

Tierra de Zia Master Condominium Association

Financial Statement Period Ending: December 31, 2020



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

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TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION

Balance Sheet

12/31/2020

	Operating	Reserve	Total
Assets			
CASH			
1001 - Enterprise Operating Checking	\$9,644.18		\$9,644.18
1010 - Alliance Operating Checking - 275	\$50,042.61		\$50,042.61
1050 - Alliance Reserve Money Market - 322		\$248,235.05	\$248,235.05
Total CASH	<u>\$59,686.79</u>	<u>\$248,235.05</u>	<u>\$307,921.84</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$43,964.30		\$43,964.30
1210 - A/R Special Assessments	\$10,895.34		\$10,895.34
1230 - A/R Fines	\$1,895.00		\$1,895.00
1240 - A/R Late Fees/Interest	\$1,717.67		\$1,717.67
1250 - A/R Collection Fees	\$2,115.47		\$2,115.47
1280 - A/R Other	\$507.18		\$507.18
1290 - Allowance For Doubtful Accts	(\$17,571.24)		(\$17,571.24)
Total ACCOUNTS RECEIVABLE	<u>\$43,523.72</u>		<u>\$43,523.72</u>
OTHER ASSETS			
1600 - Prepaid Expense	\$207.78		\$207.78
Total OTHER ASSETS	<u>\$207.78</u>		<u>\$207.78</u>
FIXED ASSETS			
1800 - Computer Equipment	\$2,395.75		\$2,395.75
1801 - Furniture & Equipment	\$32,203.88		\$32,203.88
1890 - Accumulated Depreciation	(\$18,339.26)		(\$18,339.26)
Total FIXED ASSETS	<u>\$16,260.37</u>		<u>\$16,260.37</u>
Assets Total	<u>\$119,678.66</u>	<u>\$248,235.05</u>	<u>\$367,913.71</u>

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION

Balance Sheet

12/31/2020

Liabilities & Equity	Operating	Reserve	Total
LIABILITIES	Operating	Reserve	Total
2100 - Prepaid Owner Assessments	\$13,596.28		\$13,596.28
2110 - Transmitter Refundable Deposits	\$3,576.50		\$3,576.50
2200 - Accounts Payable	\$5,140.19		\$5,140.19
2250 - Accrued Expenses	\$500.00		\$500.00
Total LIABILITIES	<u>\$22,812.97</u>	<u>\$0.00</u>	<u>\$22,812.97</u>
EQUITY			
3200 - Operating Equity	\$99,203.87		\$99,203.87
3500 - Reserve Equity		\$200,917.37	\$200,917.37
Total EQUITY	<u>\$99,203.87</u>	<u>\$200,917.37</u>	<u>\$300,121.24</u>
Net Income	<u>(\$2,338.18)</u>	<u>\$47,317.68</u>	<u>\$44,979.50</u>
Liabilities and Equity Total	<u>\$119,678.66</u>	<u>\$248,235.05</u>	<u>\$367,913.71</u>

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION
INCOME STATEMENT - Operating
12/1/2020 - 12/31/2020

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$27,242.97	\$27,243.37	(\$0.40)	\$326,916.36	\$326,920.00	(\$3.64)	\$326,920.00	\$3.64
4130 - Special Assessment	\$17,640.00	\$1,470.00	\$16,170.00	\$20,700.00	\$17,640.00	\$3,060.00	\$17,640.00	(\$3,060.00)
4310 - Assessment Interest	\$187.69	\$0.00	\$187.69	\$1,215.47	\$0.00	\$1,215.47	\$0.00	(\$1,215.47)
4330 - Late Fees	\$0.00	\$83.37	(\$83.37)	(\$0.77)	\$1,000.00	(\$1,000.77)	\$1,000.00	\$1,000.77
4340 - Laundry Income	\$581.45	\$1,000.00	(\$418.55)	\$10,659.45	\$12,000.00	(\$1,340.55)	\$12,000.00	\$1,340.55
4350 - Lien/Collection Fees	\$685.00	\$0.00	\$685.00	\$3,325.00	\$0.00	\$3,325.00	\$0.00	(\$3,325.00)
4520 - HOA Transfer Fee	\$0.00	\$0.00	\$0.00	\$999.50	\$0.00	\$999.50	\$0.00	(\$999.50)
4550 - Gate Remotes	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	(\$50.00)
4560 - Parking Permits	\$140.00	\$0.00	\$140.00	\$600.00	\$0.00	\$600.00	\$0.00	(\$600.00)
4575 - Community Room Rental Income	\$0.00	\$8.37	(\$8.37)	\$0.00	\$100.00	(\$100.00)	\$100.00	\$100.00
4600 - Interest Income	\$2.29	\$150.00	(\$147.71)	\$24.21	\$1,800.00	(\$1,775.79)	\$1,800.00	\$1,775.79
4800 - Violation Fines	\$950.00	\$0.00	\$950.00	\$2,170.00	\$0.00	\$2,170.00	\$0.00	(\$2,170.00)
4900 - Other Income	(\$0.10)	\$967.75	(\$967.85)	\$1,709.90	\$11,613.00	(\$9,903.10)	\$11,613.00	\$9,903.10
Total INCOME	\$47,429.30	\$30,922.86	\$16,506.44	\$368,369.12	\$371,073.00	(\$2,703.88)	\$371,073.00	\$2,703.88
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	(\$7,678.37)	(\$7,678.37)	\$0.00	(\$120,879.86)	(\$92,140.00)	(\$28,739.86)	(\$92,140.00)	\$28,739.86
Total TRANSFER BETWEEN FUNDS	(\$7,678.37)	(\$7,678.37)	\$0.00	(\$120,879.86)	(\$92,140.00)	(\$28,739.86)	(\$92,140.00)	\$28,739.86
Total Income	\$39,750.93	\$23,244.49	\$16,506.44	\$247,489.26	\$278,933.00	(\$31,443.74)	\$278,933.00	\$31,443.74
Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$500.00	\$500.00	\$269.69	\$6,000.00	\$5,730.31	\$6,000.00	\$5,730.31
5200 - Bad Debt	\$2,500.00	\$0.00	(\$2,500.00)	\$17,571.24	\$0.00	(\$17,571.24)	\$0.00	(\$17,571.24)
5250 - Bank Charges	\$16.93	\$25.00	\$8.07	\$302.66	\$300.00	(\$2.66)	\$300.00	(\$2.66)
5300 - Dues & Subscriptions	\$11.99	\$0.00	(\$11.99)	\$253.08	\$0.00	(\$253.08)	\$0.00	(\$253.08)
5400 - Insurance	\$2,086.75	\$2,416.63	\$329.88	\$21,340.25	\$29,000.00	\$7,659.75	\$29,000.00	\$7,659.75

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION
INCOME STATEMENT - Operating
12/1/2020 - 12/31/2020

12/1/2020 - 12/31/2020

1/1/2020 - 12/31/2020

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
5500 - Legal Fees	\$8,352.93	\$250.00	(\$8,102.93)	\$8,840.90	\$3,000.00	(\$5,840.90)	\$3,000.00	(\$5,840.90)
5520 - Licenses/Permits	\$0.00	\$8.37	\$8.37	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00
5530 - Lien/Collection Costs	\$415.00	\$16.63	(\$398.37)	\$2,730.00	\$200.00	(\$2,530.00)	\$200.00	(\$2,530.00)
5600 - Management Fees	\$426.11	\$0.00	(\$426.11)	\$11,337.01	\$0.00	(\$11,337.01)	\$0.00	(\$11,337.01)
5610 - Property Management	\$4,904.63	\$2,916.63	(\$1,988.00)	\$22,596.91	\$35,000.00	\$12,403.09	\$35,000.00	\$12,403.09
5650 - Meetings	\$0.00	\$125.00	\$125.00	\$954.95	\$1,500.00	\$545.05	\$1,500.00	\$545.05
5800 - Office Supplies	\$241.01	\$50.00	(\$191.01)	\$1,279.36	\$600.00	(\$679.36)	\$600.00	(\$679.36)
5805 - Office Supplies - Computer Software	\$0.00	\$8.37	\$8.37	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00
5810 - Postage	\$18.55	\$25.00	\$6.45	\$489.30	\$300.00	(\$189.30)	\$300.00	(\$189.30)
5820 - Printing	\$6.96	\$25.00	\$18.04	\$603.82	\$300.00	(\$303.82)	\$300.00	(\$303.82)
5870 - Staff Gifts - Operational	\$0.00	\$125.00	\$125.00	\$759.06	\$1,500.00	\$740.94	\$1,500.00	\$740.94
5900 - Website	\$25.00	\$8.37	(\$16.63)	\$197.88	\$100.00	(\$97.88)	\$100.00	(\$97.88)
5950 - Miscellaneous Admin	\$0.00	\$0.00	\$0.00	\$585.15	\$0.00	(\$585.15)	\$0.00	(\$585.15)
Total ADMINISTRATIVE	\$19,005.86	\$6,500.00	(\$12,505.86)	\$90,111.26	\$78,000.00	(\$12,111.26)	\$78,000.00	(\$12,111.26)
COMMON AREA								
5270 - Clubhouse Supplies	\$0.00	\$66.63	\$66.63	\$629.62	\$800.00	\$170.38	\$800.00	\$170.38
6100 - Gate Maintenance	\$0.00	\$0.00	\$0.00	\$1,243.13	\$0.00	(\$1,243.13)	\$0.00	(\$1,243.13)
6155 - Gate Transmitters	\$0.00	\$0.00	\$0.00	\$200.50	\$0.00	(\$200.50)	\$0.00	(\$200.50)
6200 - Janitorial/Cleaning Services	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00	\$300.00	\$300.00	\$300.00
6350 - Locksmith	\$0.00	\$41.63	\$41.63	\$577.92	\$500.00	(\$77.92)	\$500.00	(\$77.92)
6450 - Pool Maintenance	\$0.00	\$333.37	\$333.37	\$2,999.40	\$4,000.00	\$1,000.60	\$4,000.00	\$1,000.60
6455 - Pool Repairs	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
6460 - Pool Supplies	\$0.00	\$33.37	\$33.37	\$0.00	\$400.00	\$400.00	\$400.00	\$400.00
6500 - Repairs & Maintenance	\$6,587.57	\$7,346.63	\$759.06	\$98,819.94	\$88,160.00	(\$10,659.94)	\$88,160.00	(\$10,659.94)
6510 - Repairs & Maintenance: Bridge	\$0.00	\$250.00	\$250.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
6511 - Repairs & Maintenance: Electrical	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
6512 - Repairs & Maintenance: Chimneys	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
6520 - Repairs & Maintenance: Fence/Railroad Ties	\$0.00	\$41.63	\$41.63	\$107.26	\$500.00	\$392.74	\$500.00	\$392.74
6540 - Repairs & Maintenance: Laundry Equipment	\$27.87	\$250.00	\$222.13	\$1,096.77	\$3,000.00	\$1,903.23	\$3,000.00	\$1,903.23
6565 - Repairs & Maintenance: Painting	\$0.00	\$0.00	\$0.00	\$2,335.72	\$0.00	(\$2,335.72)	\$0.00	(\$2,335.72)

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION
INCOME STATEMENT - Operating
12/1/2020 - 12/31/2020

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$250.00	\$250.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
6571 - Repairs & Maintenance: Pond	\$0.00	\$291.63	\$291.63	\$1,576.02	\$3,500.00	\$1,923.98	\$3,500.00	\$1,923.98
6574 - Repairs & Maintenance: Security Gate/System Maint.	\$0.00	\$416.63	\$416.63	\$981.80	\$5,000.00	\$4,018.20	\$5,000.00	\$4,018.20
6585 - Repairs & Maintenance: Swamp Coolers	\$0.00	\$833.37	\$833.37	\$1,110.56	\$10,000.00	\$8,889.44	\$10,000.00	\$8,889.44
6600 - Snow Removal	\$0.00	\$250.00	\$250.00	\$525.00	\$1,000.00	\$475.00	\$1,000.00	\$475.00
6680 - Supplies	\$548.52	\$1,000.00	\$451.48	\$1,763.15	\$12,000.00	\$10,236.85	\$12,000.00	\$10,236.85
Total COMMON AREA	\$7,163.96	\$12,721.52	\$5,557.56	\$113,966.79	\$150,660.00	\$36,693.21	\$150,660.00	\$36,693.21
TAXES/OTHER EXPENSES								
8200 - Community Patrol	\$780.75	\$800.00	\$19.25	\$8,588.25	\$9,600.00	\$1,011.75	\$9,600.00	\$1,011.75
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	(\$70.00)	\$0.00	(\$70.00)
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	(\$125.00)	\$0.00	(\$125.00)
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$792.07	\$50.00	(\$742.07)	\$50.00	(\$742.07)
Total TAXES/OTHER EXPENSES	\$780.75	\$800.00	\$19.25	\$9,575.32	\$9,650.00	\$74.68	\$9,650.00	\$74.68
UTILITIES								
7100 - Electricity	\$974.30	\$833.37	(\$140.93)	\$9,690.15	\$10,000.00	\$309.85	\$10,000.00	\$309.85
7110 - Electricity Common Area	\$0.00	\$0.00	\$0.00	\$129.19	\$0.00	(\$129.19)	\$0.00	(\$129.19)
7300 - Gas	\$0.00	\$458.37	\$458.37	\$1,915.41	\$5,500.00	\$3,584.59	\$5,500.00	\$3,584.59
7500 - Telephone	\$392.12	\$375.00	(\$17.12)	\$3,966.51	\$4,500.00	\$533.49	\$4,500.00	\$533.49
7510 - Telephone - Gates	\$0.00	\$0.00	\$0.00	\$204.44	\$0.00	(\$204.44)	\$0.00	(\$204.44)
7550 - Trash/Sanitation	\$1,233.72	\$1,208.37	(\$25.35)	\$11,316.98	\$14,500.00	\$3,183.02	\$14,500.00	\$3,183.02
7900 - Water/Sewer	\$547.67	\$270.87	(\$276.80)	\$8,951.39	\$3,250.00	(\$5,701.39)	\$3,250.00	(\$5,701.39)
Total UTILITIES	\$3,147.81	\$3,145.98	(\$1.83)	\$36,174.07	\$37,750.00	\$1,575.93	\$37,750.00	\$1,575.93
Total Expense	\$30,098.38	\$23,167.50	(\$6,930.88)	\$249,827.44	\$276,060.00	\$26,232.56	\$276,060.00	\$26,232.56
Operating Net Income	\$9,652.55	\$76.99	\$9,575.56	(\$2,338.18)	\$2,873.00	(\$5,211.18)	\$2,873.00	\$5,211.18

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION
INCOME STATEMENT - Reserve
12/1/2020 - 12/31/2020

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$30.84	\$0.00	\$30.84	\$604.89	\$0.00	\$604.89	\$0.00	(\$604.89)
Total INCOME	\$30.84	\$0.00	\$30.84	\$604.89	\$0.00	\$604.89	\$0.00	(\$604.89)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$7,678.37	\$7,678.37	\$0.00	\$120,879.86	\$92,140.00	\$28,739.86	\$92,140.00	(\$28,739.86)
Total TRANSFER BETWEEN FUNDS	\$7,678.37	\$7,678.37	\$0.00	\$120,879.86	\$92,140.00	\$28,739.86	\$92,140.00	(\$28,739.86)
Total Reserve Income	\$7,709.21	\$7,678.37	\$30.84	\$121,484.75	\$92,140.00	\$29,344.75	\$92,140.00	(\$29,344.75)
Reserve Expense								
<u>COMMON AREA</u>								
9400 - Painting - Reserves	\$0.00	\$3,750.00	\$3,750.00	\$41,927.41	\$45,000.00	\$3,072.59	\$45,000.00	\$3,072.59
9450 - Pool Repair - Reserves	\$0.00	\$2,250.00	\$2,250.00	\$30,504.55	\$27,000.00	(\$3,504.55)	\$27,000.00	(\$3,504.55)
9550 - Stucco - Parapets - Reserves	\$0.00	\$83.37	\$83.37	\$674.25	\$1,000.00	\$325.75	\$1,000.00	\$325.75
9600 - Street Repair - Reserves	\$0.00	\$1,470.00	\$1,470.00	\$0.00	\$17,640.00	\$17,640.00	\$17,640.00	\$17,640.00
9650 - Bridge Repair - Reserve	\$0.00	\$125.00	\$125.00	\$1,060.86	\$1,500.00	\$439.14	\$1,500.00	\$439.14
Total COMMON AREA	\$0.00	\$7,678.37	\$7,678.37	\$74,167.07	\$92,140.00	\$17,972.93	\$92,140.00	\$17,972.93
Total Reserve Expense	\$0.00	\$7,678.37	\$7,678.37	\$74,167.07	\$92,140.00	\$17,972.93	\$92,140.00	\$17,972.93
Reserve Net Income	\$7,709.21	\$0.00	\$7,709.21	\$47,317.68	\$0.00	\$47,317.68	\$0.00	(\$47,317.68)

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION

Income Statement - Operating

1/1/2020 - 12/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	YTD
Income													
<u>INCOME</u>													
4100 - Homeowner Assessments	\$11,251.77	\$43,234.89	\$27,242.97	\$27,242.97	\$27,242.97	\$27,242.97	\$27,242.97	\$27,242.97	\$27,242.97	\$27,242.97	\$27,242.97	\$27,242.97	\$326,916.36
4130 - Special Assessment	\$0.00	\$2,940.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,640.00	\$20,700.00
4310 - Assessment Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$207.76	\$204.09	\$127.94	\$126.80	\$202.28	\$158.91	\$187.69	\$1,215.47
4330 - Late Fees	(\$17.77)	(\$3.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.77)
4340 - Laundry Income	\$1,294.25	\$35.19	\$1,419.72	\$1,306.64	\$1,102.57	\$70.65	\$1,765.28	\$499.43	\$1,081.90	\$856.92	\$645.45	\$581.45	\$10,659.45
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$215.00	\$0.00	\$45.00	\$550.00	\$1,005.00	\$330.00	\$240.00	\$390.00	(\$135.00)	\$685.00	\$3,325.00
4500 - Capital Contribution	\$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
4520 - HOA Transfer Fee	\$200.00	\$600.00	\$199.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$999.50
4550 - Gate Remotes	\$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
4560 - Parking Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$140.00	\$140.00	\$140.00	\$140.00	\$600.00
4600 - Interest Income	\$0.14	\$0.84	\$2.96	\$1.91	\$2.14	\$2.52	\$2.29	\$2.30	\$2.23	\$2.43	\$2.16	\$2.29	\$24.21
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$1,060.00	\$50.00	\$35.00	\$0.00	\$0.00	\$950.00	\$2,170.00
4900 - Other Income	\$0.00	\$120.00	\$550.00	\$0.00	\$185.00	\$175.00	\$235.00	\$250.00	\$50.00	\$80.00	\$65.00	(\$0.10)	\$1,709.90
<u>Total INCOME</u>	<u>\$12,728.39</u>	<u>\$46,977.92</u>	<u>\$29,750.15</u>	<u>\$28,551.52</u>	<u>\$28,577.68</u>	<u>\$28,323.90</u>	<u>\$31,534.63</u>	<u>\$28,542.64</u>	<u>\$28,918.90</u>	<u>\$28,914.60</u>	<u>\$28,119.49</u>	<u>\$47,429.30</u>	<u>\$368,369.12</u>
<u>TRANSFER BETWEEN FUNDS</u>													
8900 - Transfer to Reserves	\$0.00	(\$41,404.08)	(\$7,673.08)	(\$7,678.33)	(\$7,678.33)	(\$10,376.02)	(\$7,678.33)	(\$7,678.33)	(\$7,678.33)	(\$7,678.33)	(\$7,678.33)	(\$7,678.37)	(\$120,879.86)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$0.00</u>	<u>(\$41,404.08)</u>	<u>(\$7,673.08)</u>	<u>(\$7,678.33)</u>	<u>(\$7,678.33)</u>	<u>(\$10,376.02)</u>	<u>(\$7,678.33)</u>	<u>(\$7,678.33)</u>	<u>(\$7,678.33)</u>	<u>(\$7,678.33)</u>	<u>(\$7,678.33)</u>	<u>(\$7,678.37)</u>	<u>(\$120,879.86)</u>
<i>Total Income</i>	\$12,728.39	\$5,573.84	\$22,077.07	\$20,873.19	\$20,899.35	\$17,947.88	\$23,856.30	\$20,864.31	\$21,240.57	\$21,236.27	\$20,441.16	\$39,750.93	\$247,489.26

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION

Income Statement - Operating

1/1/2020 - 12/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	YTD
Expense													
<u>ADMINISTRATIVE</u>													
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$269.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$269.69
5200 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$1,233.56	\$1,337.68	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$17,571.24
5250 - Bank Charges	\$0.00	\$22.60	\$40.00	\$0.00	\$87.69	\$61.96	\$19.33	\$0.00	\$0.00	\$38.52	\$15.63	\$16.93	\$302.66
5300 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$11.99	\$0.00	\$11.99	\$0.00	\$181.14	\$11.99	\$23.98	\$11.99	\$253.08
5400 - Insurance	\$0.00	\$0.00	\$3,761.00	\$1,886.50	\$1,886.50	\$1,886.50	\$1,886.50	\$1,886.50	\$1,886.50	\$2,086.75	\$2,086.75	\$2,086.75	\$21,340.25
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$487.97	\$0.00	\$0.00	\$8,352.93	\$8,840.90
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$175.00	\$0.00	\$20.00	\$550.00	\$545.00	\$947.00	(\$437.00)	\$100.00	\$415.00	\$415.00	\$2,730.00
5600 - Management Fees	\$3,784.26	\$2,278.33	\$678.33	\$428.33	\$1,178.33	\$428.33	\$428.33	\$428.33	\$426.11	\$426.11	\$426.11	\$426.11	\$11,337.01
5610 - Property Management	\$0.00	\$1,152.15	\$1,613.01	\$1,396.13	\$1,440.00	\$630.00	\$1,228.50	\$2,965.59	\$1,219.92	\$3,052.33	\$2,994.65	\$4,904.63	\$22,596.91
5650 - Meetings	\$78.27	\$94.80	\$60.59	\$0.00	\$229.94	\$78.38	\$50.97	\$0.00	\$88.81	\$50.97	\$222.22	\$0.00	\$954.95
5800 - Office Supplies	\$309.13	\$295.82	\$50.62	\$13.48	(\$36.16)	\$62.57	\$130.30	\$20.80	\$102.69	\$18.33	\$70.77	\$241.01	\$1,279.36
5810 - Postage	\$82.85	\$55.00	\$66.70	\$88.20	\$4.65	\$23.85	\$80.40	\$13.50	\$22.50	\$9.30	\$23.80	\$18.55	\$489.30
5820 - Printing	\$0.00	\$0.00	\$49.12	\$404.04	\$49.16	\$3.25	\$28.14	\$7.48	\$39.98	\$10.19	\$5.50	\$6.96	\$603.82
5870 - Staff Gifts - Operational	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$759.06	\$0.00	\$759.06
5900 - Website	\$0.00	\$0.00	\$47.88	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$197.88
5950 - Miscellaneous Admin	\$136.09	\$437.07	\$11.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$585.15
<u>Total ADMINISTRATIVE</u>	<u>\$4,390.60</u>	<u>\$4,335.77</u>	<u>\$6,554.24</u>	<u>\$4,216.68</u>	<u>\$6,375.35</u>	<u>\$5,062.52</u>	<u>\$6,934.46</u>	<u>\$8,794.20</u>	<u>\$6,543.62</u>	<u>\$8,329.49</u>	<u>\$9,568.47</u>	<u>\$19,005.86</u>	<u>\$90,111.26</u>
<u>COMMON AREA</u>													
5270 - Clubhouse Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$629.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$629.62
6100 - Gate Maintenance	\$0.00	\$388.30	\$0.00	\$0.00	\$0.00	\$0.00	\$144.62	\$0.00	\$128.55	\$123.19	\$458.47	\$0.00	\$1,243.13
6155 - Gate Transmitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.50	\$0.00	\$200.50
6350 - Locksmith	\$259.65	\$113.86	\$168.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36.33	\$0.00	\$577.92

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION

Income Statement - Operating

1/1/2020 - 12/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	YTD
UTILITIES													
7100 - Electricity	\$1,097.82	\$0.00	\$1,914.08	\$797.00	\$675.24	\$682.24	\$808.53	\$710.56	\$756.66	\$588.34	\$685.38	\$974.30	\$9,690.15
7110 - Electricity Common Area	\$129.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$129.19
7300 - Gas	\$0.00	\$0.00	\$1,262.98	\$0.00	\$0.00	\$0.00	\$0.00	\$639.42	\$0.00	\$13.01	\$0.00	\$0.00	\$1,915.41
7500 - Telephone	\$128.16	\$128.16	\$537.31	\$331.67	\$331.51	\$331.86	\$333.96	\$333.95	\$333.67	\$391.97	\$392.17	\$392.12	\$3,966.51
7510 - Telephone - Gates	\$204.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$204.44
7550 - Trash/Sanitation	\$0.00	\$1,447.22	\$0.00	\$0.00	\$1,233.72	\$1,233.72	\$1,233.72	\$1,233.72	\$1,233.72	\$1,233.72	\$1,233.72	\$1,233.72	\$11,316.98
7900 - Water/Sewer	\$0.00	\$274.25	\$3,315.09	\$1,717.73	\$352.25	\$347.27	\$371.49	\$442.90	\$506.98	\$529.04	\$546.72	\$547.67	\$8,951.39
Total UTILITIES	\$1,559.61	\$1,849.63	\$7,029.46	\$2,846.40	\$2,592.72	\$2,595.09	\$2,747.70	\$3,360.55	\$2,831.03	\$2,756.08	\$2,857.99	\$3,147.81	\$36,174.07
<i>Total Expense</i>	\$13,640.39	\$15,543.66	\$26,184.58	\$17,728.84	\$20,027.90	\$19,593.28	\$18,420.21	\$24,314.86	\$19,126.93	\$20,350.57	\$24,797.84	\$30,098.38	\$249,827.44
Operating Net Income	(\$912.00)	(\$9,969.82)	(\$4,107.51)	\$3,144.35	\$871.45	(\$1,645.40)	\$5,436.09	(\$3,450.55)	\$2,113.64	\$885.70	(\$4,356.68)	\$9,652.55	(\$2,338.18)
Net Income	(\$912.00)	(\$9,969.82)	(\$4,107.51)	\$3,144.35	\$871.45	(\$1,645.40)	\$5,436.09	(\$3,450.55)	\$2,113.64	\$885.70	(\$4,356.68)	\$9,652.55	(\$2,338.18)

TIERRA DE ZIA MASTER CONDOMINIUM ASSOCIATION

Income Statement - Reserve

1/1/2020 - 12/31/2020

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	YTD
Reserve Income													
<u>INCOME</u>													
4610 - Interest Income - Reserve	\$157.72	\$155.78	\$7.31	\$22.76	\$57.51	\$28.02	\$29.81	\$28.48	\$28.68	\$29.13	\$28.85	\$30.84	\$604.89
<u>Total INCOME</u>	\$157.72	\$155.78	\$7.31	\$22.76	\$57.51	\$28.02	\$29.81	\$28.48	\$28.68	\$29.13	\$28.85	\$30.84	\$604.89
<u>TRANSFER BETWEEN FUNDS</u>													
9000 - Transfer From Operating	\$0.00	\$41,404.08	\$7,673.08	\$7,678.33	\$7,678.33	\$10,376.02	\$7,678.33	\$7,678.33	\$7,678.33	\$7,678.33	\$7,678.33	\$7,678.37	\$120,879.86
<u>Total TRANSFER BETWEEN FUNDS</u>	\$0.00	\$41,404.08	\$7,673.08	\$7,678.33	\$7,678.33	\$10,376.02	\$7,678.33	\$7,678.33	\$7,678.33	\$7,678.33	\$7,678.33	\$7,678.37	\$120,879.86
<i>Total Reserve Income</i>	\$157.72	\$41,559.86	\$7,680.39	\$7,701.09	\$7,735.84	\$10,404.04	\$7,708.14	\$7,706.81	\$7,707.01	\$7,707.46	\$7,707.18	\$7,709.21	\$121,484.75
Reserve Expense													
<u>COMMON AREA</u>													
9400 - Painting - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,432.09	\$24,398.44	\$0.00	\$14,096.88	\$0.00	\$0.00	\$0.00	\$41,927.41
9450 - Pool Repair - Reserves	\$13,408.84	\$0.00	\$0.00	\$17,095.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,504.55
9550 - Stucco - Parapets - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$213.68	\$460.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$674.25
9650 - Bridge Repair - Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,060.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,060.86
<u>Total COMMON AREA</u>	\$13,408.84	\$0.00	\$0.00	\$17,095.71	\$213.68	\$3,892.66	\$25,459.30	\$0.00	\$14,096.88	\$0.00	\$0.00	\$0.00	\$74,167.07
<i>Total Reserve Expense</i>	\$13,408.84	\$0.00	\$0.00	\$17,095.71	\$213.68	\$3,892.66	\$25,459.30	\$0.00	\$14,096.88	\$0.00	\$0.00	\$0.00	\$74,167.07
Reserve Net Income	(\$13,251.12)	\$41,559.86	\$7,680.39	(\$9,394.62)	\$7,522.16	\$6,511.38	(\$17,751.16)	\$7,706.81	(\$6,389.87)	\$7,707.46	\$7,707.18	\$7,709.21	\$47,317.68
Net Income	(\$13,251.12)	\$41,559.86	\$7,680.39	(\$9,394.62)	\$7,522.16	\$6,511.38	(\$17,751.16)	\$7,706.81	(\$6,389.87)	\$7,707.46	\$7,707.18	\$7,709.21	\$47,317.68