

Sierra Los Pinos Property Owners Association

Financial Statement Period Ending: December 31, 2024



HOAMCO

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: nburgess@hoamco.com
505-888-4479 ext. 2115

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

12/31/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking - 6579	\$107,831.60		\$107,831.60
1012 - Alliance Operating ICS - 1792	\$95,213.05		\$95,213.05
1050 - Alliance Reserve MM - 6923		\$83,397.84	\$83,397.84
1052 - Alliance Reserve MM Special Assessment - 8301		\$39,662.27	\$39,662.27
Total CASH	<u>\$203,044.65</u>	<u>\$123,060.11</u>	<u>\$326,104.76</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$11,045.00		\$11,045.00
1210 - A/R Special Assessments		\$6,863.54	\$6,863.54
1240 - A/R Late Fees/Interest	\$5,926.56		\$5,926.56
1250 - A/R NSF/Collection Notice Fees	\$135.00		\$135.00
1280 - A/R Other	\$620.00		\$620.00
Total ACCOUNTS RECEIVABLE	<u>\$17,726.56</u>	<u>\$6,863.54</u>	<u>\$24,590.10</u>
OTHER ASSETS			
1600 - Prepaid Expense	\$15.03		\$15.03
1610 - Prepaid Insurance	\$2,022.76		\$2,022.76
Total OTHER ASSETS	<u>\$2,037.79</u>	<u>\$0.00</u>	<u>\$2,037.79</u>
FIXED ASSETS			
1800 - Equipment	\$15,615.18		\$15,615.18
Total FIXED ASSETS	<u>\$15,615.18</u>		<u>\$15,615.18</u>
Assets Total	<u>\$238,424.18</u>	<u>\$129,923.65</u>	<u>\$368,347.83</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Balance Sheet

12/31/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$34,914.93		\$34,914.93
2200 - Accounts Payable	\$100.19		\$100.19
2250 - Accrued Expenses	\$1,588.56		\$1,588.56
Total LIABILITIES	<u>\$36,603.68</u>	<u>\$0.00</u>	<u>\$36,603.68</u>
EQUITY			
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>
Net Income	<u>\$101,682.34</u>	<u>\$62,242.30</u>	<u>\$163,924.64</u>
Liabilities and Equity Total	<u>\$238,424.18</u>	<u>\$129,923.65</u>	<u>\$368,347.83</u>

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
12/1/2024 - 12/31/2024

Accounts	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$15,647.00	\$15,647.00	\$0.00	\$187,764.00	\$187,764.00	\$0.00	\$187,764.00	\$0.00
4101 - New Membership Application Dues	\$50.00	\$0.00	\$50.00	\$225.00	\$0.00	\$225.00	\$0.00	(\$225.00)
4310 - Assessment Interest	\$282.45	\$0.00	\$282.45	\$3,637.18	\$0.00	\$3,637.18	\$0.00	(\$3,637.18)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$555.00	\$0.00	\$555.00	\$0.00	(\$555.00)
4600 - Interest Income	\$21.99	\$0.00	\$21.99	\$217.98	\$0.00	\$217.98	\$0.00	(\$217.98)
Total INCOME	\$16,001.44	\$15,647.00	\$354.44	\$192,399.16	\$187,764.00	\$4,635.16	\$187,764.00	(\$4,635.16)
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	(\$685.37)	(\$685.37)	\$0.00	(\$8,224.00)	(\$8,224.00)	\$0.00	(\$8,224.00)	\$0.00
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
Total TRANSFER BETWEEN FUNDS	(\$685.37)	(\$685.37)	\$0.00	(\$15,524.00)	(\$8,224.00)	(\$7,300.00)	(\$8,224.00)	\$7,300.00
Total Income	\$15,316.07	\$14,961.63	\$354.44	\$176,875.16	\$179,540.00	(\$2,664.84)	\$179,540.00	\$2,664.84
Expense								
<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	\$360.00	\$360.00	\$360.00	\$360.00
5400 - Insurance	\$505.69	\$591.63	\$85.94	\$6,360.32	\$7,100.00	\$739.68	\$7,100.00	\$739.68
5500 - Legal Fees	\$0.00	\$416.63	\$416.63	\$2,723.26	\$5,000.00	\$2,276.74	\$5,000.00	\$2,276.74
5530 - Lien/Collection Costs	\$0.00	\$33.37	\$33.37	\$490.00	\$400.00	(\$90.00)	\$400.00	(\$90.00)
5600 - Management Fees	\$479.47	\$483.37	\$3.90	\$5,753.64	\$5,800.00	\$46.36	\$5,800.00	\$46.36
5650 - Travel/Mileage	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
5800 - Office Supplies	\$298.31	\$283.37	(\$14.94)	\$2,891.55	\$3,400.00	\$508.45	\$3,400.00	\$508.45
5840 - Safe Deposit Box	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
5900 - Internet/Website	\$15.03	\$166.63	\$151.60	\$977.70	\$2,000.00	\$1,022.30	\$2,000.00	\$1,022.30
Total ADMINISTRATIVE	\$1,298.50	\$2,046.63	\$748.13	\$19,537.44	\$25,605.00	\$6,067.56	\$25,605.00	\$6,067.56

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Operating
12/1/2024 - 12/31/2024

Accounts	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
COMMON AREA								
6310 - Landscape Supplies/Labor	\$115.02	\$0.00	(\$115.02)	\$115.02	\$0.00	(\$115.02)	\$0.00	(\$115.02)
6410 - Parks	\$0.00	\$16.63	\$16.63	\$25.42	\$200.00	\$174.58	\$200.00	\$174.58
6572 - Repairs & Maintenance: Roads	\$4,547.53	\$2,500.00	(\$2,047.53)	\$11,198.38	\$30,000.00	\$18,801.62	\$30,000.00	\$18,801.62
6600 - Snow Removal	\$0.00	\$2,833.35	\$2,833.35	\$16,803.70	\$17,000.00	\$196.30	\$17,000.00	\$196.30
<u>Total COMMON AREA</u>	\$4,662.55	\$5,349.98	\$687.43	\$28,142.52	\$47,200.00	\$19,057.48	\$47,200.00	\$19,057.48
TAXES/OTHER EXPENSES								
8280 - Annual Corporate & BOI Reporting	\$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	\$406.08	\$590.00	\$183.92	\$590.00	\$183.92
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$100.00	\$50.00	\$100.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$0.00	\$0.00	\$519.89	\$750.00	\$230.11	\$750.00	\$230.11
WATER & WASTE WATER								
6060 - Certified Water Operator	\$0.00	\$1,666.63	\$1,666.63	\$0.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
6061 - Water System Reports	\$0.00	\$583.37	\$583.37	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00
6390 - Service Fees	\$100.19	\$250.00	\$149.81	\$5,829.62	\$3,000.00	(\$2,829.62)	\$3,000.00	(\$2,829.62)
6500 - Repairs & Maintenance: Water - General	\$20.00	\$5,207.12	\$5,187.12	\$10,143.85	\$62,485.00	\$52,341.15	\$62,485.00	\$52,341.15
6900 - Water Conservation Fees/Taxes	\$0.00	\$0.00	\$0.00	\$228.55	\$500.00	\$271.45	\$500.00	\$271.45
6950 - Water Sampling	\$272.00	\$375.00	\$103.00	\$3,733.19	\$4,500.00	\$766.81	\$4,500.00	\$766.81
7700 - Utilities	\$752.56	\$708.37	(\$44.19)	\$7,057.76	\$8,500.00	\$1,442.24	\$8,500.00	\$1,442.24
<u>Total WATER & WASTE WATER</u>	\$1,144.75	\$8,790.49	\$7,645.74	\$26,992.97	\$105,985.00	\$78,992.03	\$105,985.00	\$78,992.03
Total Expense	\$7,105.80	\$16,187.10	\$9,081.30	\$75,192.82	\$179,540.00	\$104,347.18	\$179,540.00	\$104,347.18
Operating Net Income	\$8,210.27	(\$1,225.47)	\$9,435.74	\$101,682.34	\$0.00	\$101,682.34	\$0.00	(\$101,682.34)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
12/1/2024 - 12/31/2024

Accounts	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$22.48	\$0.00	\$22.48	\$218.30	\$0.00	\$218.30	\$0.00	(\$218.30)
Total INCOME	\$22.48	\$0.00	\$22.48	\$218.30	\$0.00	\$218.30	\$0.00	(\$218.30)
<u>RESERVE INCOME</u>								
4130 - Special Assessment	\$0.00	\$0.00	\$0.00	\$46,500.00	\$0.00	\$46,500.00	\$0.00	(\$46,500.00)
Total RESERVE INCOME	\$0.00	\$0.00	\$0.00	\$46,500.00	\$0.00	\$46,500.00	\$0.00	(\$46,500.00)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$685.37	\$685.37	\$0.00	\$8,224.00	\$8,224.00	\$0.00	\$8,224.00	\$0.00
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)
Total TRANSFER BETWEEN FUNDS	\$685.37	\$685.37	\$0.00	\$15,524.00	\$8,224.00	\$7,300.00	\$8,224.00	(\$7,300.00)
Total Reserve Income	\$707.85	\$685.37	\$22.48	\$62,242.30	\$8,224.00	\$54,018.30	\$8,224.00	(\$54,018.30)
Reserve Net Income	\$707.85	\$685.37	\$22.48	\$62,242.30	\$8,224.00	\$54,018.30	\$8,224.00	(\$54,018.30)

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	YTD
5820 - Printing	\$431.51	\$1.72	\$1.08	\$12.27	\$0.86	(\$447.44)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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 - Internet/Website	\$0.00	\$44.10	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$823.47	\$17.03	\$8.00	\$30.07	\$15.03	\$977.70
<u>Total ADMINISTRATIVE</u>	\$1,740.41	\$1,406.64	\$1,615.71	\$1,427.53	\$1,646.34	\$4,035.91	\$994.48	\$2,165.42	\$1,090.46	\$1,097.88	\$1,018.16	\$1,298.50	\$19,537.44
<u>COMMON AREA</u>													
6310 - Landscape Supplies/Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.02	\$115.02
6410 - Parks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.42
6572 - Repairs & Maintenance: Roads	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$587.47	\$0.00	\$0.00	\$6,063.38	\$4,547.53	\$11,198.38
6600 - Snow Removal	\$0.00	\$0.00	\$0.00	\$7,978.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,825.57	\$0.00	\$16,803.70
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$7,978.13	\$0.00	\$25.42	\$0.00	\$587.47	\$0.00	\$0.00	\$14,888.95	\$4,662.55	\$28,142.52
<u>TAXES/OTHER EXPENSES</u>													
8280 - Annual Corporate & BOI Reporting	\$0.00	\$10.00	\$53.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$63.81
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$406.08	\$0.00	\$406.08
8850 - Taxes - State	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$406.08	\$0.00	\$519.89

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	YTD
<u>WATER & WASTE WATER</u>													
6390 - Service Fees	\$219.00	\$0.00	\$0.00	\$5,410.43	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.19	\$5,829.62
6500 - Repairs & Maintenance: Water - General	\$0.00	\$45.67	\$34.33	\$2,670.00	\$894.60	\$484.55	\$5,501.55	\$20.00	\$20.00	\$0.00	\$453.15	\$20.00	\$10,143.85
6900 - Water Conservation Fees/Taxes	\$119.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$109.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$228.55
6950 - Water Sampling	\$323.72	\$272.00	\$272.00	\$310.75	\$272.00	\$272.00	\$272.00	\$272.00	\$650.72	\$272.00	\$272.00	\$272.00	\$3,733.19
7700 - Utilities	\$625.41	\$639.85	\$579.24	\$509.22	\$702.11	\$630.44	\$576.51	\$485.51	\$511.73	\$576.51	\$468.67	\$752.56	\$7,057.76
<u>Total WATER & WASTE WATER</u>	\$1,287.42	\$957.52	\$885.57	\$8,900.40	\$1,868.71	\$1,386.99	\$6,459.32	\$877.51	\$1,182.45	\$848.51	\$1,193.82	\$1,144.75	\$26,992.97
<i>Total Expense</i>	\$3,027.83	\$2,424.16	\$2,555.09	\$18,306.06	\$3,515.05	\$5,448.32	\$7,453.80	\$3,630.40	\$2,272.91	\$1,946.39	\$17,507.01	\$7,105.80	\$75,192.82
Operating Net Income	\$12,305.12	\$12,569.20	\$12,559.90	(\$9,452.68)	\$11,959.16	\$9,929.61	\$7,937.15	\$11,353.78	\$13,037.15	\$13,480.66	(\$2,206.98)	\$8,210.27	\$101,682.34

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	YTD
Reserve Income													
<u>INCOME</u>													
4610 - Interest Income - Reserve	\$14.35	\$13.55	\$14.65	\$15.35	\$16.48	\$16.10	\$19.92	\$20.91	\$20.84	\$21.99	\$21.68	\$22.48	\$218.30
<u>Total INCOME</u>	\$14.35	\$13.55	\$14.65	\$15.35	\$16.48	\$16.10	\$19.92	\$20.91	\$20.84	\$21.99	\$21.68	\$22.48	\$218.30
<u>RESERVE INCOME</u>													
4130 - Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,500.00
<u>Total RESERVE INCOME</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,500.00
<u>TRANSFER BETWEEN FUNDS</u>													
9000 - Transfer From Operating	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.37	\$8,224.00
9001 - Add'l Transfer From Operating	\$0.00	\$0.00	\$0.00	\$7,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$685.33	\$685.33	\$685.33	\$685.33	\$685.33	\$685.37	\$15,524.00
<i>Total Reserve Income</i>	\$699.68	\$698.88	\$699.98	\$8,000.68	\$701.81	\$47,201.43	\$705.25	\$706.24	\$706.17	\$707.32	\$707.01	\$707.85	\$62,242.30
Reserve Expense													
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	 \$705.25	 \$706.24	 \$706.17	 \$707.32	 \$707.01	 \$707.85	 \$62,242.30