<b>\$4,891.83</b>	<b>\$8,023.54</b>	<b>\$9,059.24</b>	<b>\$71,515.02</b>	<b>\$9,936.44</b>	<b>\$4,213.41</b>	<b>\$4,827.63</b>	<b>\$166,336.86</b>
<b>Operating Net Income</b>	<b>\$138,084.20</b>	<b>(\$4,160.24)</b>	<b>(\$9,047.42)</b>	<b>(\$19,169.10)</b>	<b>(\$624.17)</b>	<b>(\$5,351.20)</b>	<b>(\$7,010.18)</b>	<b>(\$15,465.01)</b>	<b>(\$71,978.32)</b>	<b>(\$10,361.40)</b>	<b>(\$4,705.86)</b>	<b>(\$5,106.55)</b>	<b>(\$14,895.25)</b>

**SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION**

**Income Statement - Reserve**

**1/1/2022 - 12/31/2022**

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	YTD
<b>Reserve Income</b>													
<u>INCOME</u>													
4610 - Interest Income - Reserve	\$16.31	\$14.81	\$16.48	\$13.88	\$13.05	\$14.14	\$17.63	\$17.76	\$17.29	\$15.06	\$7.60	\$5.57	\$169.58
<u>Total INCOME</u>	\$16.31	\$14.81	\$16.48	\$13.88	\$13.05	\$14.14	\$17.63	\$17.76	\$17.29	\$15.06	\$7.60	\$5.57	\$169.58
<u>TRANSFER BETWEEN FUNDS</u>													
9000 - Transfer From Operating	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.63	\$8,000.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.63	\$8,000.00
<i>Total Reserve Income</i>	\$682.98	\$681.48	\$683.15	\$680.55	\$679.72	\$680.81	\$684.30	\$684.43	\$683.96	\$681.73	\$674.27	\$672.20	\$8,169.58
<b>Reserve Expense</b>													
<u>COMMON AREA</u>													
9150 - Water System Repair & Maintenance - Reserves	\$0.00	\$0.00	\$7,908.98	\$20,381.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,364.78	\$0.00	\$0.00	\$56,655.20
9600 - Road Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,865.94	\$0.00	\$0.00	\$0.00	\$35,865.94
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$7,908.98	\$20,381.44	\$0.00	\$0.00	\$0.00	\$0.00	\$35,865.94	\$28,364.78	\$0.00	\$0.00	\$92,521.14
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$7,908.98	\$20,381.44	\$0.00	\$0.00	\$0.00	\$0.00	\$35,865.94	\$28,364.78	\$0.00	\$0.00	\$92,521.14
 Reserve Net Income	 \$682.98	 \$681.48	 (\$7,225.83)	 (\$19,700.89)	 \$679.72	 \$680.81	 \$684.30	 \$684.43	 (\$35,181.98)	 (\$27,683.05)	 \$674.27	 \$672.20	 (\$84,351.56)